

PCR3

Kentucky Ave, Platte City, MO 64079



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PROPERTY OVERVIEW

as of November 2025, Lot 4 has been under way with construction of it's new medical center
Located in the heart of Platte City, Missouri, these prime land lots on Kentucky Ave offer a unique opportunity for commercial development in a rapidly growing area. Spanning multiple acres, these parcels provide an exceptional foundation for a variety of uses, including retail, office space, or mixed-use developments.

With direct access to Kentucky Ave, one of the area's key roads, these lots benefit from excellent visibility and high traffic flow, making them ideal for businesses seeking a high-profile location. Platte City's close proximity to major highways, including Interstate 29 and the Kansas City International Airport, ensures easy access for customers and suppliers, enhancing the potential for success.

- Lot 1:** 8.29 acres currently zoned residential
- Lot 2:** 1.54 acres currently zoned residential
- lot 3:** 7.27 acre lot currently zoned commercial
- Lot 4:** 11.50 acre lot currently zoned commercial
- Lot 5:** 3.78 acre lot currently zoned commercial

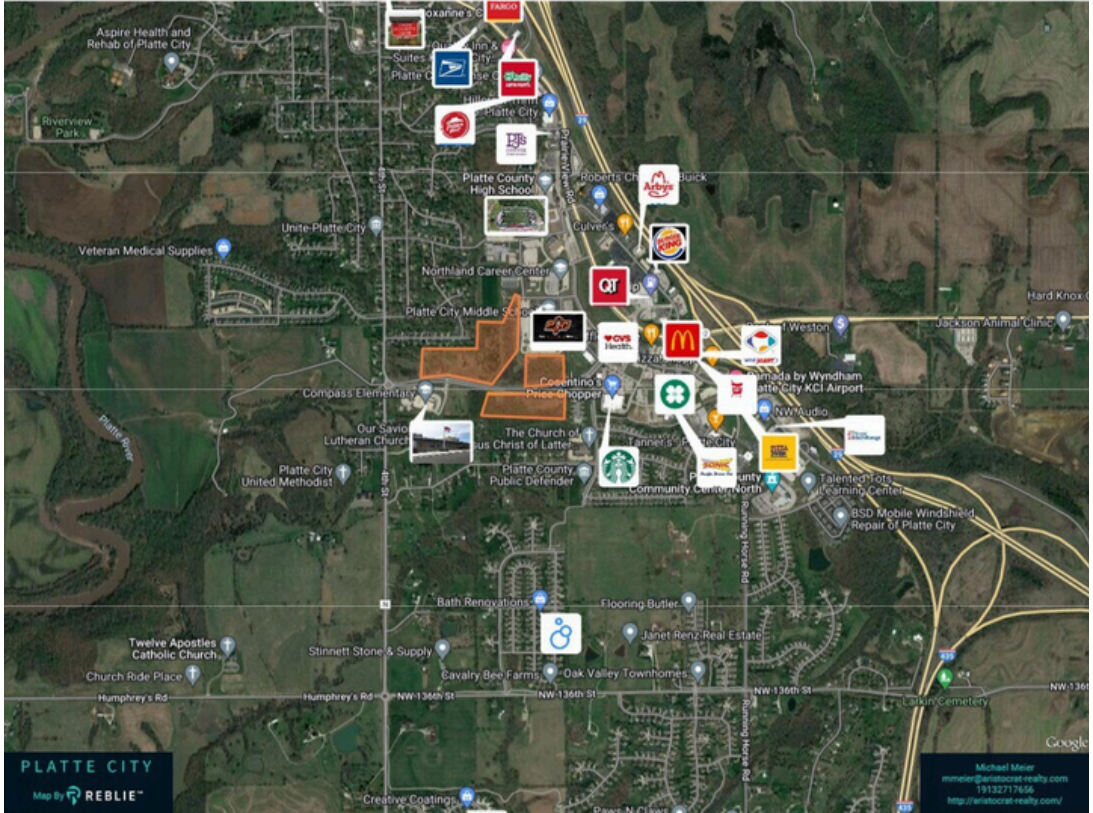
Surrounded by a mix of established businesses and new residential developments, these lots are situated in a community that continues to grow, offering a steady customer base and long-term growth potential. Whether you're looking to develop retail, professional offices, or a multi-use space, these lots provide the flexibility and strategic location to bring your vision to life.



