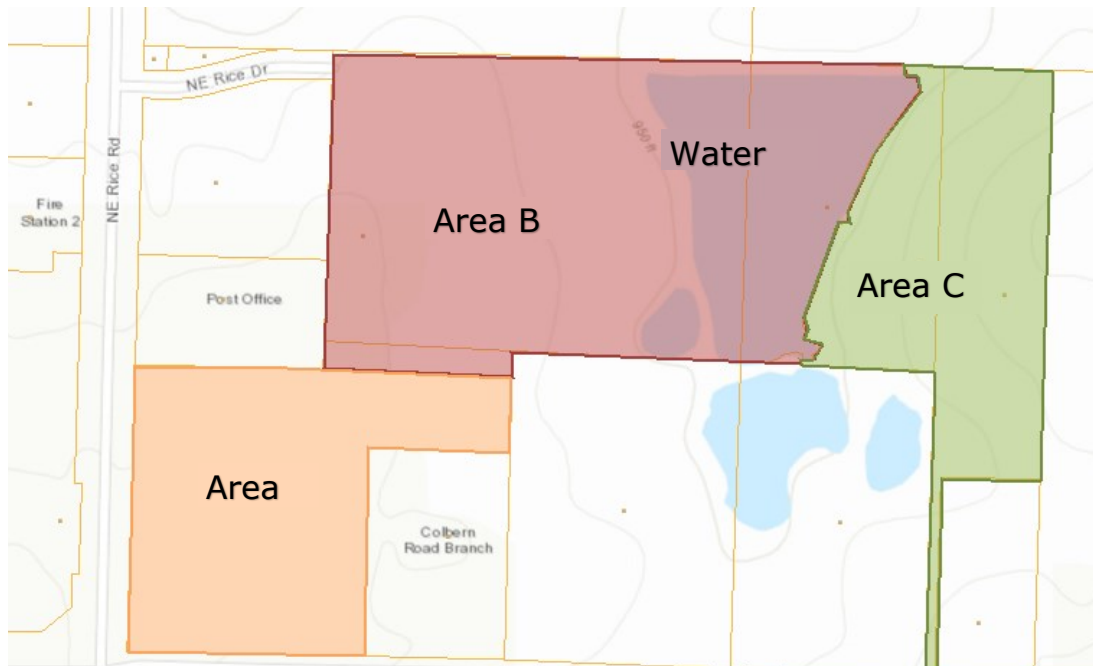


# 32.06+/- Acres of Vacant Land

Lee's Summit, Missouri 64064

## PROPERTY DETAILS

- > Located on Northeast Corner of Colbern and Rice Road in Lee's Summit
- > Great visibility with High Traffic Location
- > Zoned Agriculture
- > Located just East of I-470/MO291 & Colbern Road Interchange
- > Great opportunity for retail, commercial, multi-family, single family and senior housing.
- > May be subdivided



<u>Area</u>	<u>Acreage</u>	<u>Price</u>	
A	8 Acres	\$2,787,840	Corner of Colbern and Rice Rd
B +Lake	17.5 Acres	\$934,362	Area B including 5.5 acres of
C	7.56 Acres	\$477,505	Vacant land on Rice Road

## CONTACT INFORMATION



**Mike Atcheson**  
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Lee's Summit, Missouri 64064

[matcheson@ceahrealtors.com](mailto:matcheson@ceahrealtors.com)

**Phone: 816-795-8100 ext. 100**  
**Cell: 816-365-5418**  
**Fax: 816-875-0051**  
[www.ceahrealtors.com](http://www.ceahrealtors.com)

