



DEVELOPMENT LAND AVAILABLE

3351 Blue Ridge Boulevard, Grandview, Missouri




SALE PRICE: \$3,249,000 | 43.34 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,035	45,683	115,022
Avg. Household Income	\$102,054	\$87,664	\$120,141

- Many adaptable uses
- Currently zoned AG
- Next to I-1, R-1, and R-3 zoning
- Close to Interstate 49 access
- Federal Opportunity Zone
- 5% Co-Broker fee at 96% sale price
- [Click Here To View Drone Photos](#)

 [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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CONCEPTUAL LAYOUT



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DRONE PHOTOS



DRONE PHOTOS





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AERIAL



Blue Ridge Extension

SITE

Main Street

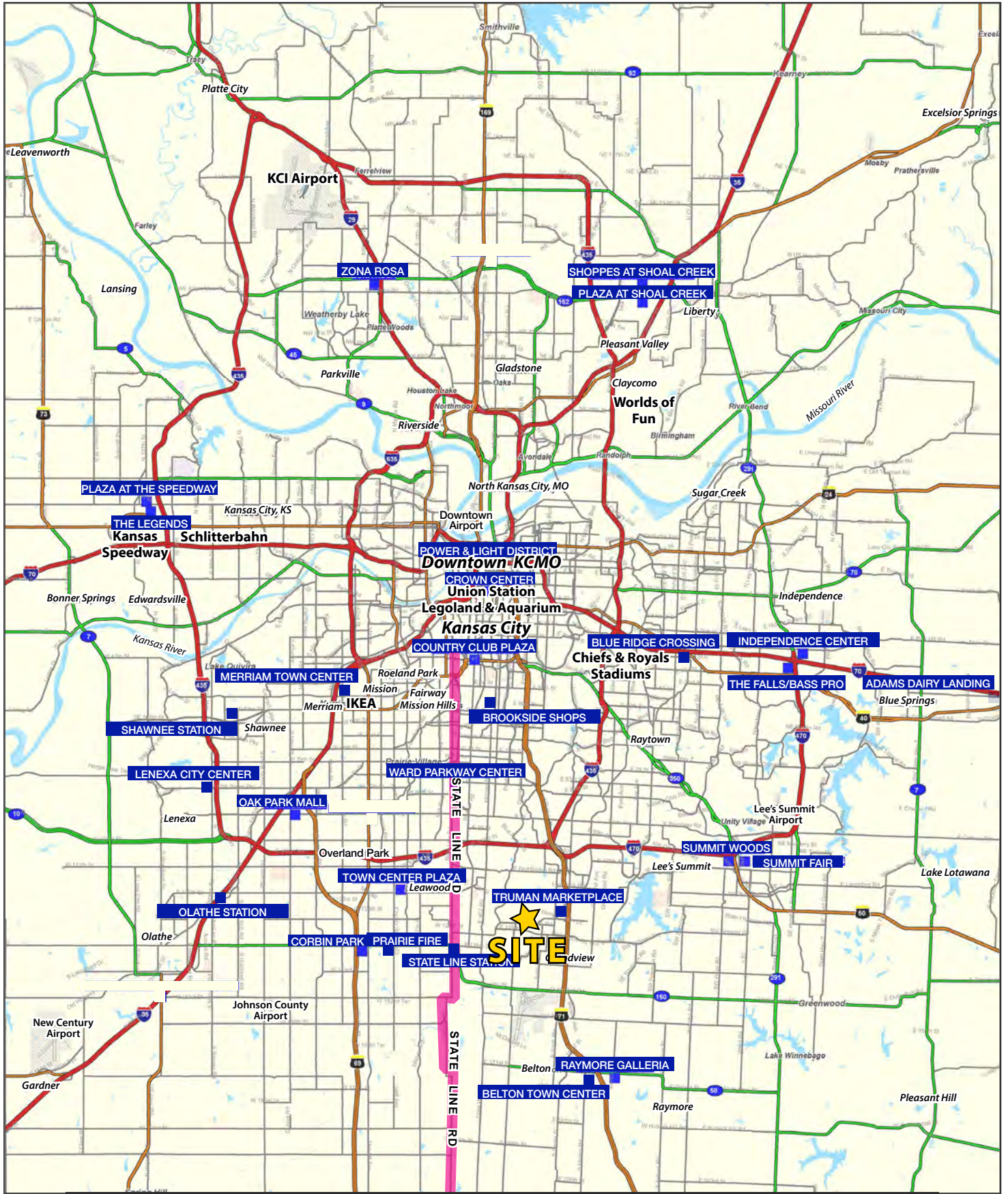
Main Street





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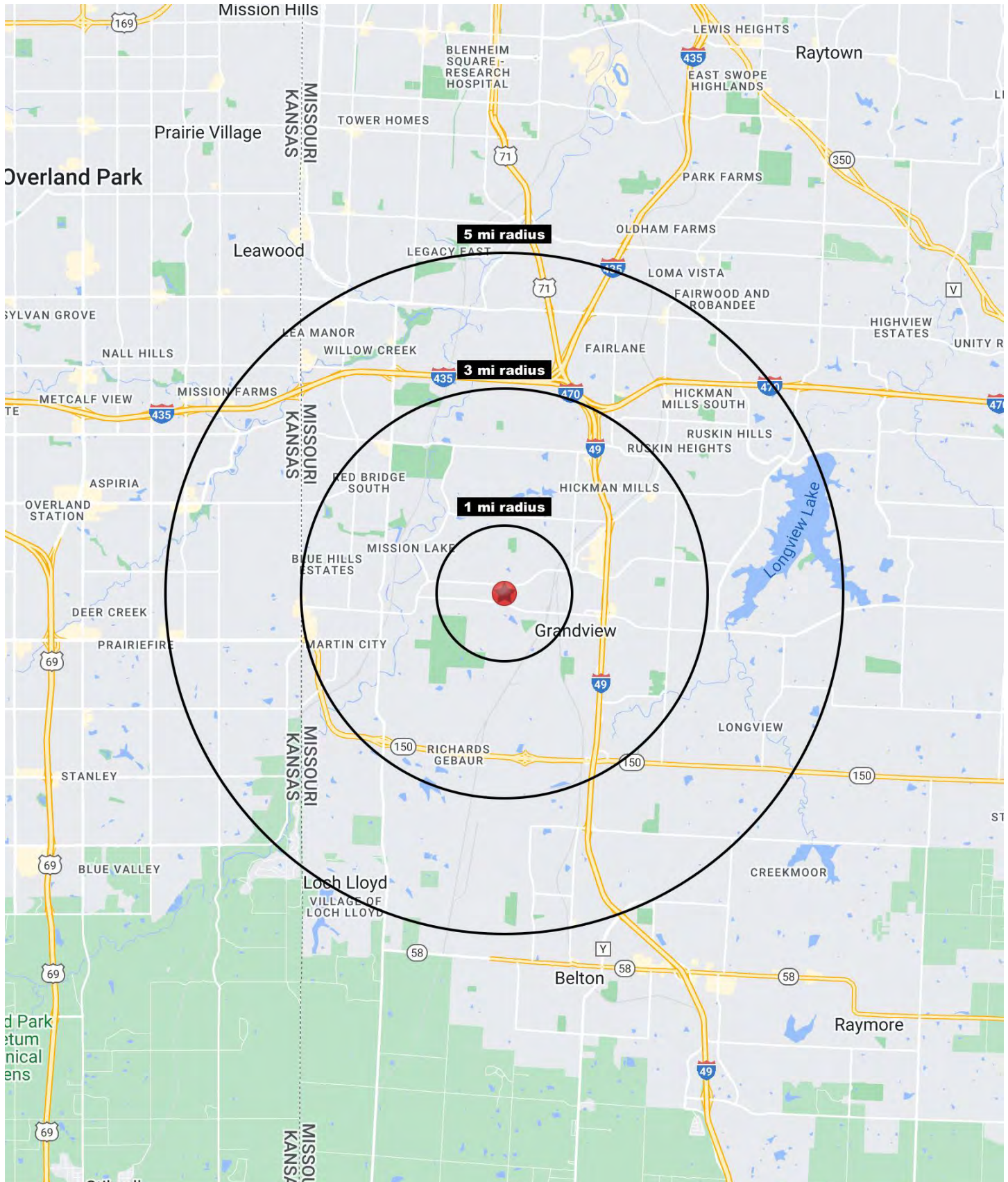
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3351 Blue Ridge Boulevard Grandview, MO 64030	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	3,035	45,683	115,022
2028 Projected Population	3,068	45,995	116,014
2020 Census Population	3,178	45,724	114,541
2010 Census Population	3,059	44,276	109,735
Projected Annual Growth 2023 to 2028	0.2%	0.1%	0.2%
Historical Annual Growth 2010 to 2023	-	0.2%	0.4%
2023 Median Age	36.4	37.9	39.3
Households			
2023 Estimated Households	1,255	19,227	47,910
