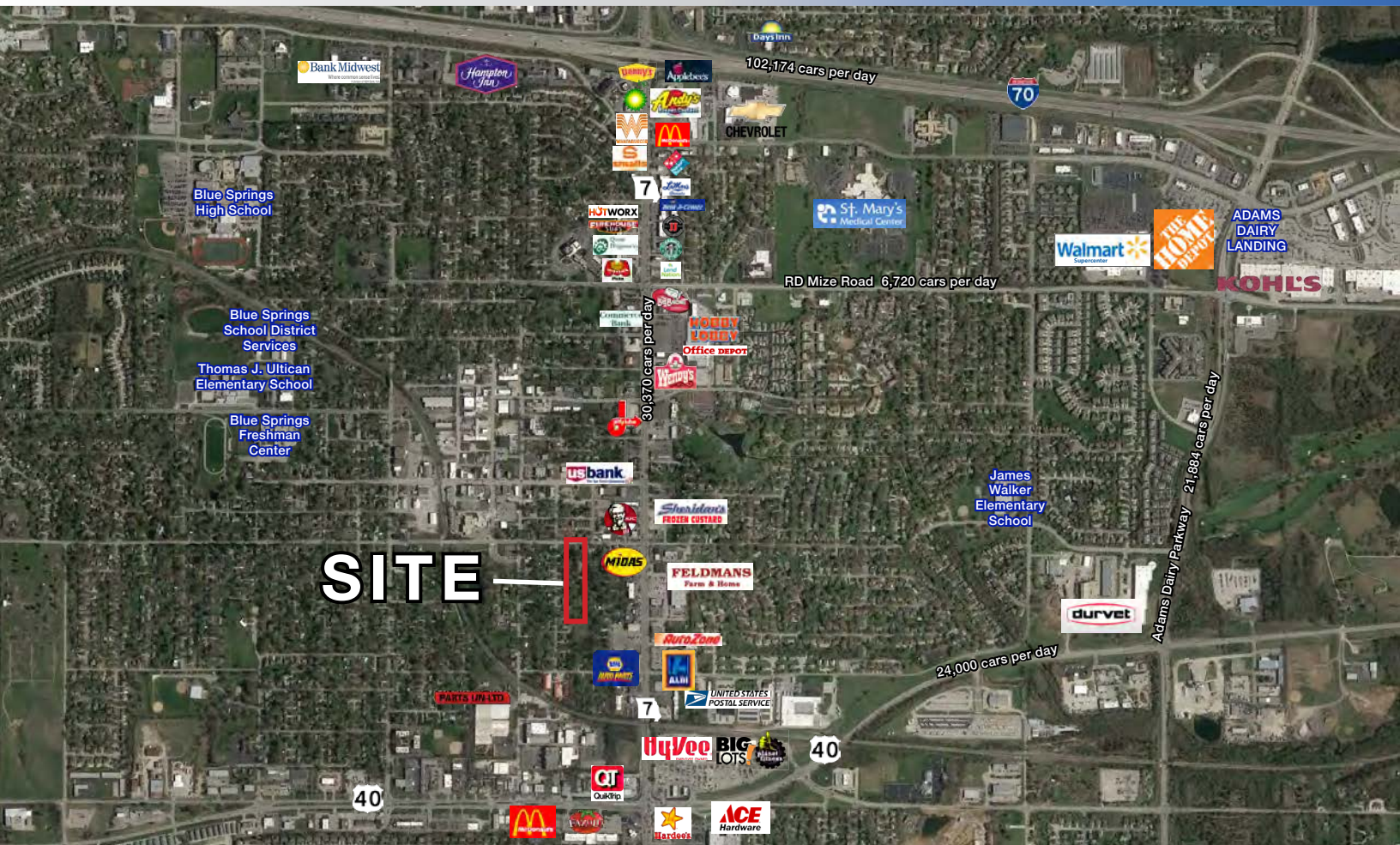




# VACANT LAND FOR SALE Infill Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015



## SALE PRICE: \$299,000 | 4.42 ACRES

### DEMOGRAPHICS

|                       | 1 mile   | 3 miles   | 5 miles   |
|-----------------------|----------|-----------|-----------|
| Estimated Population  | 10,180   | 59,243    | 95,670    |
| Avg. Household Income | \$78,555 | \$115,110 | \$119,405 |