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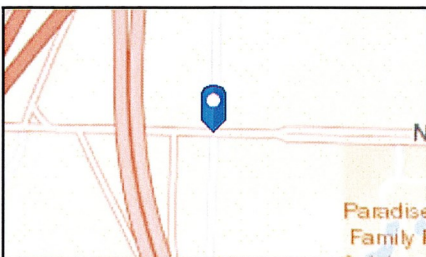
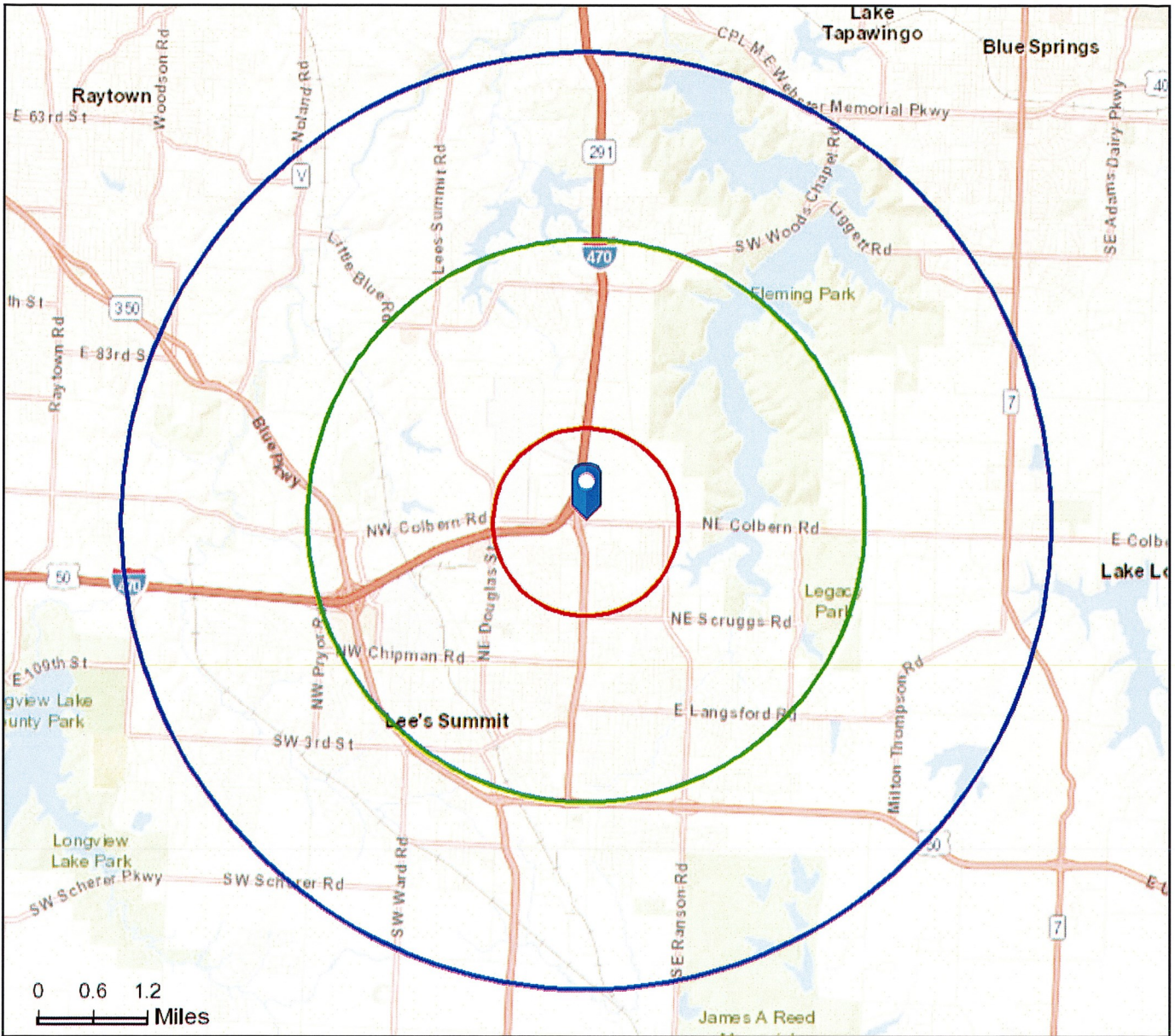




# Site Map

Corner of Colbern and Rice Road  
Ne Rice Road And Colbern Road Lee's Summit MO 64064  
Rings: 1, 3, 5 mile radii

