



PRIME INTERSTATE 49 EXIT SITE

Interstate 49 & 52 Highway (SWC), Butler, Missouri



SALE PRICE: \$1,700,000 | 75 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	623	4,771	5,462
Avg. Household Income	\$65,294	\$62,623	\$67,709

- I-49 at 52 Highway West exit to Butler, MO
- Interstate 49 frontage visibility
- Motivated seller
- Strategic parcel for transportation and travel

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agent*
BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

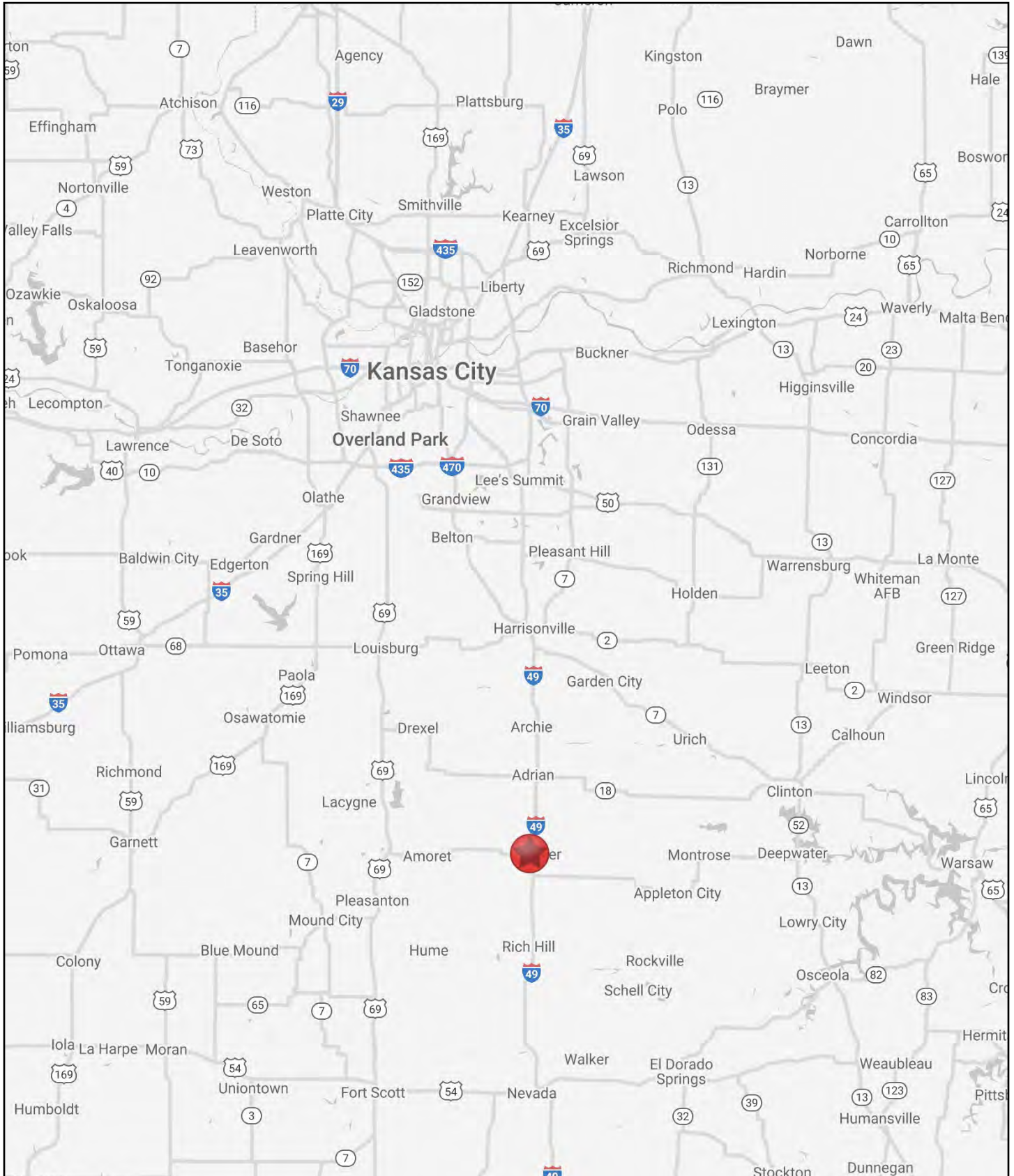


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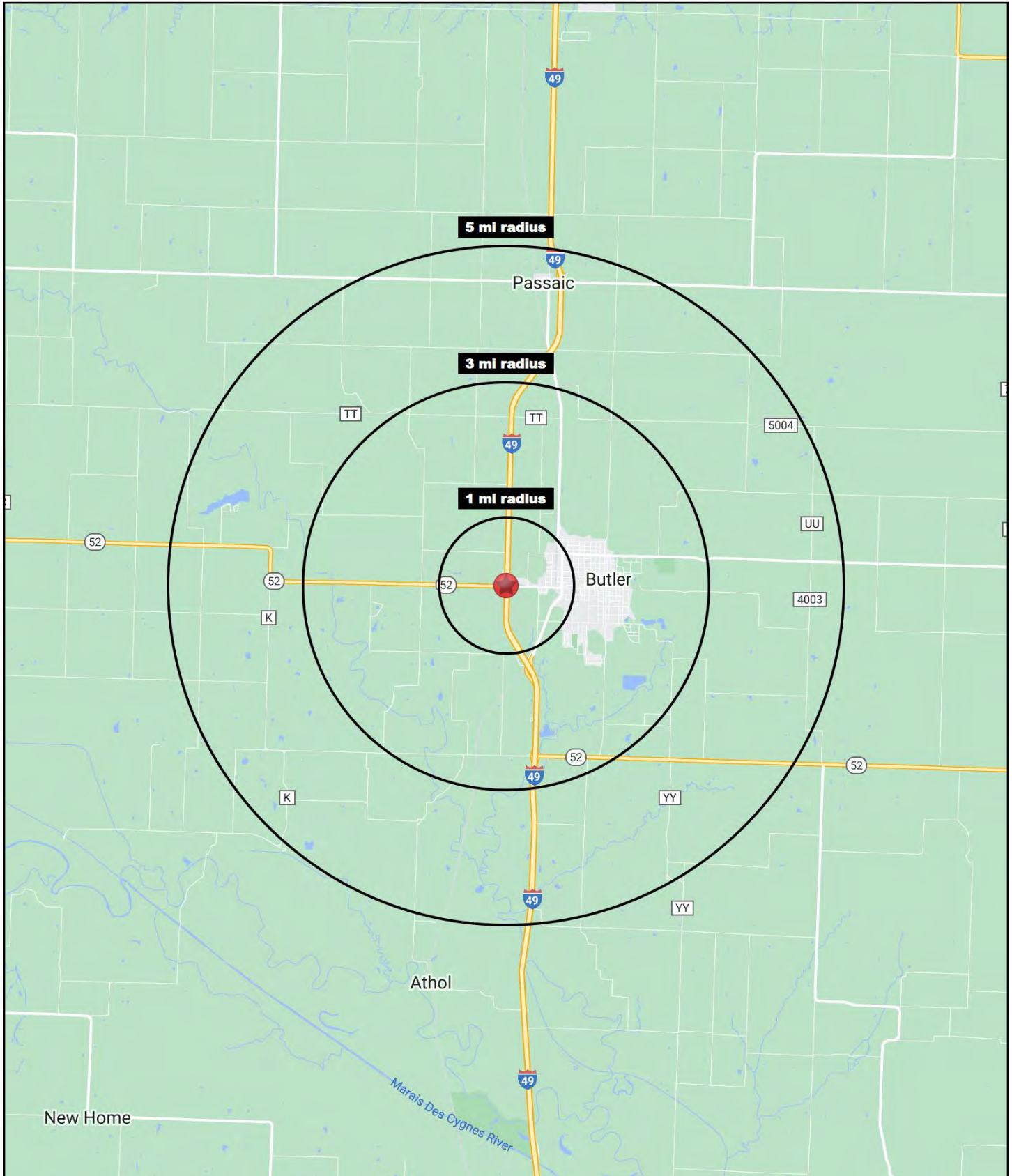
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I-49 & 52 Highway Butler, Missouri	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	623	4,771	5,462
2030 Projected Population	625	4,805	5,535
2020 Census Population	662	4,887	5,576
2010 Census Population	670	4,953	5,709
Projected Annual Growth 2025 to 2030	-	0.1%	0.3%
Historical Annual Growth 2010 to 2025	-0.5%	-0.2%	-0.3%
2025 Median Age	36.1	37.2	37.8
Households			
2025 Estimated Households	249	1,903	2,180
2030 Projected Households	248	1,900	2,191
2020 Census Households	261	1,953	2,224
2010 Census Households	266	2,031	2,324
Projected Annual Growth 2025 to 2030	-	-	-
