



Land Available for Sale

**14500 US 40 HIGHWAY
INDEPENDENCE, MISSOURI**

Property Highlights

- 0.73 (±) acre site
- Located on 40 Highway with over 17,000 cars-per-day
- Utilities to site
- Excellent access to 40 Highway and I-70
- Located near busy retail corridor
- Offered at \$250,000

For information, please contact:

Justin Beal, CRRP

Executive Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

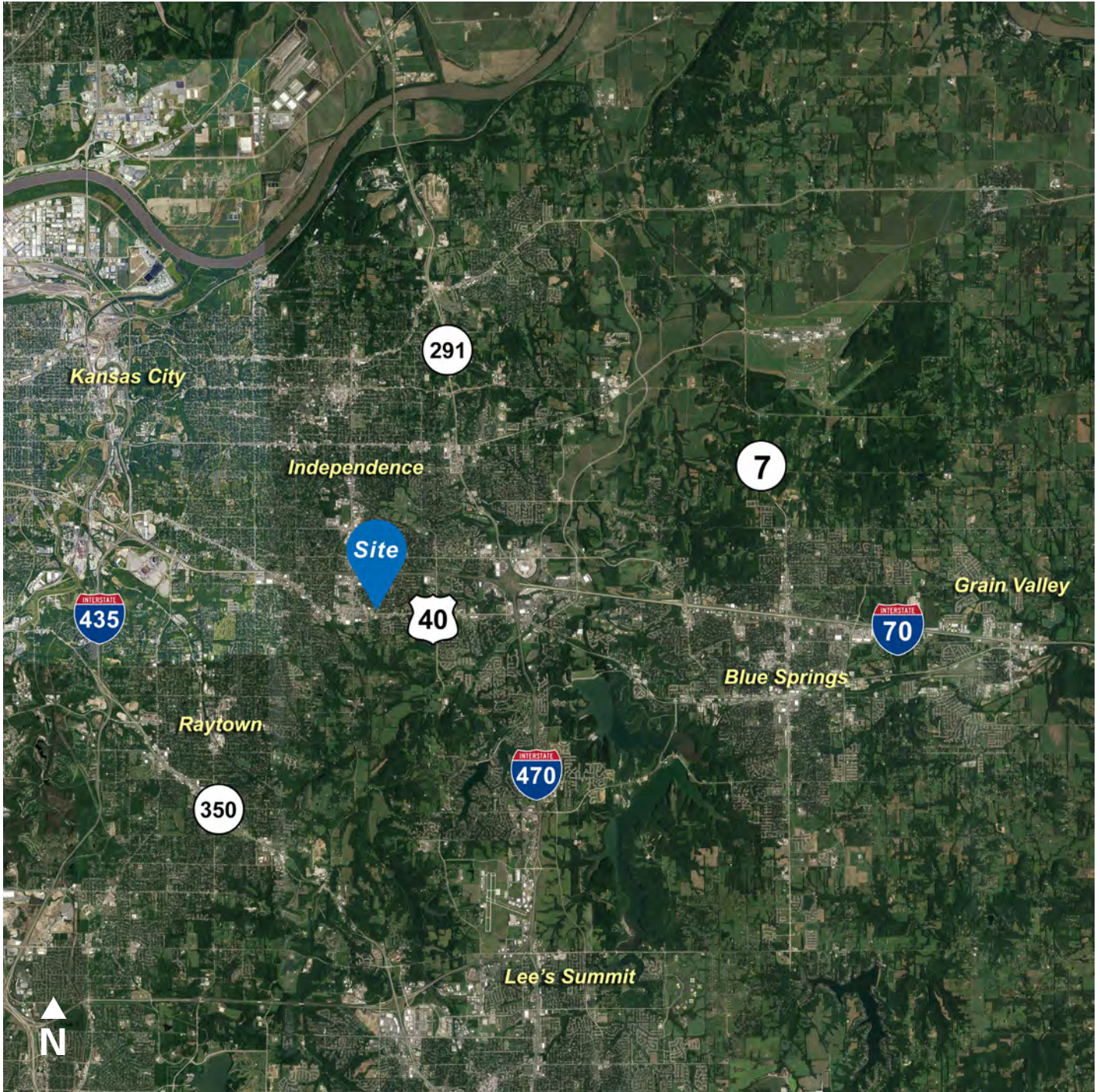
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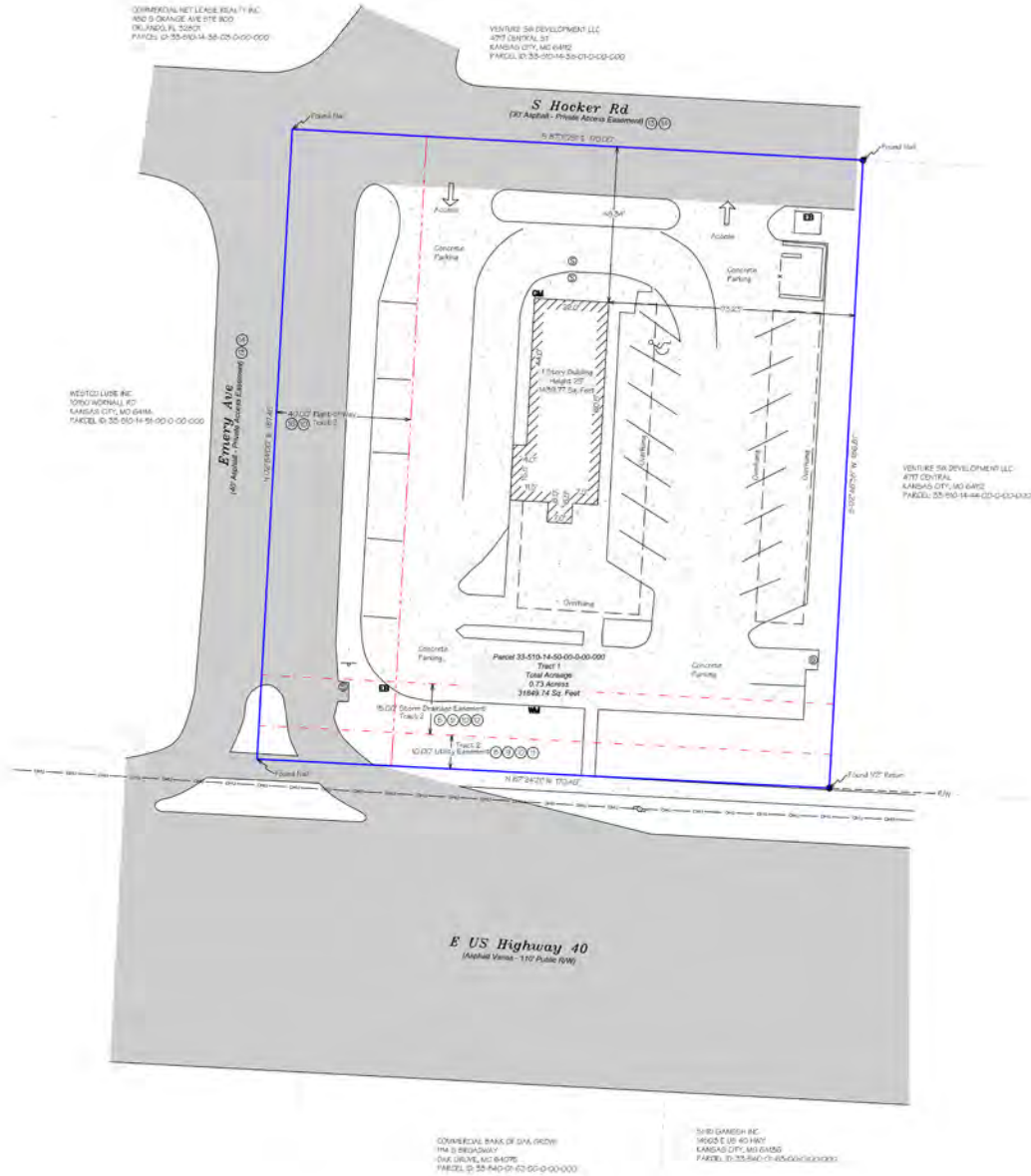
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Floor Plan