Latitude: 38.9461  
Longitude: -94.3595



April 03, 2018





# Demographic and Income Profile

Corner of Colbern and Rice Road  
 Ne Rice Road And Colbern Road Lee's Summit MO 64064  
 Ring: 1 mile radius

Latitude: 38.9461  
 Longitude: -94.3595

Summary	Census 2010	2017	2022
Population	4,457	4,673	4,835
Households	1,544	1,616	1,670
Families	1,240	1,284	1,320
Average Household Size	2.88	2.88	2.89
Owner Occupied Housing Units	1,379	1,420	1,465
Renter Occupied Housing Units	165	196	205
Median Age	35.6	37.0	38.4

Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.68%	0.44%	0.83%
Households	0.66%	0.41%	0.79%
Families	0.55%	0.32%	0.71%
Owner HHs	0.63%	0.40%	0.72%
Median Household Income	1.10%	1.91%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	32	2.0%	31	1.9%
\$15,000 - \$24,999	53	3.3%	47	2.8%
\$25,000 - \$34,999	41	2.5%	35	2.1%
\$35,000 - \$49,999	119	7.4%	100	6.0%
\$50,000 - \$74,999	301	18.6%	271	16.2%
\$75,000 - \$99,999	279	17.3%	296	17.7%
\$100,000 - \$149,999	443	27.4%	483	28.9%
\$150,000 - \$199,999	221	13.7%	252	15.1%
\$200,000+	125	7.7%	155	9.3%

Median Household Income	\$97,880	\$103,361
Average Household Income	\$112,319	\$125,456
Per Capita Income	\$39,451	\$44,005

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	298	6.7%	286	6.1%	295	6.1%
5 - 9	341	7.7%	303	6.5%	288	6.0%
10 - 14	406	9.1%	356	7.6%	343	7.1%
15 - 19	368	8.3%	320	6.8%	306	6.3%
20 - 24	222	5.0%	271	5.8%	207	4.3%
25 - 34	554	12.4%	660	14.1%	701	14.5%
35 - 44	686	15.4%	666	14.2%	749	15.5%
45 - 54	825	18.5%	698	14.9%	615	12.7%
55 - 64	457	10.3%	677	14.5%	720	14.9%
65 - 74	207	4.6%	324	6.9%	449	9.3%
75 - 84	84	1.9%	95	2.0%	138	2.9%
85+	9	0.2%	18	0.4%	22	0.5%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,980	89.3%	4,134	88.4%	4,239	87.7%
Black Alone	258	5.8%	270	5.8%	282	5.8%
American Indian Alone	11	0.2%	11	0.2%	12	0.2%
Asian Alone	75	1.7%	96	2.1%	112	2.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	41	0.9%	49	1.0%	57	1.2%
Two or More Races	91	2.0%	114	2.4%	133	2.8%
Hispanic Origin (Any Race)	175	3.9%	211	4.5%	251	5.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

