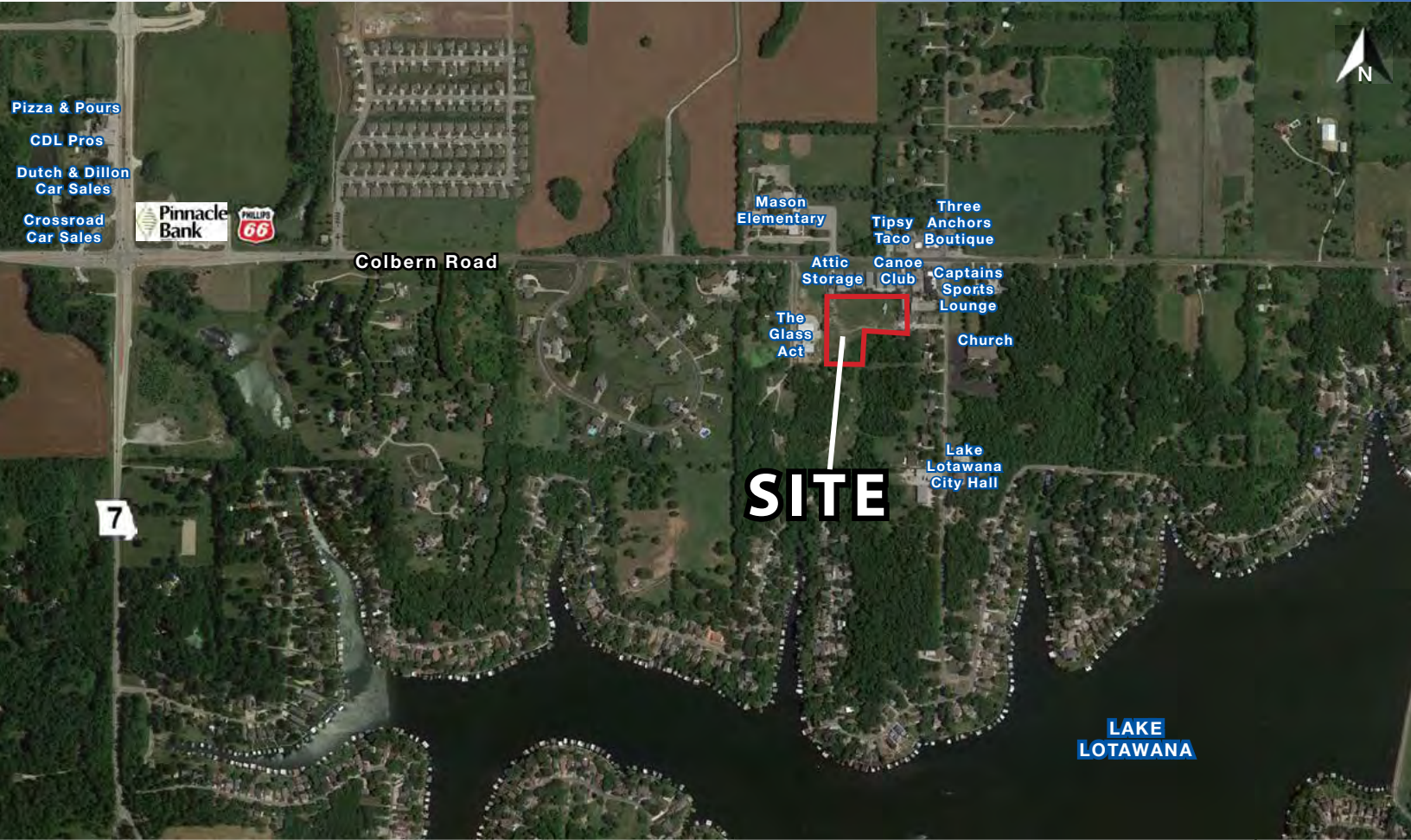




Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO



SALE PRICE: \$725,000 | 3.8 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	1,363	10,913	52,480
Avg. Household Income	\$116,880	\$114,921	\$102,152

- Walking distance to church, park, restaurants, retail shops, coffee shop, and bars
- Approved plat for 58 units and a club house
- Sewer taps have been purchased and will transfer to new owner
- Fast growing neighborhood and great schools



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BOB JAEKEL | 816.412.7365 | bjaekel@blockandco.com

