



# Mixed-Use Sites Available

**39TH STREET AND LITTLE BLUE PARKWAY  
INDEPENDENCE, MISSOURI**

## Property Highlights

- 1 to 30.5 (±) acres available
- Prime location in high-growth area
- Perfect for hotel, office, medical office, retail or senior housing
- Class A multi-family units under construction
- Pad sites with all utilities available
- Adjacent to new Class A 280-unit Azure Apartments
- Part of a master planned mixed-use development
- Excellent interstate access at Little Blue Parkway interchange
- Adjacent to Independence Center super-regional shopping mall, Centerpoint Medical Center and the Cable Dahmer Arena
- Conceptual site plan attached

*For information, please contact:*

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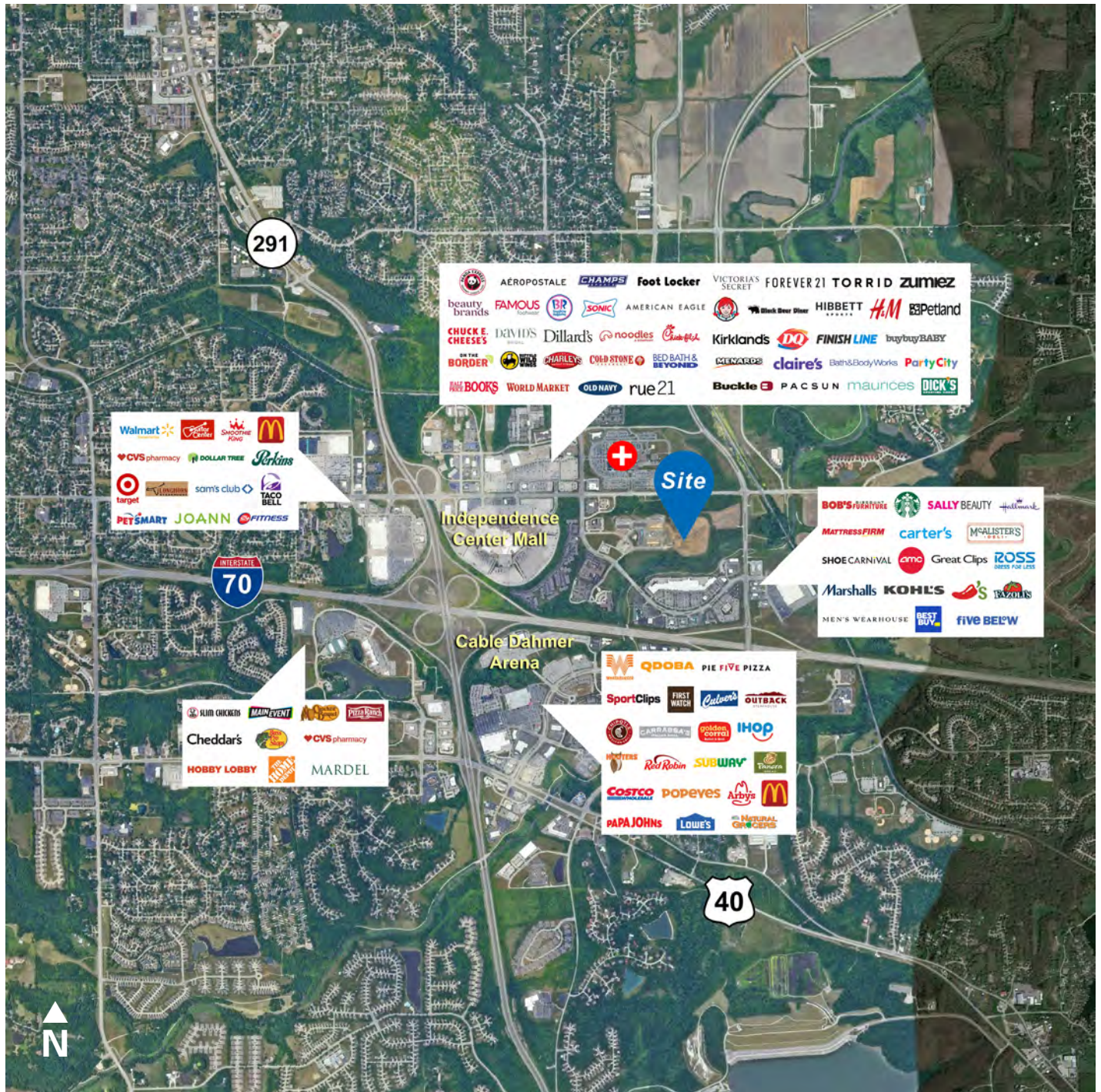