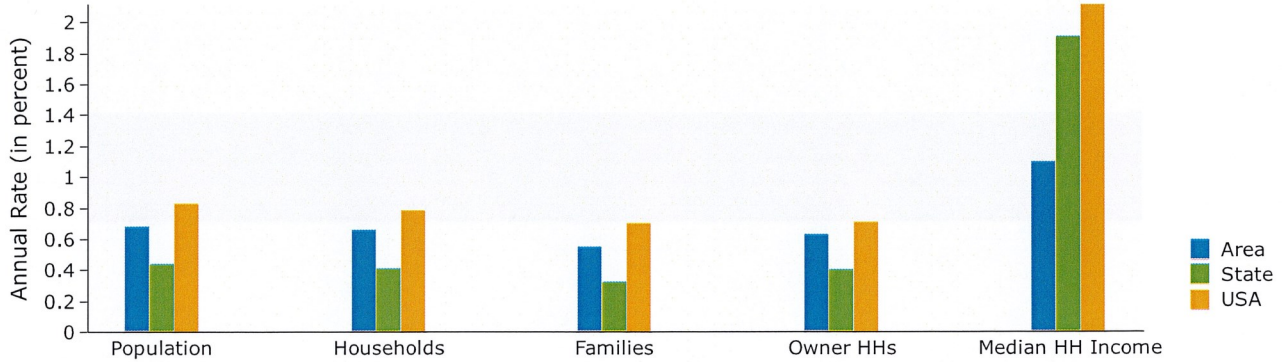


# Demographic and Income Profile

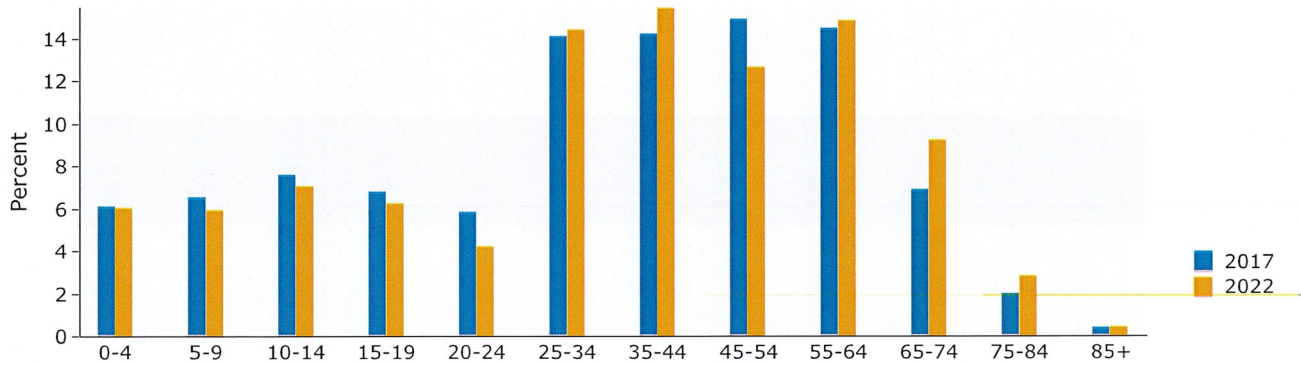
Corner of Colbern and Rice Road  
 Ne Rice Road And Colbern Road Lee's Summit MO 64064  
 Ring: 1 mile radius

Latitude: 38.9461  
 Longitude: -94.3595

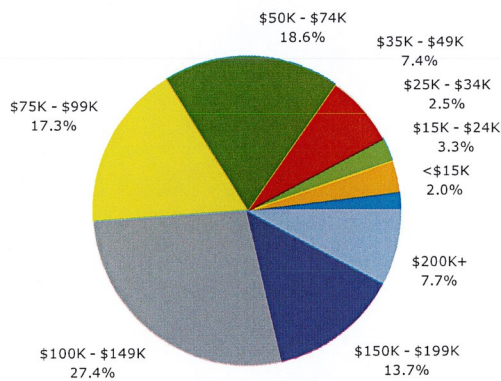
Trends 2017-2022



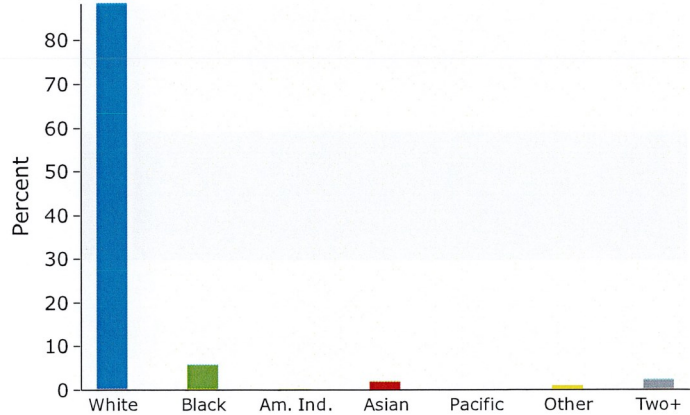
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





## Demographic and Income Profile

Corner of Colbern and Rice Road  
 Ne Rice Road And Colbern Road Lee's Summit MO 64064  
 Ring: 3 mile radius

