



SALE PRICE: \$1,000,000 | 8.76 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	7,594	53,267	143,065
Avg. Household Income	\$98,434	\$93,577	\$93,867

- Off 39th Street and 291 Highway
- Currently zoned C-2
- Could be multifamily
- Next to Apple Tree Condos
- Behind Bolger Square Shopping Center
- Located on a bus line



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

Exclusive Agent

291 HIGHWAY & 39TH STREET LAND

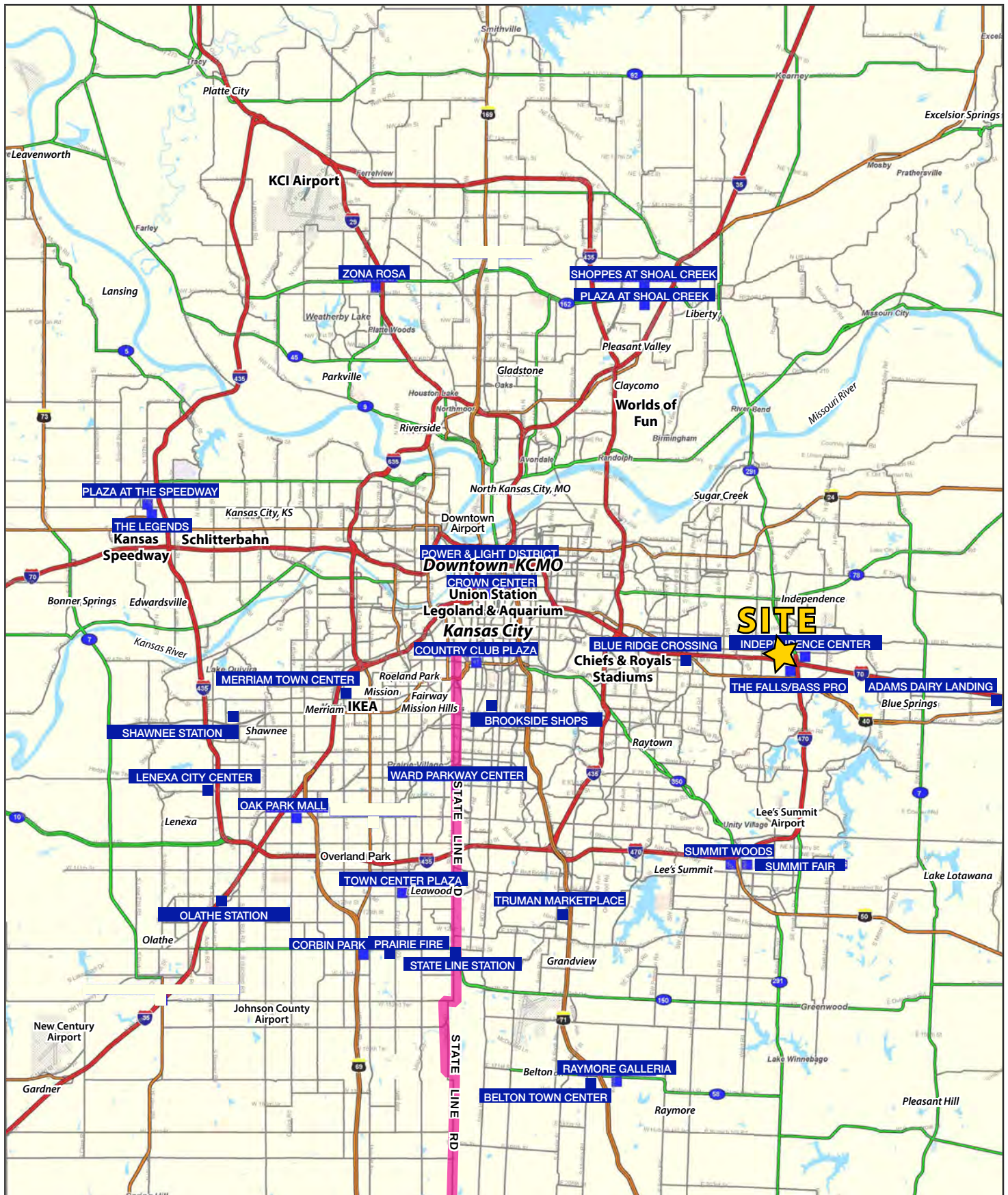
17900 E. Bolger Road, Independence, Missouri