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## 39TH STREET AND LITTLE BLUE PARKWAY, INDEPENDENCE, MISSOURI

### Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,495	37,489	109,835
2010 Population	2,575	44,115	120,889
2021 Population	2,836	45,801	124,306
2026 Population	2,918	46,968	126,883
2000-2010 Annual Rate	5.59%	1.64%	0.96%
2010-2021 Annual Rate	0.86%	0.33%	0.25%
2021-2026 Annual Rate	0.57%	0.50%	0.41%
2021 Male Population	48.2%	47.6%	47.9%
2021 Female Population	51.8%	52.4%	52.1%
2021 Median Age	37.9	41.6	40.9

In the identified area, the current year population is 124,306. In 2010, the Census count in the area was 120,889. The rate of change since 2010 was 0.25% annually. The five-year projection for the population in the area is 126,883 representing a change of 0.41% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

#### Median Age

The median age in this area is 37.9, compared to U.S. median age of 38.5.

#### Race and Ethnicity

2021 White Alone	84.0%	85.1%	84.7%
2021 Black Alone	8.5%	6.4%	6.7%
2021 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2021 Asian Alone	2.4%	2.1%	1.7%
2021 Pacific Islander Alone	0.4%	0.5%	0.5%
2021 Other Race	2.0%	2.1%	2.2%
2021 Two or More Races	2.4%	3.3%	3.7%
2021 Hispanic Origin (Any Race)	5.5%	6.4%	6.5%

Persons of Hispanic origin represent 6.5% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.5 in the identified area, compared to 65.4 for the U.S. as a whole.

#### Households

2021 Wealth Index	77	92	94
2000 Households	599	14,917	43,255
2010 Households	1,211	18,316	48,704
2021 Total Households	1,350	19,241	50,470
2026 Total Households	1,391	19,760	51,518
2000-2010 Annual Rate	7.29%	2.07%	1.19%
2010-2021 Annual Rate	0.97%	0.44%	0.32%
2021-2026 Annual Rate	0.60%	0.53%	0.41%
2021 Average Household Size	2.01	2.36	2.44

The household count in this area has changed from 48,704 in 2010 to 50,470 in the current year, a change of 0.32% annually. The five-year projection of households is 51,518, a change of 0.41% annually from the current year total. Average household size is currently 2.44, compared to 2.46 in the year 2010. The number of families in the current year is 33,612 in the specified area.

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## 39TH STREET AND LITTLE BLUE PARKWAY, INDEPENDENCE, MISSOURI

### Demographics

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.4%	11.6%	11.6%
<b>Median Household Income</b>			
2021 Median Household Income	\$75,568	\$72,396	\$67,659
2026 Median Household Income	\$81,948	\$79,677	\$76,439
2021-2026 Annual Rate	1.63%	1.94%	2.47%
<b>Average Household Income</b>			
2021 Average Household Income	\$88,832	\$88,409	\$85,985
2026 Average Household Income	\$99,393	\$99,352	\$96,816
2021-2026 Annual Rate	2.27%	2.36%	2.40%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$38,884	\$36,846	\$34,905
2026 Per Capita Income	\$43,614	\$41,452	\$39,298
2021-2026 Annual Rate	2.32%	2.38%	2.40%

#### Households by Income

Current median household income is \$67,659 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$76,439 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$85,985 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$96,816 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,905 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,298 in five years, compared to \$39,378 for all U.S. households

#### Housing

2021 Housing Affordability Index	161	182	181
2000 Total Housing Units	663	15,548	44,996
2000 Owner Occupied Housing Units	395	10,871	31,609
2000 Renter Occupied Housing Units	204	4,046	11,646
2000 Vacant Housing Units	64	631	1,741
2010 Total Housing Units	1,350	19,447	52,245
2010 Owner Occupied Housing Units	499	12,864	34,300
2010 Renter Occupied Housing Units	712	5,452	14,404
2010 Vacant Housing Units	139	1,131	3,541
2021 Total Housing Units	1,467	20,293	54,023
2021 Owner Occupied Housing Units	596	13,364	35,316
2021 Renter Occupied Housing Units	755	5,878	15,154
2021 Vacant Housing Units	117	1,052	3,553
2026 Total Housing Units	1,508	20,810	55,100
2026 Owner Occupied Housing Units	633	13,870	36,546
2026 Renter Occupied Housing Units	758	5,890	14,973
2026 Vacant Housing Units	117	1,050	3,582

Currently, 65.4% of the 54,023 housing units in the area are owner occupied; 28.1%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 52,245 housing units in the area - 65.7% owner occupied, 27.6% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 1.50%. Median home value in the area is \$187,406, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.96% annually to \$216,803.

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