2028 Projected Households	1,252	19,099	48,077
2020 Census Households	1,296	19,024	47,143
2010 Census Households	1,237	17,888	44,175
Projected Annual Growth 2023 to 2028	-	-0.1%	-
Historical Annual Growth 2010 to 2023	0.1%	0.6%	0.7%
Race and Ethnicity			
2023 Estimated White	53.7%	54.2%	60.7%
2023 Estimated Black or African American	28.2%	32.8%	27.3%
2023 Estimated Asian or Pacific Islander	2.1%	2.8%	3.1%
2023 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.3%
2023 Estimated Other Races	15.6%	9.9%	8.6%
2023 Estimated Hispanic	15.1%	8.9%	7.7%
Income			
2023 Estimated Average Household Income	\$102,054	\$87,664	\$120,141
2023 Estimated Median Household Income	\$64,588	\$63,251	\$83,544
2023 Estimated Per Capita Income	\$42,331	\$37,020	\$50,121
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	2.6%	1.8%	1.8%
2023 Estimated Some High School (Grade Level 9 to 11)	5.8%	5.0%	3.8%
2023 Estimated High School Graduate	28.4%	27.1%	23.2%
2023 Estimated Some College	25.1%	23.9%	23.3%
2023 Estimated Associates Degree Only	10.1%	8.0%	7.1%
2023 Estimated Bachelors Degree Only	20.7%	21.9%	24.6%
2023 Estimated Graduate Degree	7.2%	12.2%	16.3%
Business			
2023 Estimated Total Businesses	193	1,968	4,378
2023 Estimated Total Employees	2,455	24,321	56,214
2023 Estimated Employee Population per Business	12.7	12.4	12.8
2023 Estimated Residential Population per Business	15.7	23.2	26.3

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