



# MULTI FAMILY LAND FOR SALE

9701 E. 35th Terrace, Independence, Missouri



## SALE PRICE: \$850,000 | 4.79 ACRES

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	6,457	60,566	186,936
Avg. Household Income	\$70,301	\$73,479	\$70,874

- Perfect for affordable housing or senior living
- Site qualifies for LIHTC Tax Credits from MHDC
- Utilities to site
- Easy access to I-70 and I-435



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7363 | [bmaas@blockandco.com](mailto:bmaas@blockandco.com)

Exclusive Agent





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AERIAL





# MULTI FAMILY LAND FOR SALE

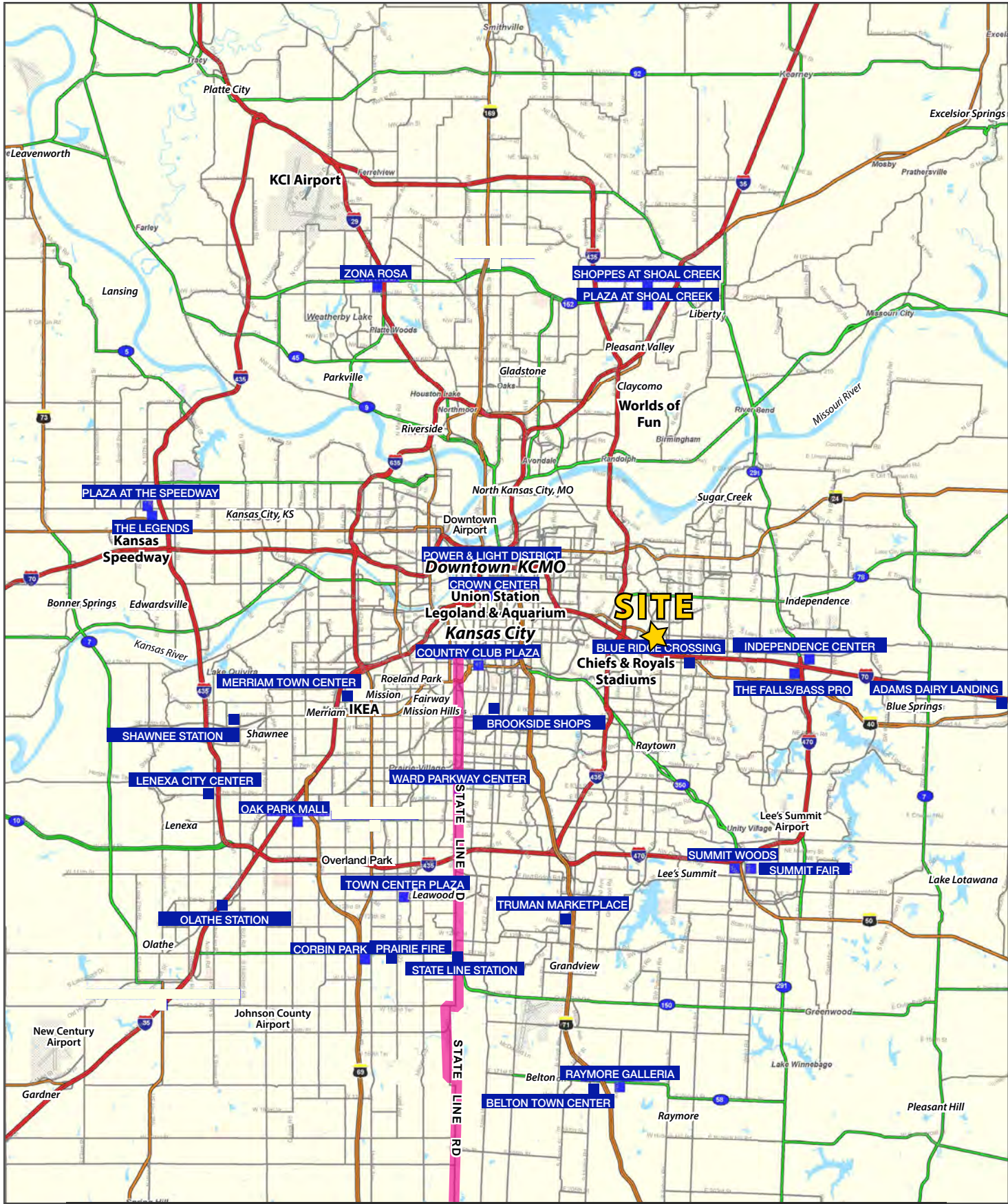
9701 E. 35th Terrace, Independence, Missouri

