



# Pad Site for Sale

**NE ADAMS DAIRY PARKWAY AND NAPOLEON DRIVE  
BLUE SPRINGS, MISSOURI**

## Property Highlights

- 49,270 (±) sf site
- 21,220 cars-per-day on Adams Dairy Parkway
- Excellent access to I-70
- Just south of Walmart, Target, Home Depot, Michaels and more
- Offered at \$6.00/sf

*For information, please contact:*

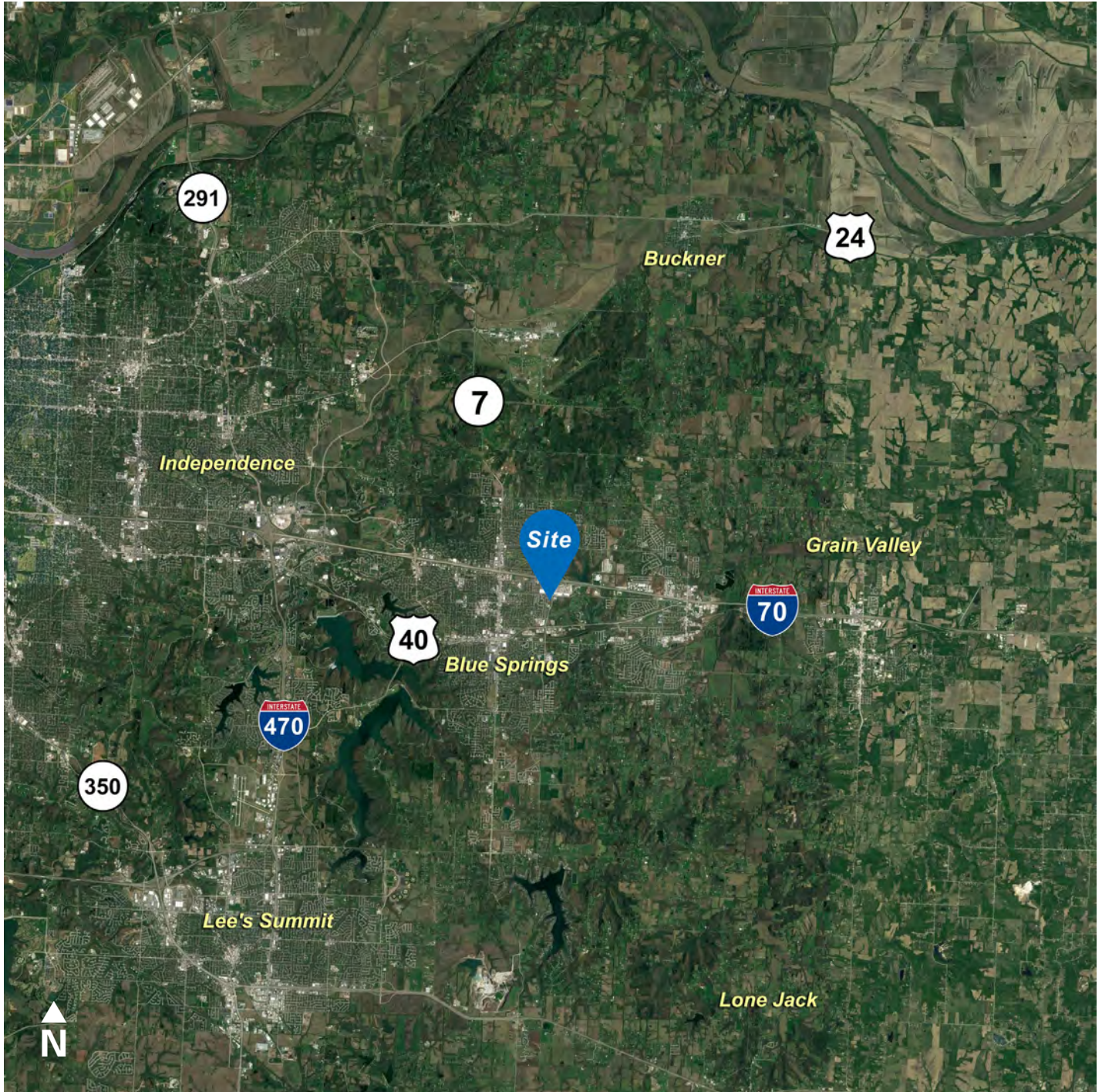
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# NE ADAMS DAIRY PARKWAY AND NAPOLEON DRIVE, BLUE SPRINGS, MISSOURI