Latitude: 38.9461  
 Longitude: -94.3595

Summary	Census 2010	2017	2022
Population	41,628	42,855	43,869
Households	16,224	16,601	16,932
Families	11,265	11,448	11,641
Average Household Size	2.54	2.56	2.57
Owner Occupied Housing Units	10,779	10,754	11,016
Renter Occupied Housing Units	5,445	5,847	5,915
Median Age	35.1	36.5	37.4
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.47%	0.44%	0.83%
Households	0.40%	0.41%	0.79%
Families	0.33%	0.32%	0.71%
Owner HHs	0.48%	0.40%	0.72%
Median Household Income	2.56%	1.91%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	1,225	7.4%	1,188	7.0%
\$15,000 - \$24,999	1,188	7.2%	1,081	6.4%
\$25,000 - \$34,999	1,320	8.0%	1,137	6.7%
\$35,000 - \$49,999	2,041	12.3%	1,777	10.5%
\$50,000 - \$74,999	3,328	20.1%	3,107	18.4%
\$75,000 - \$99,999	2,560	15.4%	2,947	17.4%
\$100,000 - \$149,999	3,086	18.6%	3,502	20.7%
\$150,000 - \$199,999	1,111	6.7%	1,293	7.6%
\$200,000+	738	4.4%	895	5.3%
Median Household Income	\$67,028		\$76,056	
Average Household Income	\$84,007		\$94,721	
Per Capita Income	\$32,736		\$36,750	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,992	7.2%	2,847	6.6%	2,932	6.7%
5 - 9	3,153	7.6%	2,884	6.7%	2,795	6.4%
10 - 14	3,288	7.9%	3,070	7.2%	2,976	6.8%
15 - 19	3,031	7.3%	2,847	6.6%	2,830	6.5%
20 - 24	2,483	6.0%	2,696	6.3%	2,558	5.8%
25 - 34	5,808	14.0%	6,214	14.5%	6,310	14.4%
35 - 44	5,635	13.5%	5,601	13.1%	6,063	13.8%
45 - 54	6,455	15.5%	5,579	13.0%	5,153	11.7%
55 - 64	4,525	10.9%	5,631	13.1%	5,596	12.8%
65 - 74	2,303	5.5%	3,318	7.7%	4,097	9.3%
75 - 84	1,337	3.2%	1,469	3.4%	1,831	4.2%
85+	618	1.5%	698	1.6%	729	1.7%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,466	85.2%	36,138	84.3%	36,591	83.4%
Black Alone	3,647	8.8%	3,727	8.7%	3,835	8.7%
American Indian Alone	167	0.4%	167	0.4%	170	0.4%
Asian Alone	523	1.3%	654	1.5%	765	1.7%
Pacific Islander Alone	52	0.1%	67	0.2%	81	0.2%
Some Other Race Alone	586	1.4%	667	1.6%	765	1.7%
Two or More Races	1,187	2.9%	1,436	3.4%	1,660	3.8%
Hispanic Origin (Any Race)	1,945	4.7%	2,270	5.3%	2,644	6.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