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PROPERTY PHOTOS



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PROPERTY PHOTOS

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Medical Center Under Construction



PROPERTY PHOTOS

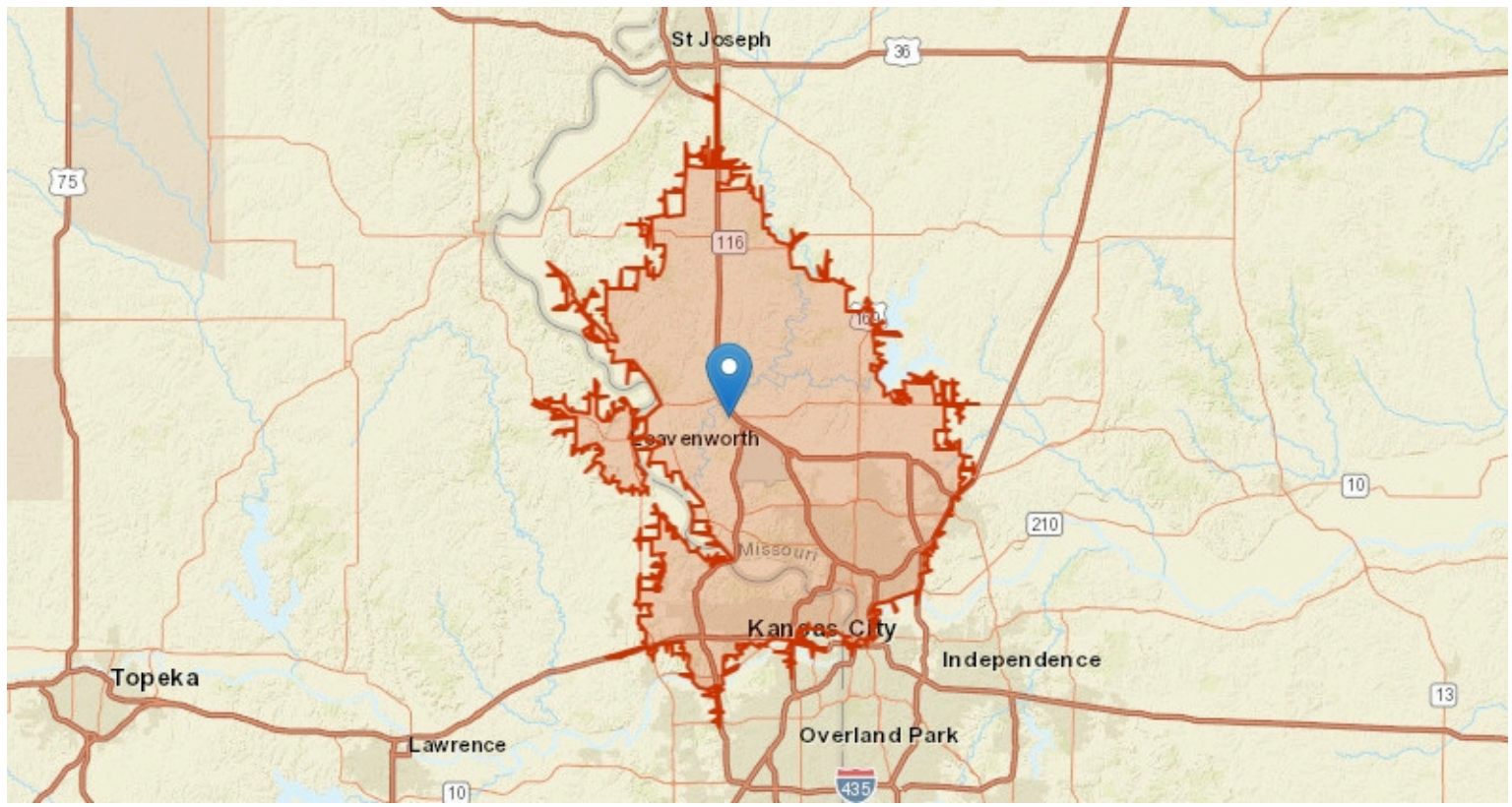
Lot 4's Medical Center Construction 11/18/2025



