

# WEST STALEY CORNERS LOTS

8712 N INDIANA, KANSAS CITY, MO 64056

LAND FOR SALE



## VIDEO

### PROPERTY DESCRIPTION

Prime development in Kansas City Northland. Easy access to I-35, I-435, 169, & I-29. High-income area with heavy traffic and strong residential surroundings.

### PROPERTY HIGHLIGHTS

- Easy highway access: I-35, I-435, 169, & I-29
- High Income Area
- Corner Lots See Heavy Traffic
- Strong Residential Surroundings

### OFFERING SUMMARY

LOT 1:	1.61 AC (+/-)
LOT 2:	0.81 AC (+/-)
LOT 3:	0.51 AC (+/-)
LOT 4:	0.55 AC (+/-)
LOT 3 1st Plat:	1.59 AC (+/-)

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	8,891	55,687	127,766
Total Population	23,874	139,567	307,923
Average HH Income	\$95,475	\$84,714	\$82,222

Andrew Danner

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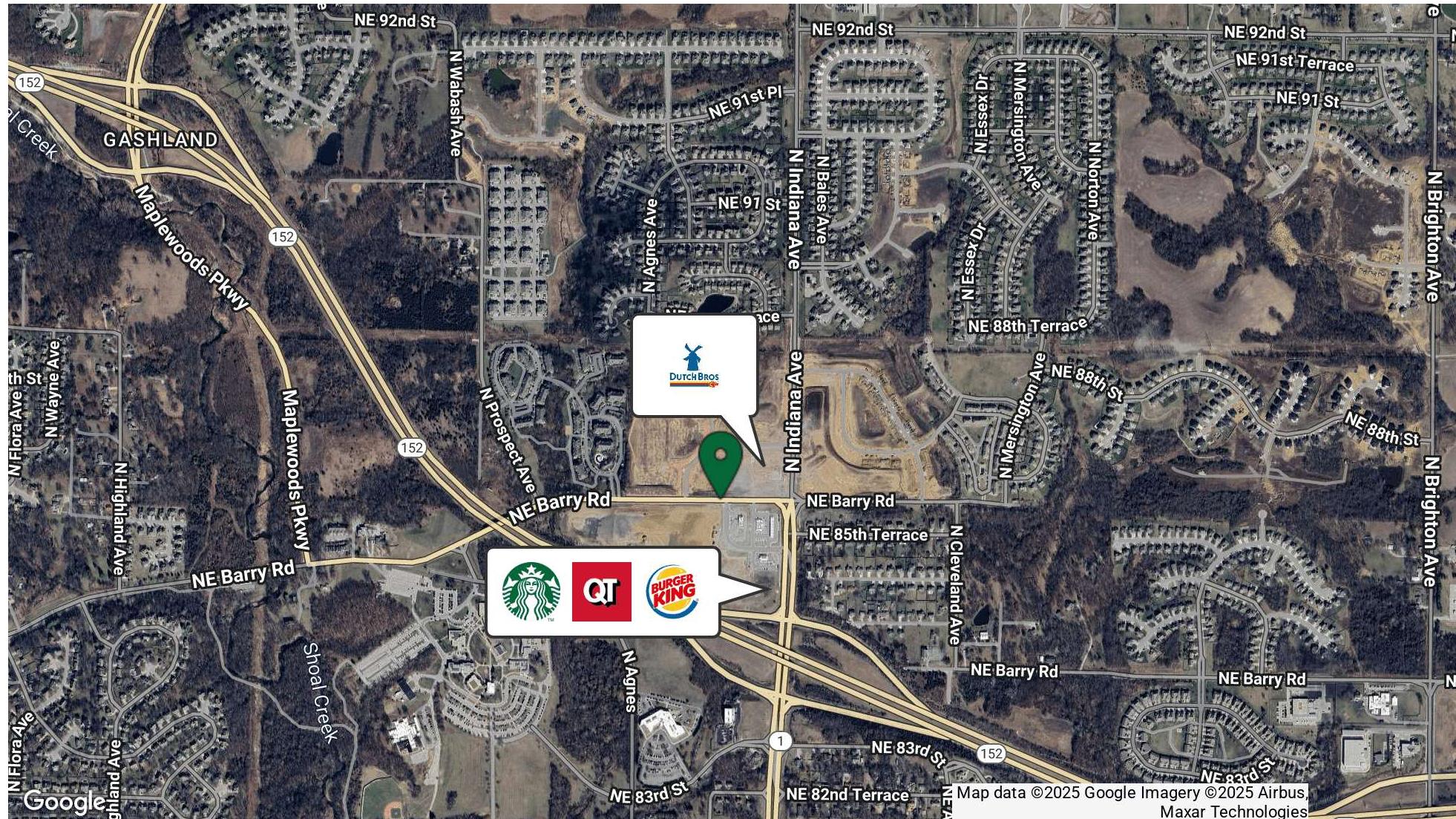
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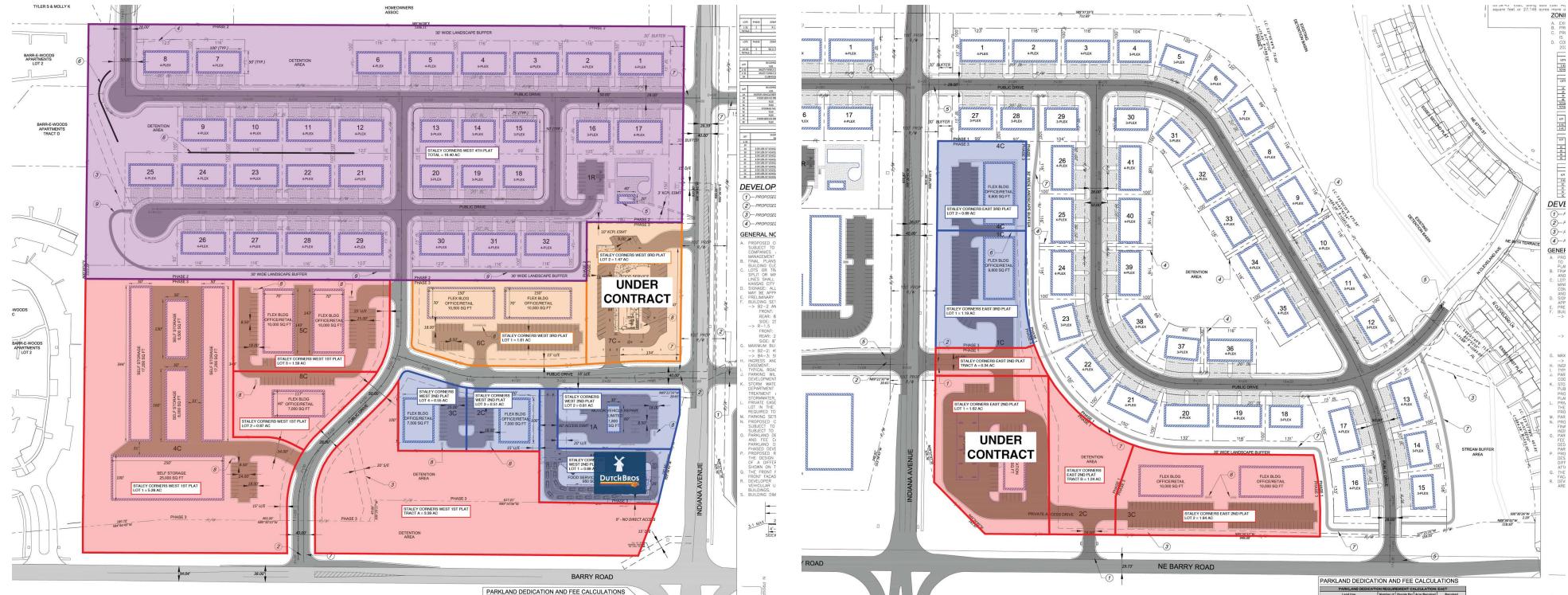
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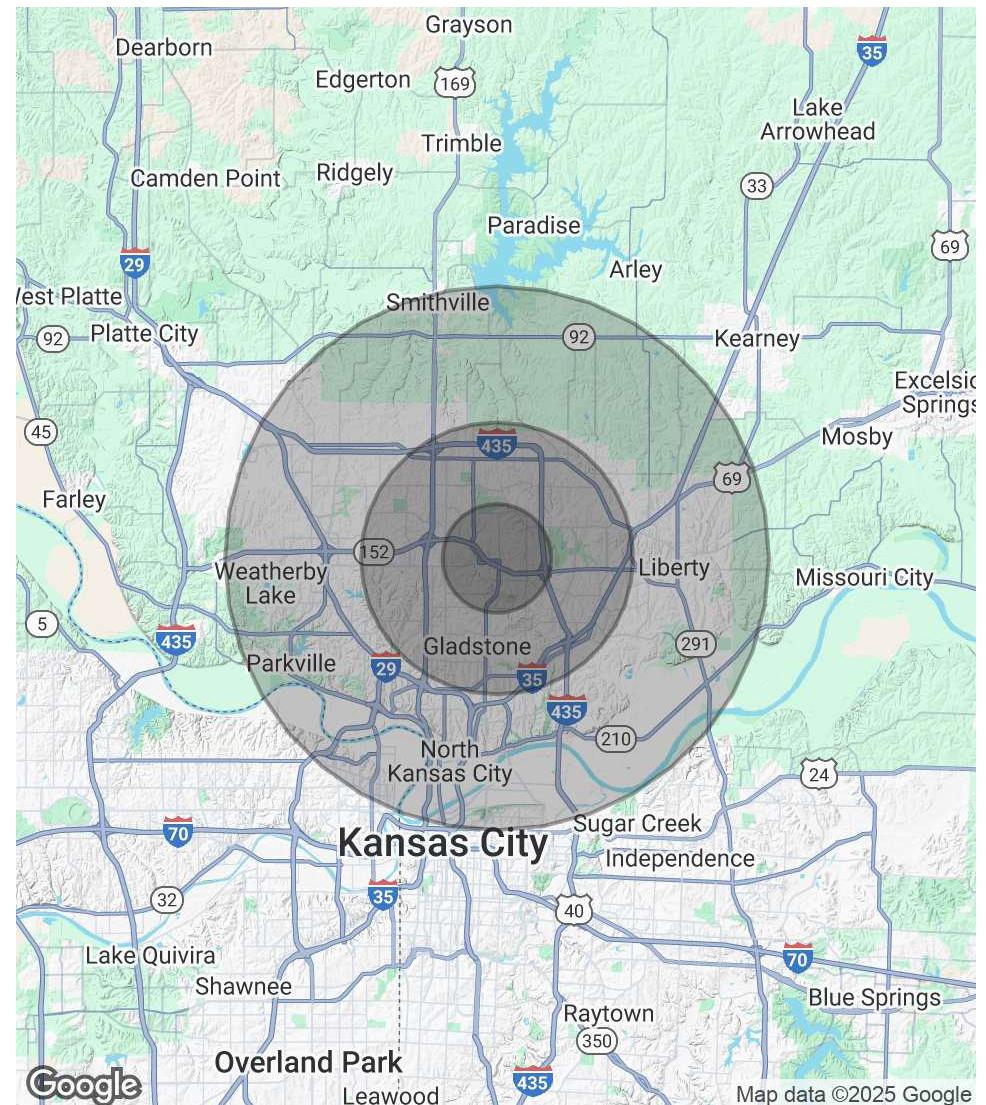
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	23,874	139,567	307,923
Average Age	38.0	37.7	37.7
Average Age (Male)	35.7	36.7	36.5
Average Age (Female)	39.7	38.9	38.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	8,891	55,687	127,766
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$95,475	\$84,714	\$82,222
Average House Value	\$234,565	\$188,031	\$192,544

2020 American Community Survey (ACS)



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