Exclusive Agent





Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO

AERIAL





Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO

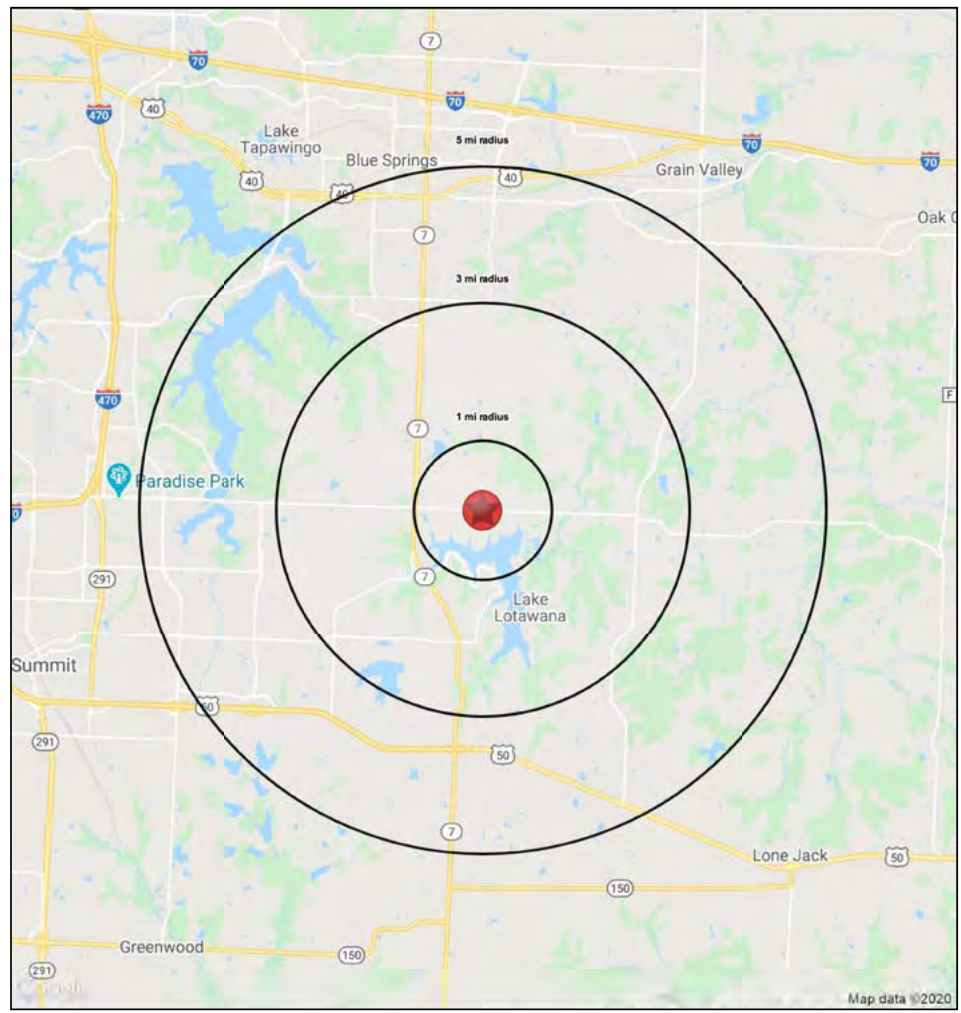
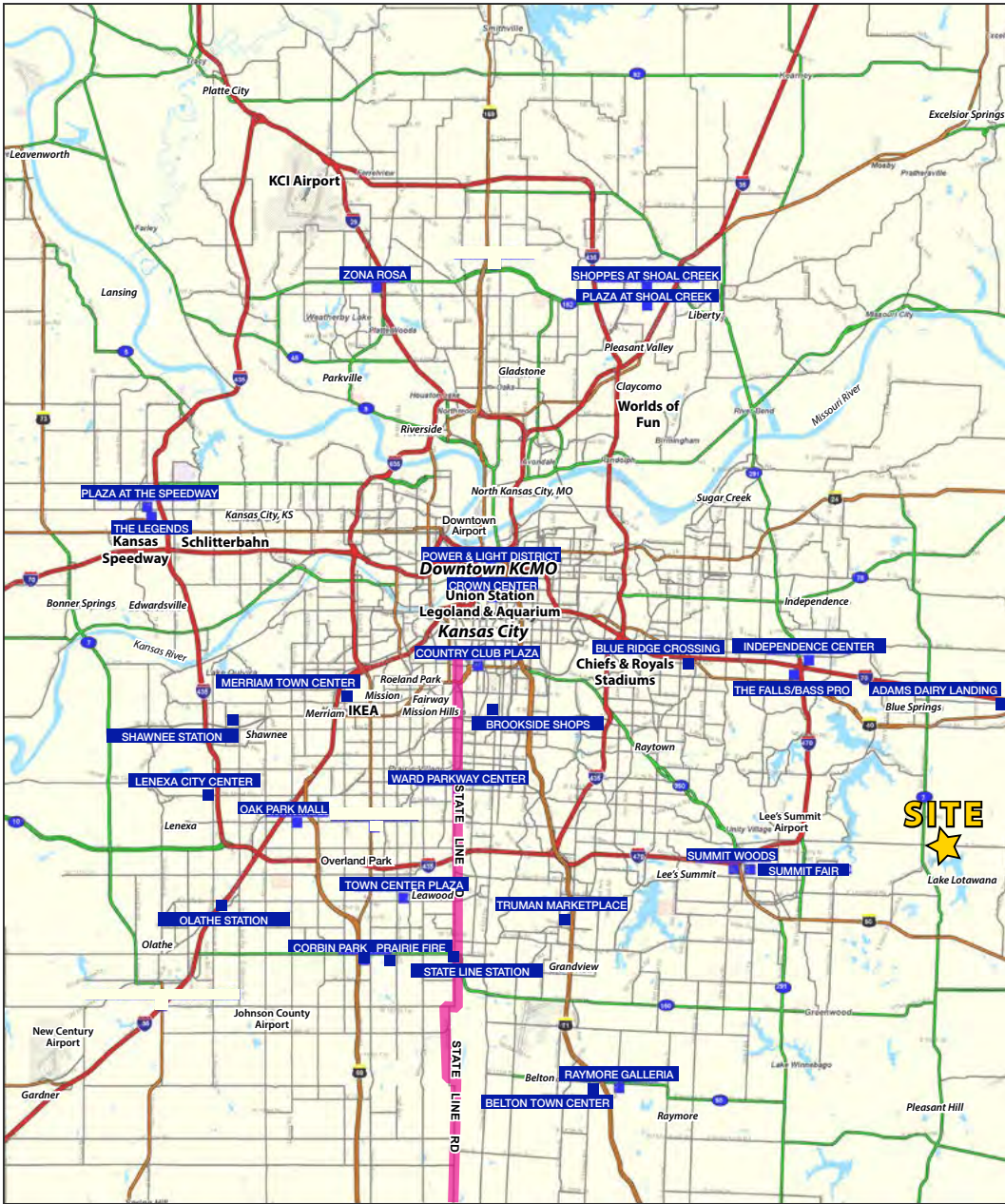
PROPERTY OUTLINE





Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO





Multi-Family Land For Sale - 3.8 Acres

Colbern Rd. & Lake Lotawana Rd. (SWQ), Lake Lotawana, MO

Lake Lotawana Rd & NE Colbern Rd		1 mi radius	3 mi radius	5 mi radius
Lake Lotawana, Missouri				
POPULATION	2020 Estimated Population	1,363	10,913	52,480
	2025 Projected Population	1,329	10,883	52,747
	2010 Census Population	1,076	9,190	47,847
	2000 Census Population	1,060	8,101	41,091
	Projected Annual Growth 2020 to 2025	-0.5%	-	0.1%
	Historical Annual Growth 2000 to 2020	1.4%	1.7%	1.4%
	2020 Median Age	43.6	39.0	35.9
HOUSEHOLDS	2020 Estimated Households	582	4,301	19,751
	2025 Projected Households	559	4,220	19,549
	2010 Census Households	440	3,460	17,149
	2000 Census Households	404	2,900	14,271
	Projected Annual Growth 2020 to 2025	-0.8%	-0.4%	-0.2%
	Historical Annual Growth 2000 to 2020	2.2%	2.4%	1.9%
	2020 Estimated White	92.7%	90.6%	88.7%
RACE AND ETHNICITY	2020 Estimated Black or African American	3.2%	4.2%	5.1%
	2020 Estimated Asian or Pacific Islander	1.3%	1.2%	1.7%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.4%
	2020 Estimated Other Races	2.6%	3.7%	4.2%
	2020 Estimated Hispanic	3.2%	4.3%	4.6%
	2020 Estimated Average Household Income	\$116,880	\$114,921	\$102,152
INCOME	2020 Estimated Median Household Income	\$104,472	\$95,411	\$87,845
	2020 Estimated Per Capita Income	\$49,962	\$45,316	\$38,455
	2020 Estimated Elementary (Grade Level 0 to 8)	0.5%	0.7%	0.8%
EDUCATION (AGE 25+)	2020 Estimated Some High School (Grade Level 9 to 11)	2.2%	3.2%	3.3%
	2020 Estimated High School Graduate	23.7%	22.9%	24.2%
	2020 Estimated Some College	19.6%	21.4%	24.9%
	2020 Estimated Associates Degree Only	6.7%	7.7%	8.4%
	2020 Estimated Bachelors Degree Only	28.8%	27.9%	25.4%
	2020 Estimated Graduate Degree	18.5%	16.4%	13.0%
	2020 Estimated Total Businesses	45	159	1,010
BUSINESS	2020 Estimated Total Employees	343	1,254	9,627
	2020 Estimated Employee Population per Business	7.7	7.9	9.5
	2020 Estimated Residential Population per Business	30.6	68.6	52.0