## Demographics

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,076	48,657	60,865
2010 Population	6,446	58,605	73,528
2021 Population	6,528	61,498	78,692
2026 Population	6,667	63,355	81,398
2000-2010 Annual Rate	0.59%	1.88%	1.91%
2010-2021 Annual Rate	0.11%	0.43%	0.61%
2021-2026 Annual Rate	0.42%	0.60%	0.68%
2021 Male Population	47.8%	48.6%	48.6%
2021 Female Population	52.2%	51.4%	51.4%
2021 Median Age	35.1	36.3	37.1

In the identified area, the current year population is 78,692. In 2010, the Census count in the area was 73,528. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 81,398 representing a change of 0.68% annually from 2021 to 2026. Currently, the population is 48.6% male and 51.4% female.

### Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	82.0%	87.7%	88.0%
2021 Black Alone	9.0%	5.1%	5.0%
2021 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2021 Asian Alone	1.6%	1.3%	1.4%
2021 Pacific Islander Alone	0.3%	0.2%	0.2%
2021 Other Race	1.7%	1.4%	1.4%
2021 Two or More Races	4.8%	3.7%	3.6%
2021 Hispanic Origin (Any Race)	6.1%	5.8%	5.6%

Persons of Hispanic origin represent 5.6% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.5 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	56	87	96
2000 Households	2,478	17,708	21,898
2010 Households	2,563	21,708	27,119
2021 Total Households	2,576	22,836	29,157
2026 Total Households	2,619	23,495	30,135
2000-2010 Annual Rate	0.34%	2.06%	2.16%
2010-2021 Annual Rate	0.04%	0.45%	0.65%
2021-2026 Annual Rate	0.33%	0.57%	0.66%
2021 Average Household Size	2.49	2.68	2.69

The household count in this area has changed from 27,119 in 2010 to 29,157 in the current year, a change of 0.65% annually. The five-year projection of households is 30,135, a change of 0.66% annually from the current year total. Average household size is currently 2.69, compared to 2.70 in the year 2010. The number of families in the current year is 21,682 in the specified area.

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## Demographics

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<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	10.4%	10.6%	10.8%
<b>Median Household Income</b>			
2021 Median Household Income	\$69,814	\$78,600	\$81,228
2026 Median Household Income	\$77,278	\$85,495	\$88,809
2021-2026 Annual Rate	2.05%	1.70%	1.80%
<b>Average Household Income</b>			
2021 Average Household Income	\$75,610	\$90,209	\$94,203
2026 Average Household Income	\$84,250	\$100,964	\$105,632
2021-2026 Annual Rate	2.19%	2.28%	2.32%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$29,844	\$33,595	\$34,996
2026 Per Capita Income	\$33,093	\$37,554	\$39,215
2021-2026 Annual Rate	2.09%	2.25%	2.30%

### Households by Income

Current median household income is \$81,228 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$88,809 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$94,203 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$105,632 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$34,996 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$39,215 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	196	194	192
2000 Total Housing Units	2,545	18,235	22,550
2000 Owner Occupied Housing Units	1,333	13,086	16,710
2000 Renter Occupied Housing Units	1,144	4,622	5,188
2000 Vacant Housing Units	68	527	652
2010 Total Housing Units	2,798	23,029	28,708
2010 Owner Occupied Housing Units	1,336	15,235	19,798
2010 Renter Occupied Housing Units	1,227	6,473	7,321
2010 Vacant Housing Units	235	1,321	1,589
2021 Total Housing Units	2,846	24,053	30,581
2021 Owner Occupied Housing Units	1,340	15,924	21,206
2021 Renter Occupied Housing Units	1,235	6,912	7,950
2021 Vacant Housing Units	270	1,217	1,424
2026 Total Housing Units	2,898	24,708	31,553
2026 Owner Occupied Housing Units	1,414	16,619	22,214
2026 Renter Occupied Housing Units	1,205	6,877	7,921
2026 Vacant Housing Units	279	1,213	1,418

Currently, 69.3% of the 30,581 housing units in the area are owner occupied; 26.0%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 28,708 housing units in the area - 69.0% owner occupied, 25.5% renter occupied, and 5.5% vacant. The annual rate of change in housing units since 2010 is 2.85%. Median home value in the area is \$209,041, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.77% annually to \$239,619.

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