Historical Annual Growth 2010 to 2025	-0.4%	-0.4%	-0.4%
Race and Ethnicity			
2025 Estimated White	92.4%	90.4%	91.1%
2025 Estimated Black or African American	1.2%	3.4%	3.0%
2025 Estimated Asian or Pacific Islander	0.7%	0.6%	0.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.5%	0.5%
2025 Estimated Other Races	5.2%	5.1%	4.8%
2025 Estimated Hispanic	5.0%	4.2%	3.9%
Income			
2025 Estimated Average Household Income	\$65,294	\$62,623	\$67,709
2025 Estimated Median Household Income	\$41,966	\$42,903	\$48,415
2025 Estimated Per Capita Income	\$26,229	\$25,145	\$27,173
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.0%	3.0%
2025 Estimated Some High School (Grade Level 9 to 11)	5.2%	8.0%	7.6%
2025 Estimated High School Graduate	49.6%	49.8%	48.8%
2025 Estimated Some College	18.6%	17.2%	17.1%
2025 Estimated Associates Degree Only	9.1%	8.0%	8.5%
2025 Estimated Bachelors Degree Only	8.3%	8.4%	9.1%
2025 Estimated Graduate Degree	6.9%	5.6%	5.9%
Business			
2025 Estimated Total Businesses	32	188	191
2025 Estimated Total Employees	362	1,846	1,860
2025 Estimated Employee Population per Business	11.4	9.8	9.7
2025 Estimated Residential Population per Business	19.7	25.4	28.6

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