- 4.42 acres undeveloped / Infill Land Parcel
- Zoned T-3 within the Blue Springs, MO Downtown Zoning District
- One block west of 7 Highway, between I-70 (North) & 40 Highway (South)
- Established Residential Neighborhood
- Motivated Seller - Aggressively Priced
- Convenient to All Commercial Services and Retail Amenities on 7 Highway



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

For More Information Contact:

BOB WALLEN | 816.412.7371 | [bwallen@blockandco.com](mailto:bwallen@blockandco.com)

Exclusive Agent





# VACANT LAND FOR SALE

## Infill Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

AERIAL





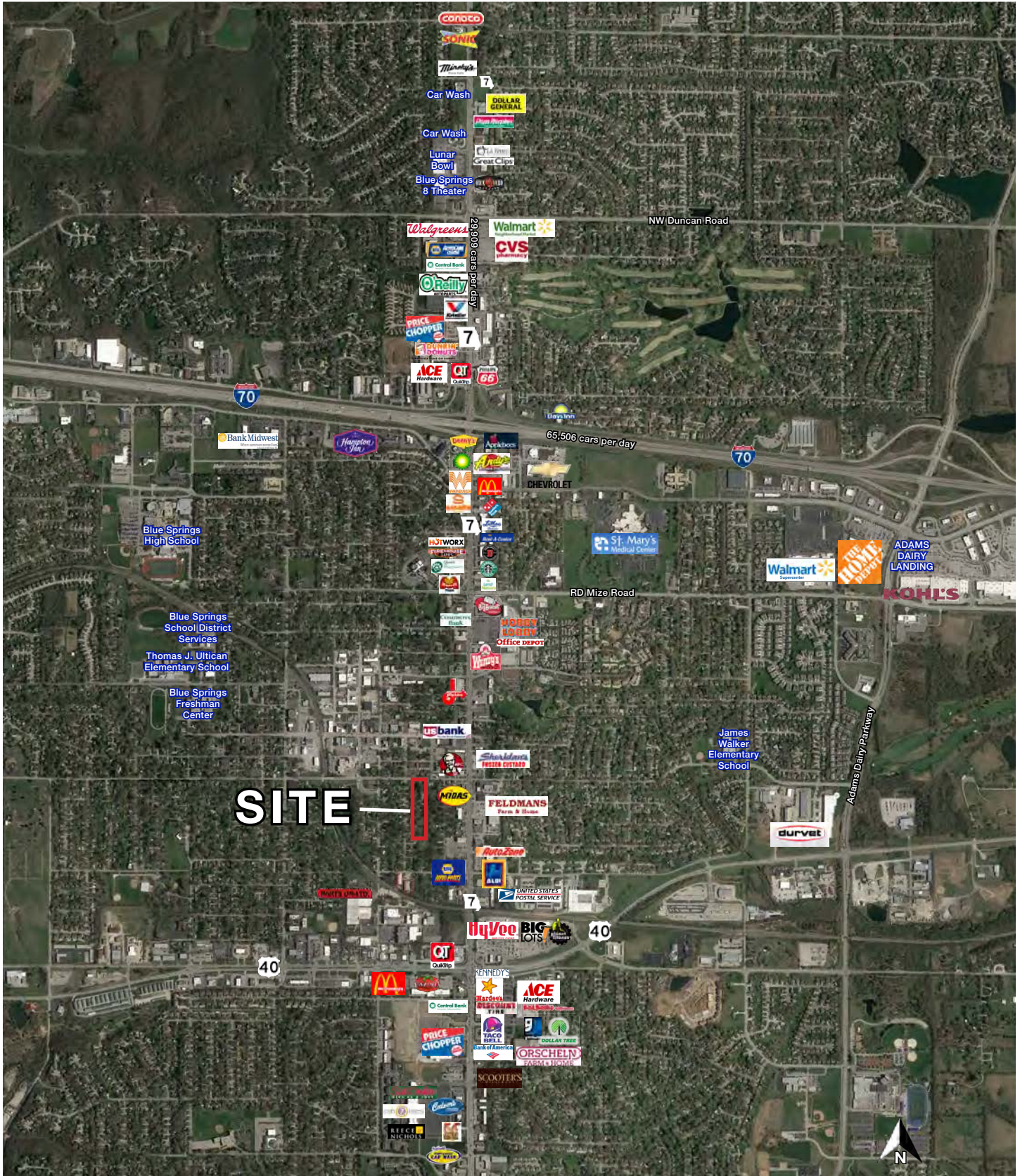


# VACANT LAND FOR SALE

## Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

AERIAL



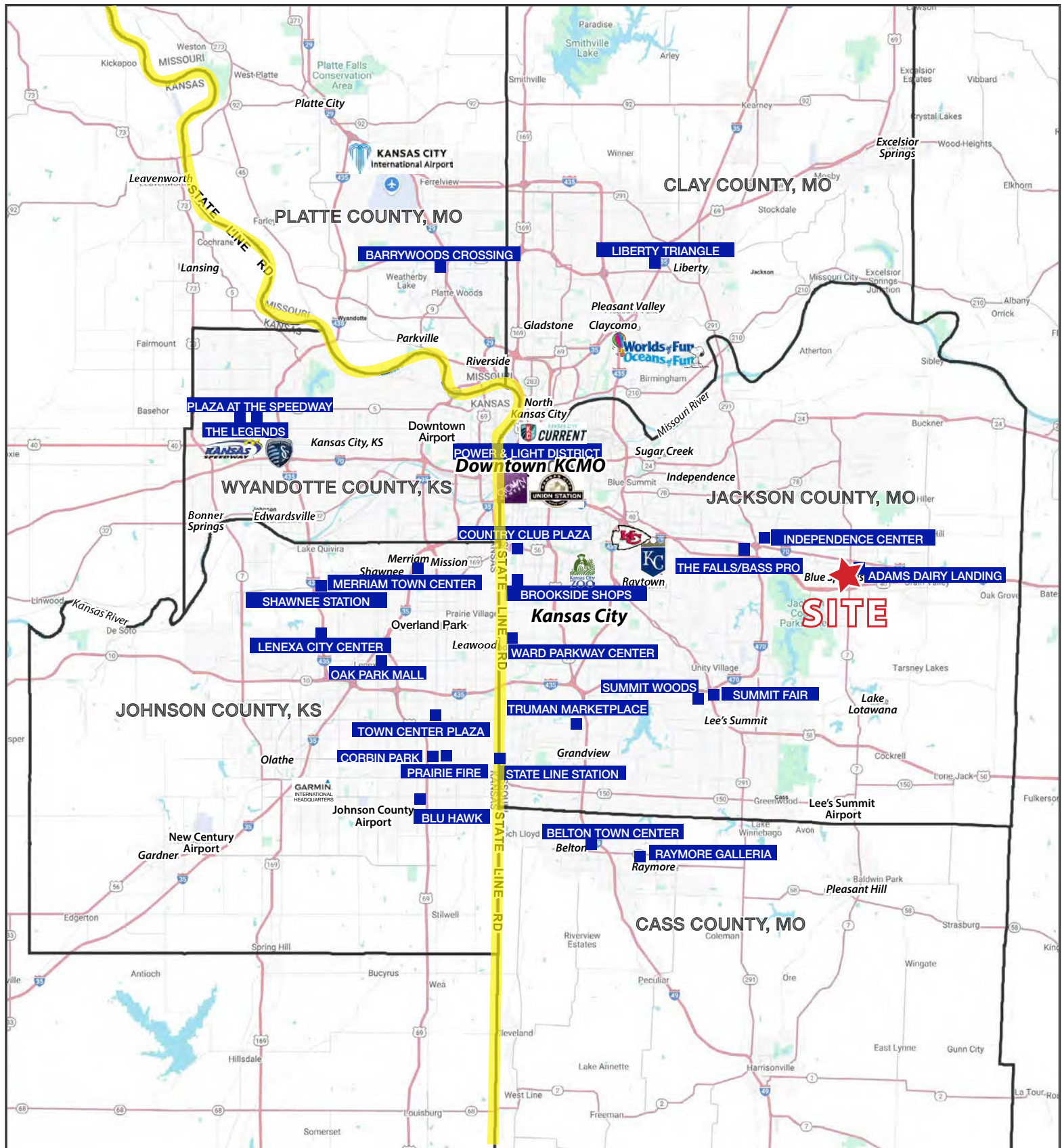




# VACANT LAND FOR SALE

## Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015



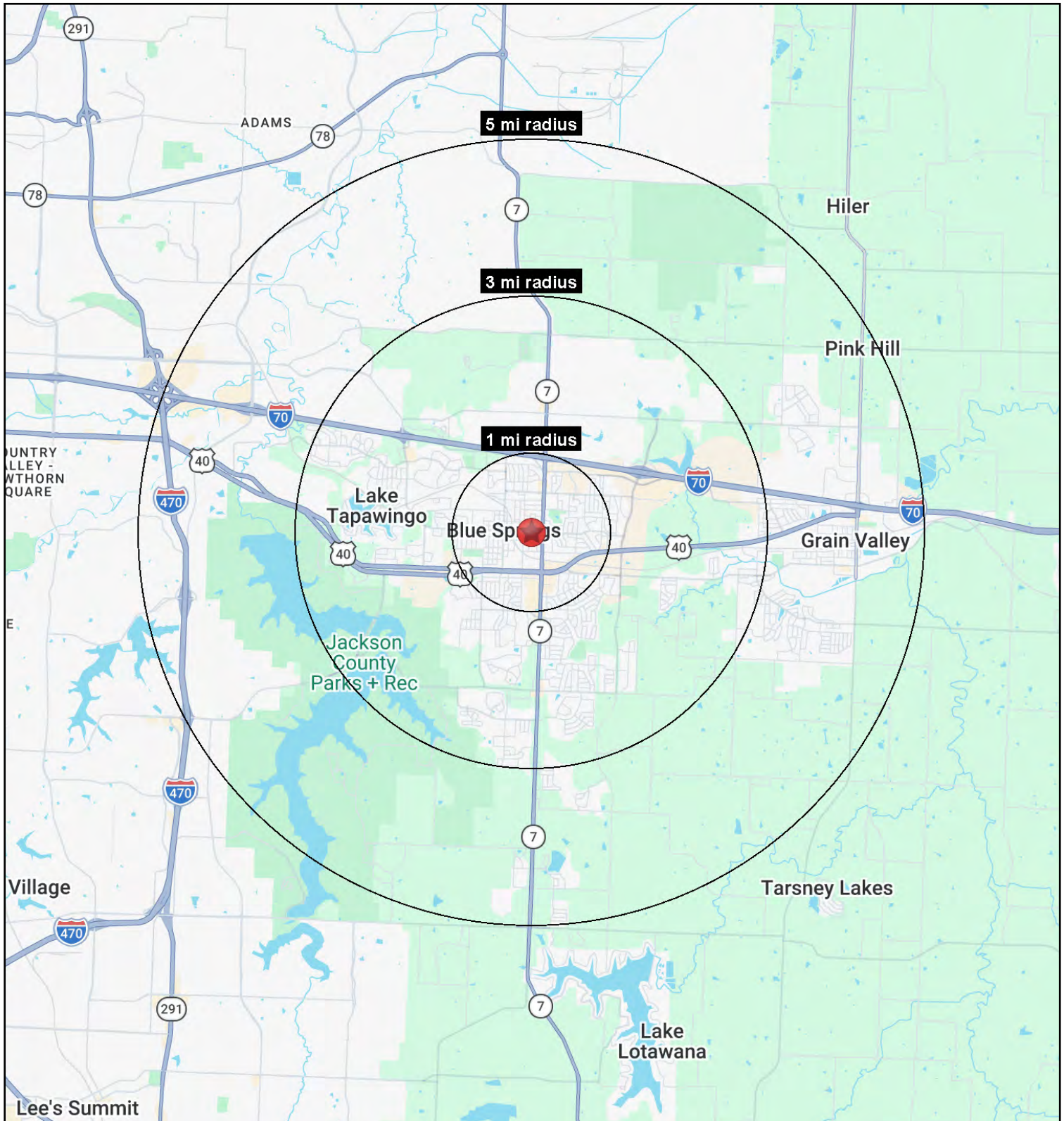




# VACANT LAND FOR SALE

## Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015





# VACANT LAND FOR SALE

## Infll Site for Redevelopment

804 SW Walnut Street, Blue Springs, MO 64015

| 804 SW Walnut Street<br>Blue Springs, MO 64015        | 1 mi<br>radius | 3 mi<br>radius | 5 mi<br>radius |
|-------------------------------------------------------|----------------|----------------|----------------|
| <b>Population</b>                                     |                |                |                |
