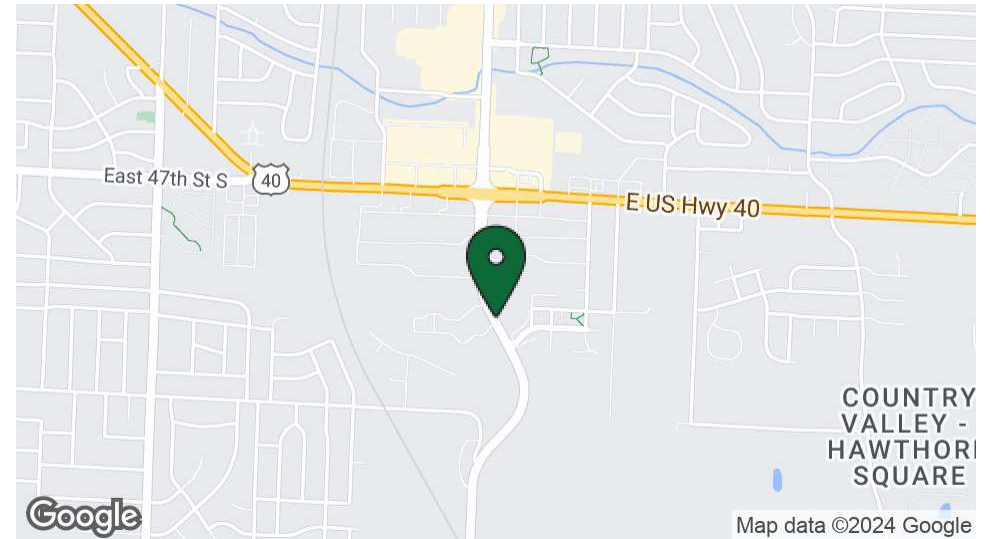


# NOLAND ROAD 7.8 +/- ACRES DEVELOPMENT LAND

NOLAND ROAD & 49TH STREET, INDEPENDENCE, MO 64055

LAND FOR SALE



VIDEO

## PROPERTY DESCRIPTION

This property offers frontage along Noland Road with commercial and residential zoning. Its prime location is near a retail corridor, making it an ideal choice for potential multifamily development. Additionally, it has excellent accessibility to both I-70 and Highway 40, enhancing its appeal for various development opportunities.

## PROPERTY HIGHLIGHTS

- Noland Road Frontage
- Lot 1 - 2.632 AC +/-
- Lot 2 - 5.191 AC +/-
- Commercial & Residential Zoning

## DEMOGRAPHICS

|                   | 2.25 MILES | 3.5 MILES | 10 MILES |
|-------------------|------------|-----------|----------|
| Total Households  | 15,403     | 37,926    | 250,869  |
| Total Population  | 34,940     | 83,150    | 537,099  |
| Average HH Income | \$68,864   | \$67,691  | \$64,230 |