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Demographics

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 6,136 | 57,686 | 143,594 |
| 2010 Population | 6,639 | 62,325 | 151,622 |
| 2020 Population | 6,746 | 64,242 | 157,184 |
| 2025 Population | 6,795 | 65,076 | 159,532 |
| 2000-2010 Annual Rate | 0.79% | 0.78% | 0.55% |
| 2010-2020 Annual Rate | 0.16% | 0.30% | 0.35% |
| 2020-2025 Annual Rate | 0.14% | 0.26% | 0.30% |
| 2020 Male Population | 46.9% | 47.4% | 47.8% |
| 2020 Female Population | 53.1% | 52.6% | 52.2% |
| 2020 Median Age | 45.4 | 42.9 | 41.7 |

In the identified area, the current year population is 157,184. In 2010, the Census count in the area was 151,622. The rate of change since 2010 was 0.35% annually. The five-year projection for the population in the area is 159,532 representing a change of 0.30% annually from 2020 to 2025. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 45.4, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2020 White Alone | 79.5% | 78.5% | 77.8% |
| 2020 Black Alone | 12.3% | 12.4% | 12.7% |
| 2020 American Indian/Alaska Native Alone | 0.4% | 0.5% | 0.5% |
| 2020 Asian Alone | 1.3% | 1.6% | 1.4% |
| 2020 Pacific Islander Alone | 0.6% | 0.4% | 0.6% |
| 2020 Other Race | 3.0% | 3.1% | 3.1% |
| 2020 Two or More Races | 3.0% | 3.5% | 3.9% |
| 2020 Hispanic Origin (Any Race) | 7.4% | 7.6% | 7.7% |

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 18.8% 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 46.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2020 Wealth Index | 83 | 86 | 79 |
| 2000 Households | 2,796 | 24,745 | 60,461 |
| 2010 Households | 3,011 | 26,653 | 63,539 |
| 2020 Total Households | 3,060 | 27,476 | 65,881 |
| 2025 Total Households | 3,070 | 27,744 | 66,640 |
| 2000-2010 Annual Rate | 0.74% | 0.75% | 0.50% |
| 2010-2020 Annual Rate | 0.16% | 0.30% | 0.35% |
| 2020-2025 Annual Rate | 0.07% | 0.19% | 0.23% |
| 2020 Average Household Size | 2.20 | 2.32 | 2.35 |

The household count in this area has changed from 63,539 in 2010 to 65,881 in the current year, a change of 0.35% annually. The five-year projection of households is 66,640, a change of 0.23% annually from the current year total. Average household size is currently 2.35, compared to 2.35 in the year 2010. The number of families in the current year is 40,663 in the specified area.

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|-------------------------------------|----------|----------|----------|
| Mortgage Income | | | |
| 2020 Percent of Income for Mortgage | 10.3% | 9.9% | 10.2% |
| Median Household Income | | | |
| 2020 Median Household Income | \$60,007 | \$57,618 | \$55,612 |
| 2025 Median Household Income | \$61,134 | \$59,880 | \$59,056 |
| 2020-2025 Annual Rate | 0.37% | 0.77% | 1.21% |
| Average Household Income | | | |
| 2020 Average Household Income | \$77,822 | \$77,063 | \$74,334 |
| 2025 Average Household Income | \$80,505 | \$82,050 | \$81,044 |
| 2020-2025 Annual Rate | 0.68% | 1.26% | 1.74% |
| Per Capita Income | | | |
| 2020 Per Capita Income | \$34,660 | \$33,015 | \$31,145 |
| 2025 Per Capita Income | \$35,728 | \$35,039 | \$33,838 |
| 2020-2025 Annual Rate | 0.61% | 1.20% | 1.67% |

Households by Income

Current median household income is \$55,612 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$59,056 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$74,334 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$81,044 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$31,145 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$33,838 in five years, compared to \$37,691 for all U.S. households

Housing

| | | | |
|------------------------------------|-------|--------|--------|
| 2020 Housing Affordability Index | 204 | 211 | 205 |
| 2000 Total Housing Units | 2,908 | 25,894 | 63,941 |
| 2000 Owner Occupied Housing Units | 2,092 | 18,934 | 42,587 |
| 2000 Renter Occupied Housing Units | 704 | 5,811 | 17,874 |
| 2000 Vacant Housing Units | 112 | 1,149 | 3,480 |
| 2010 Total Housing Units | 3,239 | 28,643 | 69,821 |
| 2010 Owner Occupied Housing Units | 2,045 | 19,531 | 42,967 |
| 2010 Renter Occupied Housing Units | 966 | 7,122 | 20,572 |
| 2010 Vacant Housing Units | 228 | 1,990 | 6,282 |
| 2020 Total Housing Units | 3,305 | 29,506 | 72,347 |
| 2020 Owner Occupied Housing Units | 2,016 | 19,604 | 43,407 |
| 2020 Renter Occupied Housing Units | 1,044 | 7,872 | 22,475 |
| 2020 Vacant Housing Units | 245 | 2,030 | 6,466 |
| 2025 Total Housing Units | 3,327 | 29,812 | 73,210 |
| 2025 Owner Occupied Housing Units | 2,033 | 19,800 | 44,051 |
| 2025 Renter Occupied Housing Units | 1,037 | 7,944 | 22,589 |
| 2025 Vacant Housing Units | 257 | 2,068 | 6,570 |

Currently, 60.0% of the 72,347 housing units in the area are owner occupied; 31.1%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 69,821 housing units in the area - 61.5% owner occupied, 29.5% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 1.59%. Median home value in the area is \$135,175, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.87% annually to \$163,444.

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