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LOCATION/STUDY AREA MAP (DRIVE TIME: 25 MINUTES)



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 25 MINUTES)

POPULATION TRENDS AND KEY INDICATORS 25Minute Drive Time

451,070

Population

179,975

Households

36.8

Median Age

2.46

Avg Size Household

\$77,487

Median Household Income

\$273,852

Median Home Value

82

Wealth Index

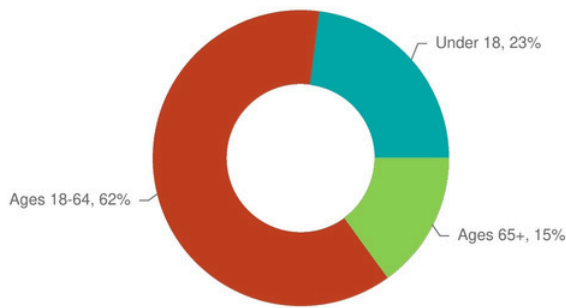
107

Housing Affordability

62.8

Diversity Index

POPULATION BY AGE



● Under 18 ● Ages 18-64 ● Ages 65+

POPULATION BY GENERATION



3.69%

Greatest Gen: Born 1945/Earlier



16.92%

Baby Boomer: Born 1946 to 1964



18.96%

Generation X: Born 1965 to 1980



26.68%

Millennial: Born 1981 to 1998



23.55%

Generation Z: Born 1999 to 2016



10.2%

Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic
Growth Rate

0.86%

2024-2029
Forecasted
Growth Rate

0.58%



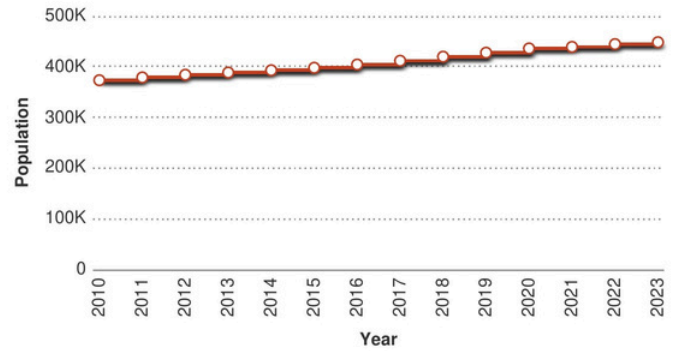
Household Population

457,498



Population Density

677



DAYTIME POPULATION



440,235

2024 Total Daytime Population



209,540

2024 Daytime Pop: Residents



230,695

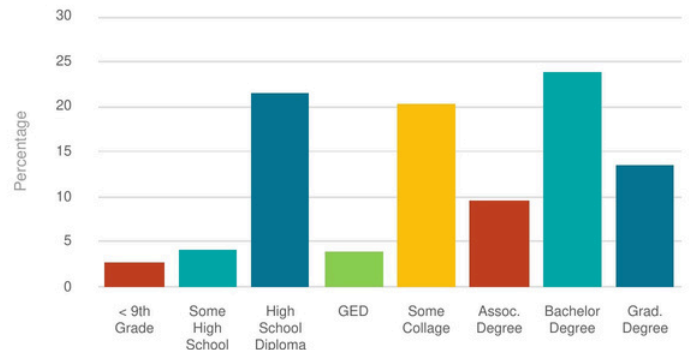
2024 Daytime Pop: Workers



640

2024 Daytime Pop Density

POPULATION BY EDUCATION



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