

FOR SALE:

# NORTH AVENUE & CHERRY HILL

BELTON, MISSOURI



# PEAK

## Real Estate Partners

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### PROPERTY HIGHLIGHTS:

- 5 ACRES FOR SALE - BELTON, MO
- SALE PRICE - \$350,000
- ZONING ALLOWS FOR FLEXIBILITY IN USE.
- POSITIONED ACROSS FROM BELTON HIGHSCHOOL - LARGEST HIGH SCHOOL IN THE GREATER KC AREA.
- EASY HIGHWAY ACCESS

8700 State Line Road, Suite 300  
Leawood, KS 66206

# DEMOGRAPHICS

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Lat/Lon: 38.8165/-94.5553

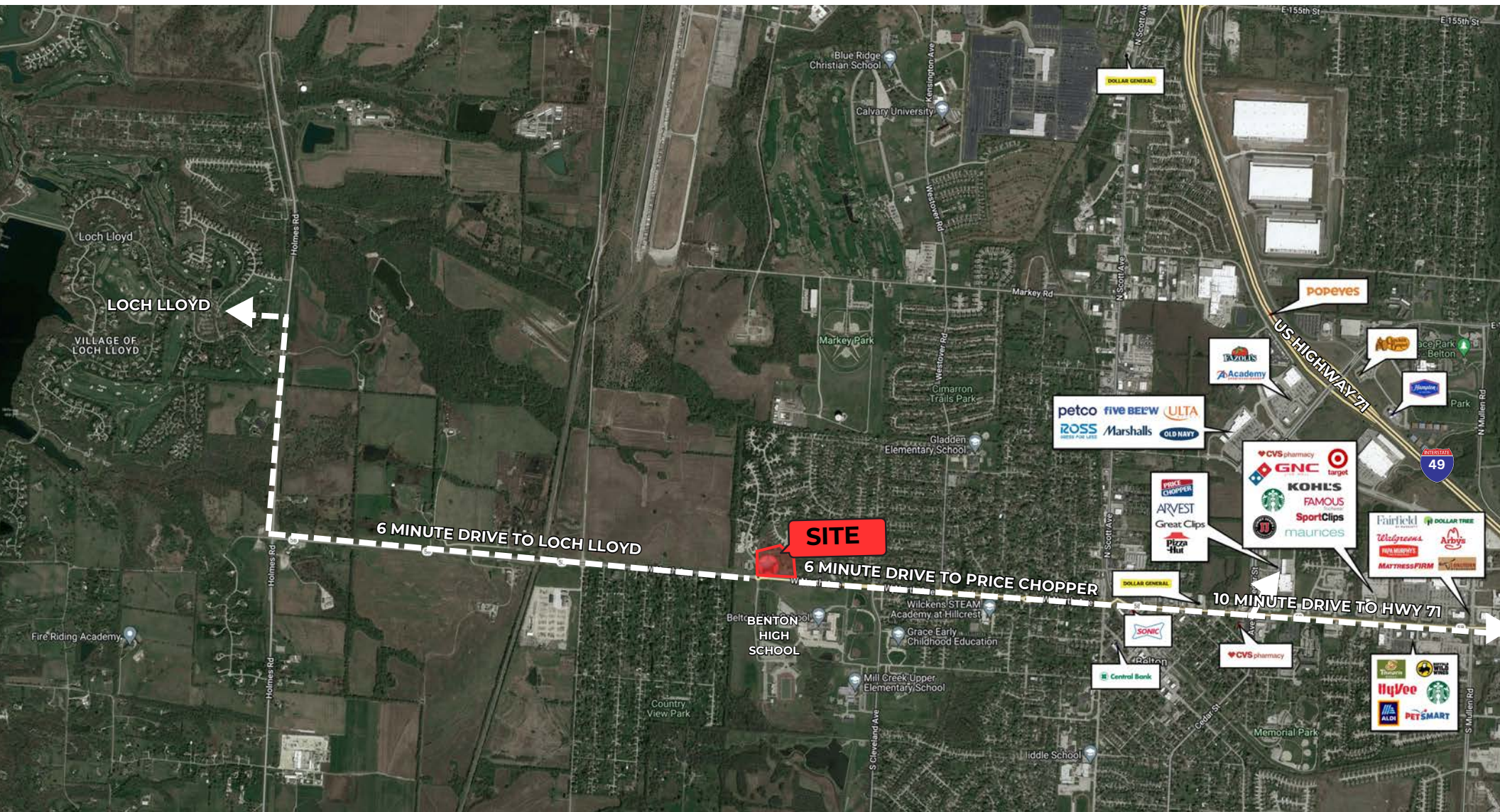


North Avenue & Cherry Hill, Belton, MO	1 mi radius	3 mi radius
<b>Population</b>		
2023 Estimated Population	5,461	26,334
2028 Projected Population	5,526	26,286
2020 Census Population	5,470	25,937
2010 Census Population	5,294	24,521
Projected Annual Growth 2023 to 2028	0.2%	-
Historical Annual Growth 2010 to 2023	0.2%	0.6%
2023 Median Age	38.1	36.1
<b>Households</b>		
2023 Estimated Households	2,116	10,476
2028 Projected Households	2,176	10,592
2020 Census Households	2,070	10,171
2010 Census Households	1,962	9,308
Projected Annual Growth 2023 to 2028	0.6%	0.2%
Historical Annual Growth 2010 to 2023	0.6%	1.0%
<b>Race and Ethnicity</b>		
2023 Estimated White	84.9%	79.0%
2023 Estimated Black or African American	6.0%	10.2%
2023 Estimated Asian or Pacific Islander	0.9%	1.5%
2023 Estimated American Indian or Native Alaskan	0.2%	0.4%
2023 Estimated Other Races	7.9%	8.9%
2023 Estimated Hispanic	6.9%	8.4%
<b>Income</b>		
2023 Estimated Average Household Income	\$99,840	\$93,014
2023 Estimated Median Household Income	\$69,497	\$70,588
2023 Estimated Per Capita Income	\$38,700	\$37,044
<b>Education (Age 25+)</b>		
2023 Estimated Elementary (Grade Level 0 to 8)	1.9%	2.0%
2023 Estimated Some High School (Grade Level 9 to 11)	3.6%	4.4%
2023 Estimated High School Graduate	34.8%	34.5%
2023 Estimated Some College	29.1%	25.4%
2023 Estimated Associates Degree Only	9.7%	8.7%
2023 Estimated Bachelors Degree Only	15.2%	18.0%
2023 Estimated Graduate Degree	5.8%	7.0%
<b>Business</b>		
2023 Estimated Total Businesses	62	698
2023 Estimated Total Employees	881	11,448
2023 Estimated Employee Population per Business	14.2	16.4
2023 Estimated Residential Population per Business	87.9	37.7

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