April 03, 2018

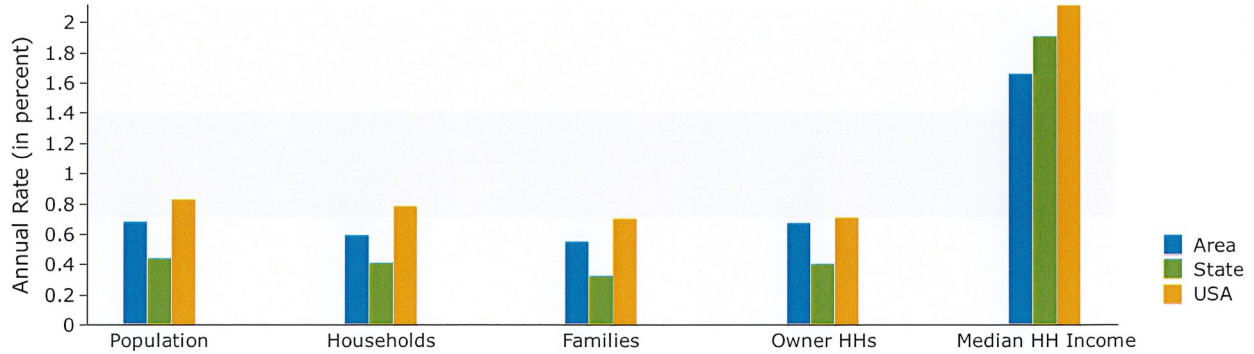


# Demographic and Income Profile

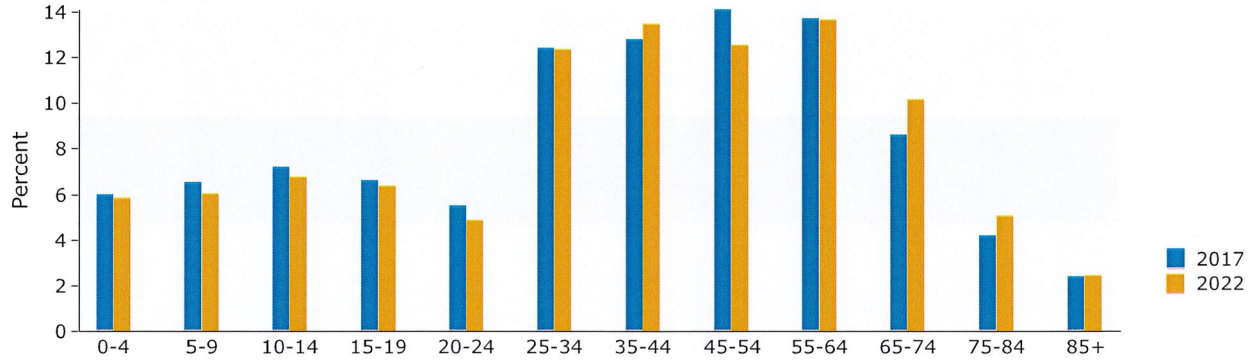
Corner of Colbern and Rice Road  
 Ne Rice Road And Colbern Road Lee's Summit MO 64064  
 Ring: 5 mile radius

Latitude: 38.9461  
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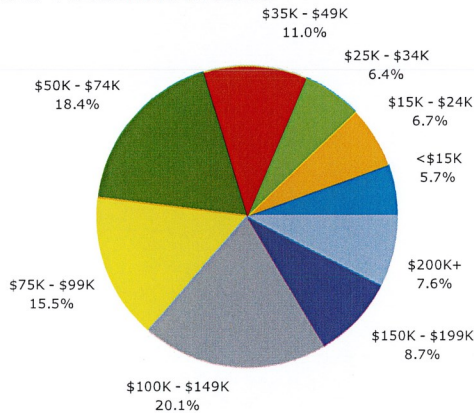
Trends 2017-2022



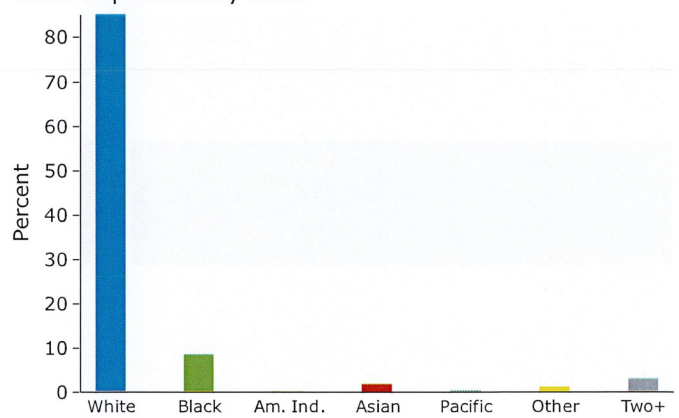
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.