| 2025 Estimated Population                             | 10,180         | 59,243         | 95,670         |
| 2030 Projected Population                             | 10,438         | 60,390         | 99,659         |
| 2020 Census Population                                | 9,961          | 60,849         | 93,577         |
| 2010 Census Population                                | 9,580          | 55,455         | 81,537         |
| Projected Annual Growth 2025 to 2030                  | 0.5%           | 0.4%           | 0.8%           |
| Historical Annual Growth 2010 to 2025                 | 0.4%           | 0.5%           | 1.2%           |
| 2025 Median Age                                       | 36.3           | 37.4           | 37.9           |
| <b>Households</b>                                     |                |                |                |
| 2025 Estimated Households                             | 4,270          | 22,549         | 36,332         |
| 2030 Projected Households                             | 4,423          | 23,204         | 38,122         |
| 2020 Census Households                                | 4,065          | 22,551         | 34,960         |
| 2010 Census Households                                | 3,917          | 20,620         | 30,318         |
| Projected Annual Growth 2025 to 2030                  | 0.7%           | 0.6%           | 1.0%           |
| Historical Annual Growth 2010 to 2025                 | 0.6%           | 0.6%           | 1.3%           |
| <b>Race and Ethnicity</b>                             |                |                |                |
| 2025 Estimated White                                  | 77.4%          | 79.1%          | 79.8%          |
| 2025 Estimated Black or African American              | 10.8%          | 10.2%          | 9.7%           |
| 2025 Estimated Asian or Pacific Islander              | 1.7%           | 1.6%           | 1.8%           |
| 2025 Estimated American Indian or Native Alaskan      | 0.5%           | 0.4%           | 0.4%           |
| 2025 Estimated Other Races                            | 9.7%           | 8.7%           | 8.4%           |
| 2025 Estimated Hispanic                               | 9.1%           | 8.0%           | 7.8%           |
| <b>Income</b>                                         |                |                |                |
| 2025 Estimated Average Household Income               | \$78,555       | \$115,110      | \$119,405      |
| 2025 Estimated Median Household Income                | \$59,619       | \$86,885       | \$92,643       |
| 2025 Estimated Per Capita Income                      | \$32,987       | \$43,846       | \$45,397       |
| <b>Education (Age 25+)</b>                            |                |                |                |
| 2025 Estimated Elementary (Grade Level 0 to 8)        | 1.6%           | 1.1%           | 1.4%           |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 5.4%           | 3.4%           | 3.1%           |
| 2025 Estimated High School Graduate                   | 29.5%          | 28.0%          | 28.1%          |
| 2025 Estimated Some College                           | 25.6%          | 24.7%          | 23.1%          |
| 2025 Estimated Associates Degree Only                 | 7.0%           | 8.2%           | 8.1%           |
| 2025 Estimated Bachelors Degree Only                  | 18.8%          | 22.8%          | 23.4%          |
| 2025 Estimated Graduate Degree                        | 12.1%          | 11.9%          | 12.8%          |
| <b>Business</b>                                       |                |                |                |
| 2025 Estimated Total Businesses                       | 677            | 1,990          | 3,146          |
| 2025 Estimated Total Employees                        | 4,817          | 14,657         | 29,883         |
| 2025 Estimated Employee Population per Business       | 7.1            | 7.4            | 9.5            |
| 2025 Estimated Residential Population per Business    | 15.0           | 29.8           | 30.4           |

©2026. Sites USA. Chandler, Arizona. 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025. TIGER Geographv - RS1