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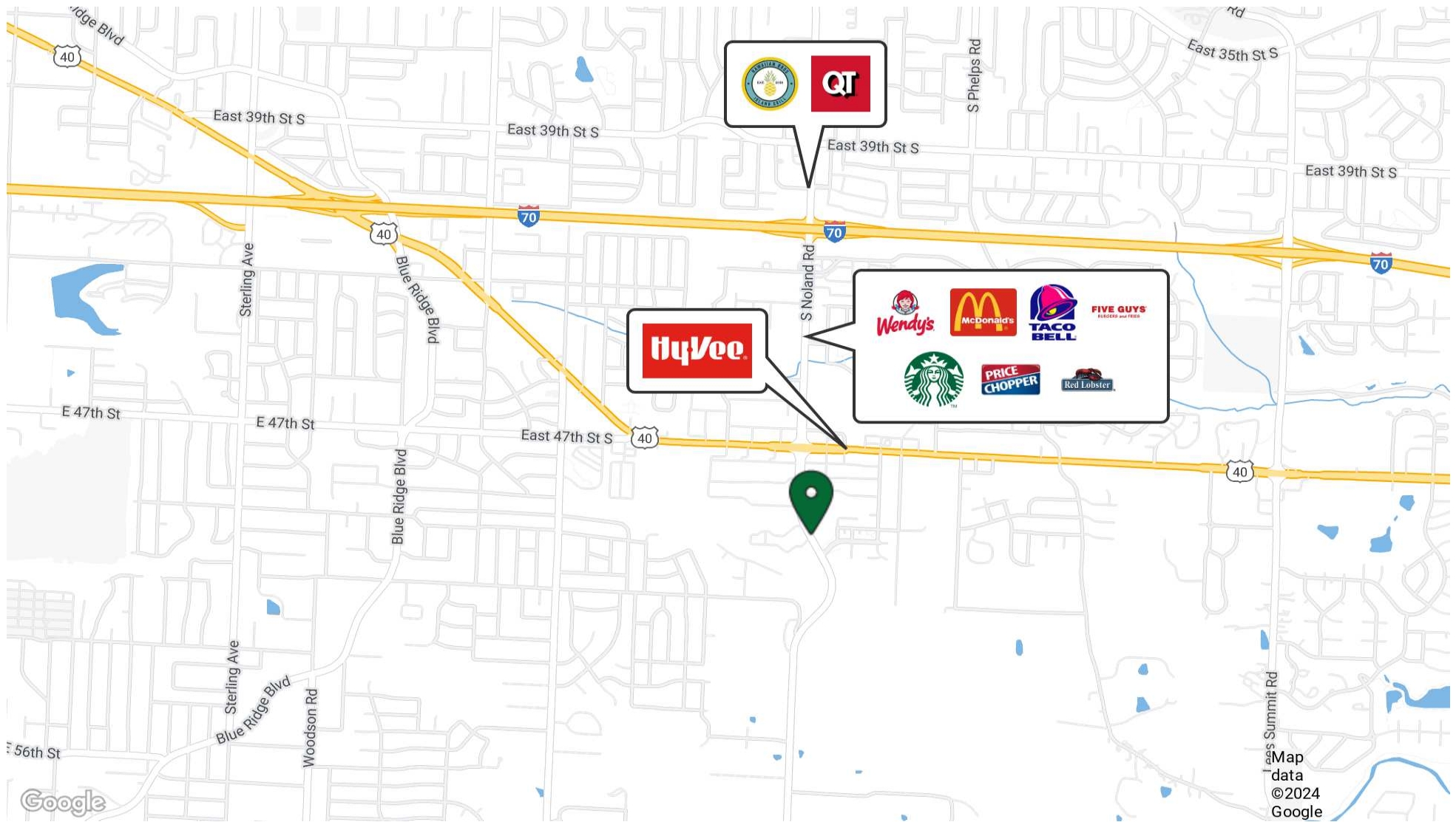
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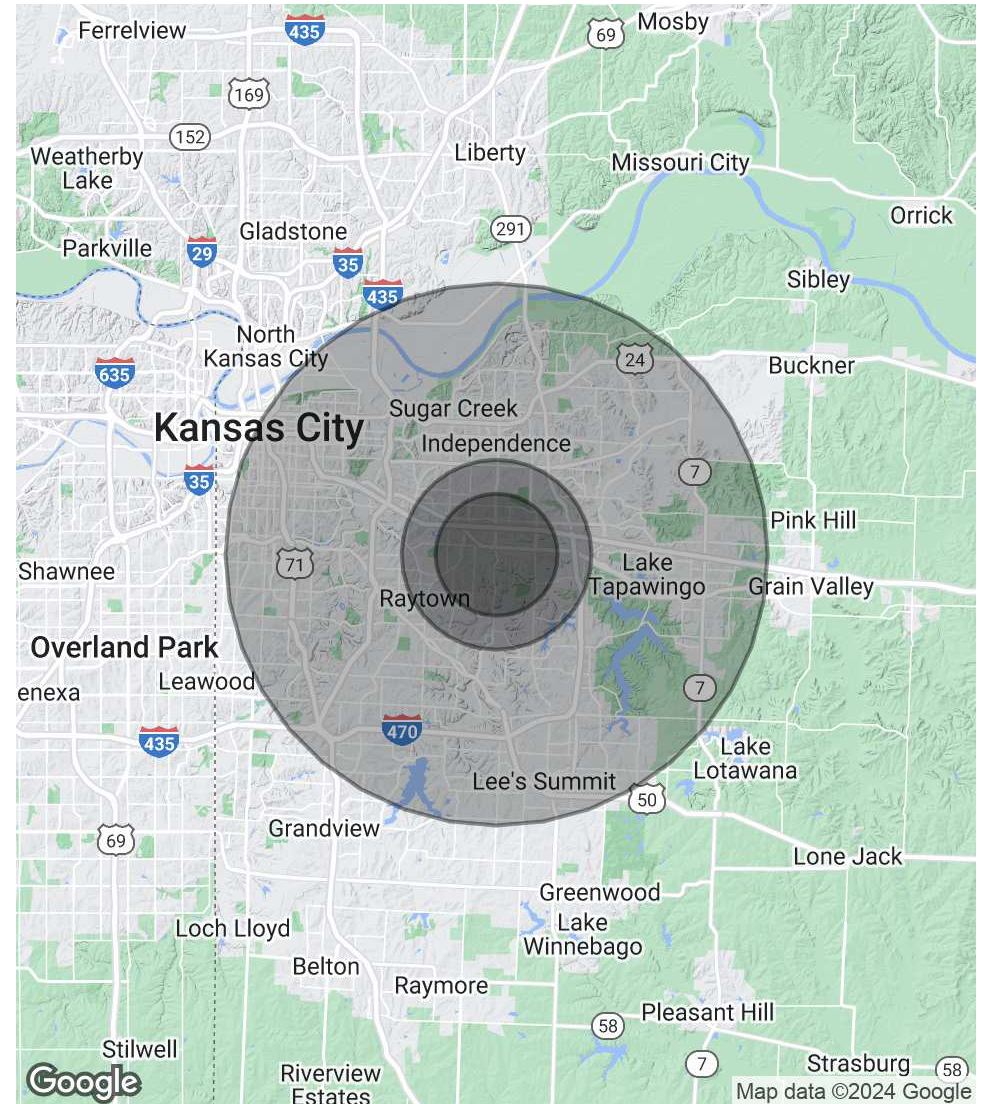
LAND FOR SALE

| POPULATION           | 2.25 MILES | 3.5 MILES | 10 MILES |
|----------------------|------------|-----------|----------|
| Total Population     | 34,940     | 83,150    | 537,099  |
| Average Age          | 44.0       | 42.3      | 37.9     |
| Average Age (Male)   | 40.1       | 39.8      | 36.3     |
| Average Age (Female) | 46.6       | 44.6      | 39.4     |

| HOUSEHOLDS & INCOME | 2.25 MILES | 3.5 MILES | 10 MILES  |
|---------------------|------------|-----------|-----------|
| Total Households    | 15,403     | 37,926    | 250,869   |
| # of Persons per HH | 2.3        | 2.2       | 2.1       |
| Average HH Income   | \$68,864   | \$67,691  | \$64,230  |
| Average House Value | \$133,109  | \$136,270 | \$147,580 |

2020 American Community Survey (ACS)



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