## SITE PLAN

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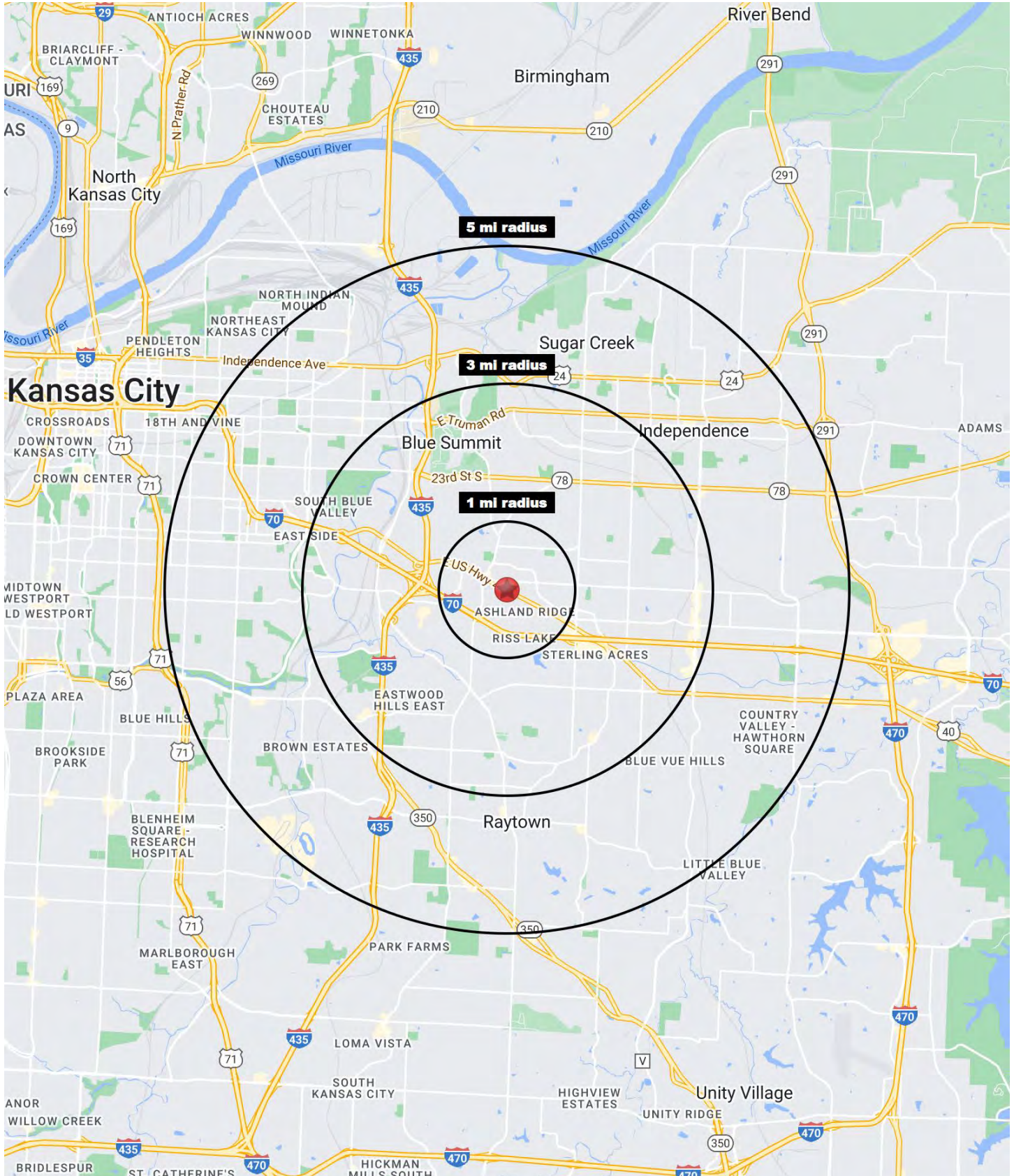


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## 9701 E. 35th Terrace, Independence, Missouri

9701 E. 35th Terrace Independence, MO 64052	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	6,457	60,566	186,936
2029 Projected Population	6,350	59,659	184,577
2020 Census Population	6,378	60,231	184,250
2010 Census Population	6,170	58,648	182,450
Projected Annual Growth 2024 to 2029	-0.3%	-0.3%	-0.3%
Historical Annual Growth 2010 to 2024	0.3%	0.2%	0.2%
2024 Median Age	37.6	37.6	38.3
<b>Households</b>			
2024 Estimated Households	2,804	25,523	77,540
2029 Projected Households	2,748	25,028	76,350
2020 Census Households	2,839	25,554	75,664
2010 Census Households	2,806	24,750	74,293
Projected Annual Growth 2024 to 2029	-0.4%	-0.4%	-0.3%
Historical Annual Growth 2010 to 2024	-	0.2%	0.3%
<b>Race and Ethnicity</b>			
2024 Estimated White	63.5%	64.3%	65.5%
2024 Estimated Black or African American	22.8%	23.1%	21.7%
2024 Estimated Asian or Pacific Islander	2.3%	2.2%	2.2%
2024 Estimated American Indian or Native Alaskan	0.6%	0.4%	0.4%
2024 Estimated Other Races	10.8%	9.9%	10.1%
2024 Estimated Hispanic	9.1%	9.2%	9.8%
<b>Income</b>			
2024 Estimated Average Household Income	\$70,301	\$73,479	\$70,874
2024 Estimated Median Household Income	\$50,145	\$57,940	\$54,548
2024 Estimated Per Capita Income	\$30,607	\$31,021	\$29,468
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	3.0%	4.7%
2024 Estimated Some High School (Grade Level 9 to 11)	5.5%	6.8%	7.9%
2024 Estimated High School Graduate	36.2%	34.6%	35.6%
2024 Estimated Some College	24.5%	25.0%	23.1%
2024 Estimated Associates Degree Only	9.5%	9.1%	8.1%
2024 Estimated Bachelors Degree Only	15.6%	13.7%	13.4%
2024 Estimated Graduate Degree	6.4%	7.7%	7.2%
<b>Business</b>			
2024 Estimated Total Businesses	194	1,785	5,462
2024 Estimated Total Employees	1,955	17,252	50,372
2024 Estimated Employee Population per Business	10.1	9.7	9.2
2024 Estimated Residential Population per Business	33.3	33.9	34.2

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