AERIAL



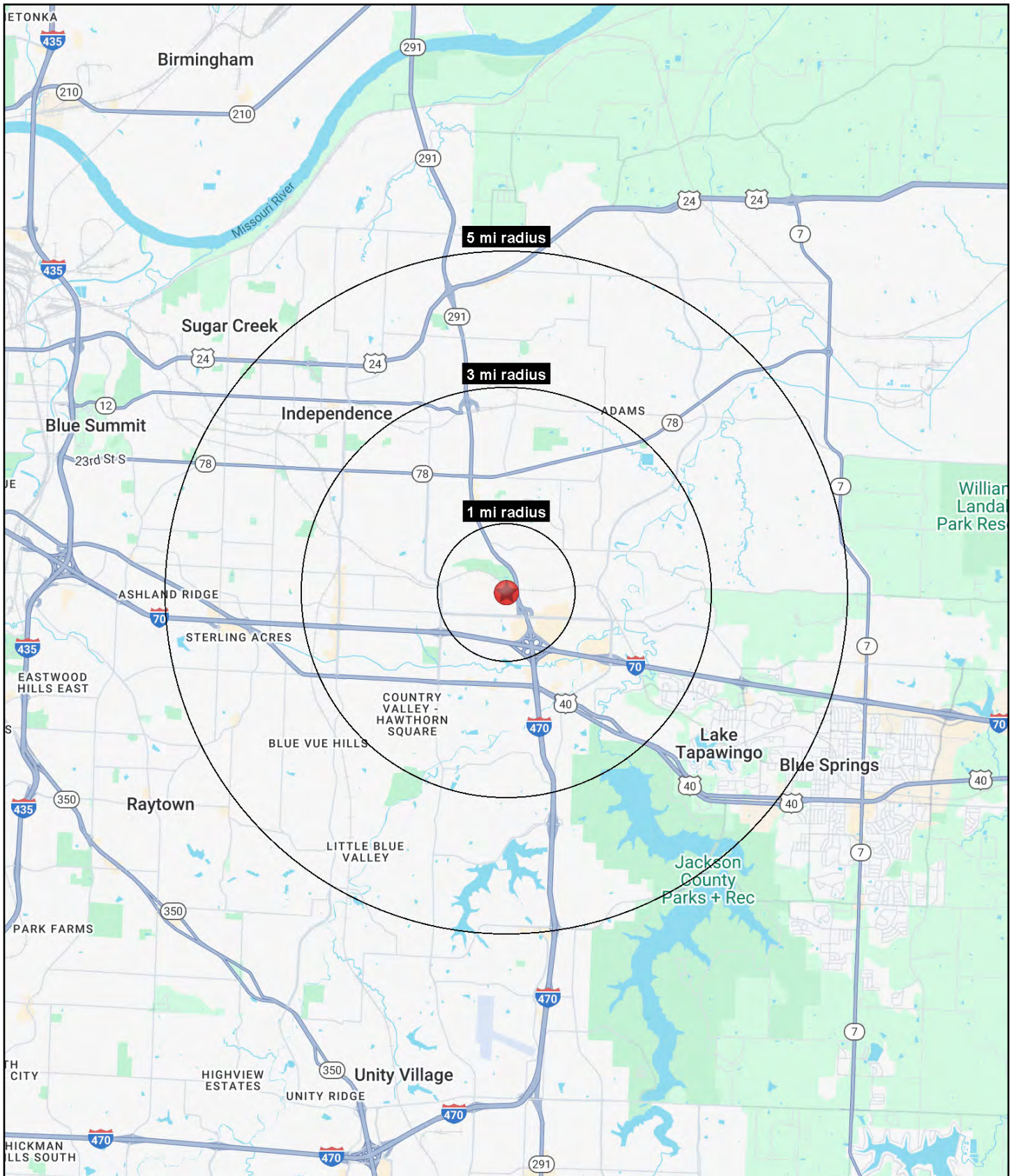
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17900 E. Bolger Road Independence, MO 64055	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,594	53,267	143,065
2029 Projected Population	7,404	51,911	140,580
2020 Census Population	8,129	56,565	147,076
2010 Census Population	7,629	52,603	138,050
Projected Annual Growth 2024 to 2029	-0.5%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	-	-	0.3%
2024 Median Age	41.5	43.2	40.4
Households			
2024 Estimated Households	3,350	23,437	59,775
2029 Projected Households	3,286	22,872	58,846
2020 Census Households	3,424	24,202	60,573
2010 Census Households	3,290	22,397	56,873
Projected Annual Growth 2024 to 2029	-0.4%	-0.5%	-0.3%
Historical Annual Growth 2010 to 2024	0.1%	0.3%	0.4%
Race and Ethnicity			
2024 Estimated White	75.5%	76.3%	73.8%
2024 Estimated Black or African American	11.2%	11.0%	13.2%
2024 Estimated Asian or Pacific Islander	2.5%	2.1%	1.8%
2024 Estimated American Indian or Native Alaskan	0.4%	0.4%	0.5%
2024 Estimated Other Races	10.4%	10.2%	10.6%
2024 Estimated Hispanic	10.2%	9.9%	10.4%
Income			
2024 Estimated Average Household Income	\$98,434	\$93,577	\$93,867
2024 Estimated Median Household Income	\$78,447	\$75,015	\$74,708
2024 Estimated Per Capita Income	\$43,446	\$41,242	\$39,296
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.2%	2.0%	2.3%
2024 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.3%	4.9%
2024 Estimated High School Graduate	30.8%	32.5%	32.4%
2024 Estimated Some College	24.2%	23.4%	23.9%
2024 Estimated Associates Degree Only	9.8%	9.3%	8.7%
2024 Estimated Bachelors Degree Only	19.3%	17.8%	17.3%
2024 Estimated Graduate Degree	10.8%	10.7%	10.4%
Business			
2024 Estimated Total Businesses	200	1,910	4,451
2024 Estimated Total Employees	2,297	21,120	40,645
2024 Estimated Employee Population per Business	11.5	11.1	9.1
2024 Estimated Residential Population per Business	38.0	27.9	32.1

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