# Demographic and Income Profile

Corner of Colbern and Rice Road  
 Ne Rice Road And Colbern Road Lee's Summit MO 64064  
 Ring: 5 mile radius

Latitude:  
 Longitude:

Summary	Census 2010	2017
Population	81,636	85,820
Households	31,142	32,440
Families	22,353	23,189
Average Household Size	2.59	2.62
Owner Occupied Housing Units	23,193	23,780
Renter Occupied Housing Units	7,949	8,660
Median Age	38.1	39.4
Trends: 2017 - 2022 Annual Rate	Area	State
Population	0.68%	0.44%
Households	0.59%	0.41%
Families	0.55%	0.32%
Owner HHs	0.67%	0.40%
Median Household Income	1.66%	1.91%

Households by Income	2017		2022
	Number	Percent	
<\$15,000	1,846	5.7%	1,781
\$15,000 - \$24,999	2,158	6.7%	1,954
\$25,000 - \$34,999	2,076	6.4%	1,782
\$35,000 - \$49,999	3,568	11.0%	3,094
\$50,000 - \$74,999	5,975	18.4%	5,587
\$75,000 - \$99,999	5,033	15.5%	5,802
\$100,000 - \$149,999	6,505	20.1%	7,296
\$150,000 - \$199,999	2,825	8.7%	3,209
\$200,000+	2,450	7.6%	2,892
Median Household Income	\$77,217		\$83,852
Average Household Income	\$97,628		\$109,534
Per Capita Income	\$37,422		\$41,771

Population by Age	Census 2010		2017		2022
	Number	Percent	Number	Percent	
0 - 4	5,297	6.5%	5,115	6.0%	5,246
5 - 9	6,016	7.4%	5,609	6.5%	5,450
10 - 14	6,594	8.1%	6,179	7.2%	6,047
15 - 19	5,895	7.2%	5,706	6.6%	5,657
20 - 24	4,031	4.9%	4,727	5.5%	4,310
25 - 34	9,674	11.9%	10,608	12.4%	10,987
35 - 44	11,323	13.9%	10,982	12.8%	11,960
45 - 54	13,201	16.2%	12,071	14.1%	11,171
55 - 64	9,441	11.6%	11,750	13.7%	12,167
65 - 74	5,139	6.3%	7,409	8.6%	9,064
75 - 84	3,274	4.0%	3,584	4.2%	4,529
85+	1,750	2.1%	2,080	2.4%	2,188

Race and Ethnicity	Census 2010		2017		2022
	Number	Percent	Number	Percent	
White Alone	70,156	85.9%	73,014	85.1%	74,737
Black Alone	6,946	8.5%	7,258	8.5%	7,562
American Indian Alone	266	0.3%	272	0.3%	280
Asian Alone	1,240	1.5%	1,591	1.9%	1,889
Pacific Islander Alone	112	0.1%	149	0.2%	184
Some Other Race Alone	891	1.1%	1,034	1.2%	1,200
Two or More Races	2,026	2.5%	2,502	2.9%	2,927
Hispanic Origin (Any Race)	3,217	3.9%	3,837	4.5%	4,525



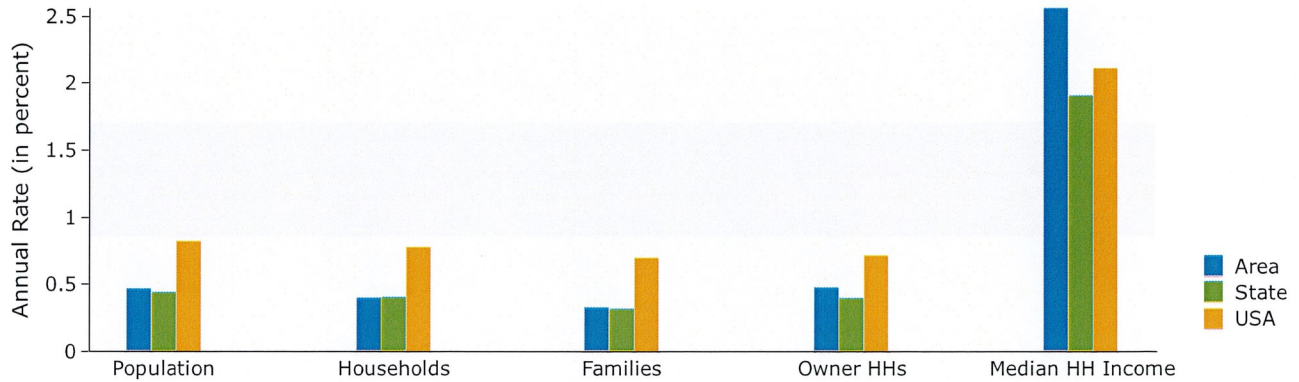


# Demographic and Income Profile

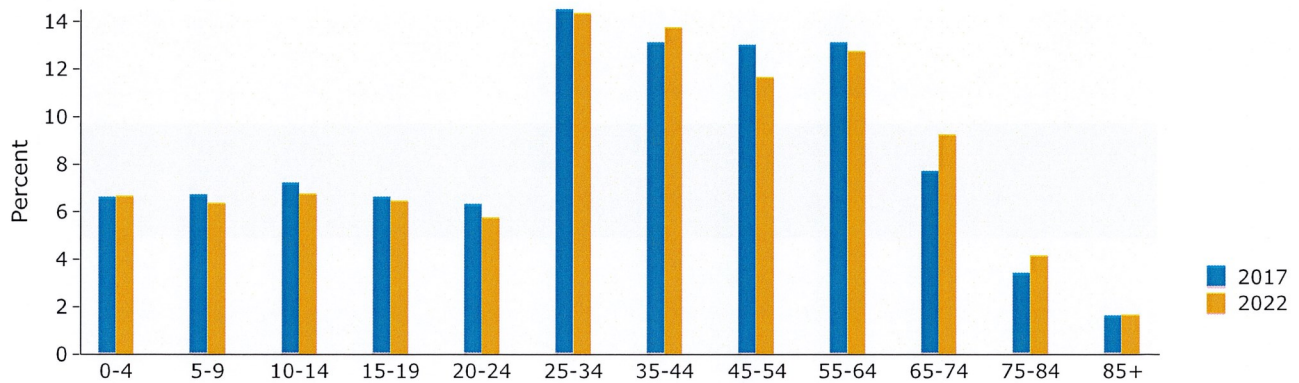
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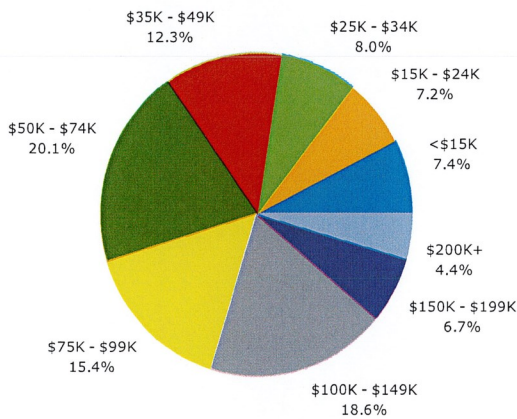
Trends 2017-2022



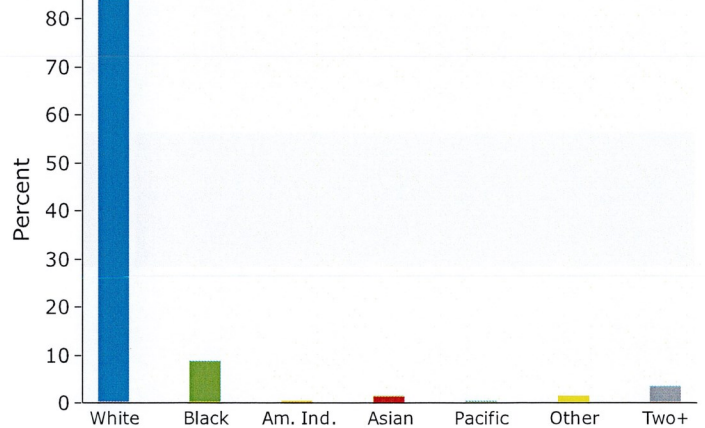
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.