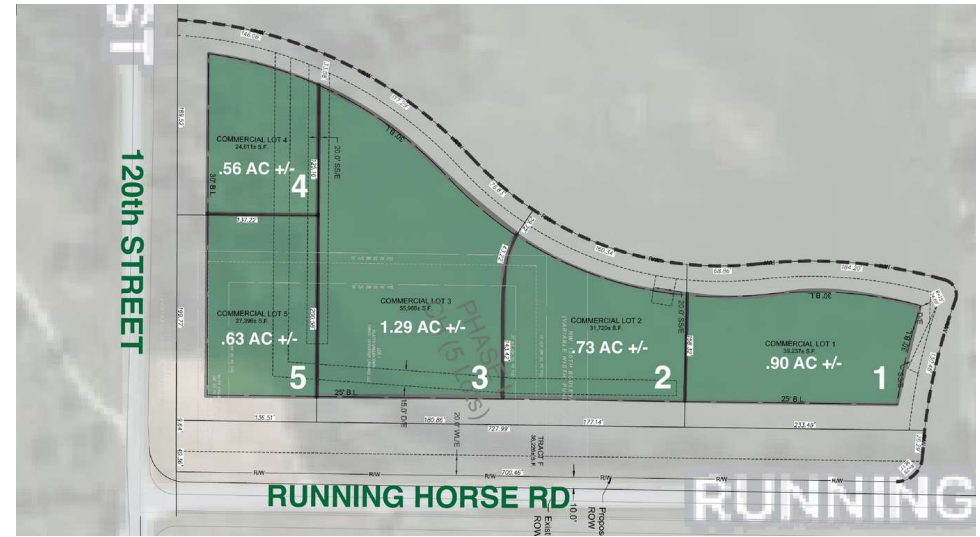


RUNNING HORSE VILLAGE

RUNNING HORSE RD, PLATTE CITY, MO 64079

LAND FOR SALE



VIDEO

PROPERTY DESCRIPTION

The Running Horse Village land available for sale is 4.11 AC +/- in Platte City, MO, and is zoned Commercial Highway (CH) along Running Horse Road with excellent visibility from Highway 435. Five sites are available in the 1st phase, providing new commercial opportunities in Platte City South. This land is ideal for constructing a gas station or convenience store.

PROPERTY HIGHLIGHTS

- Zoned Commercial Highway (CH)
- Excellent Visibility from 435 Highway
- 5 Minutes From Kansas City International Airport
- In The Core of A Major Residential District
- One of the States Fastest Growing Communities

COMMERCIAL LOT #	SQ FT	ACRES
Commercial Lot 1:	39,237 SF +/-	.90 AC +/-
Commercial Lot 2:	31,720 SF +/-	.73 AC +/-
Commercial Lot 3:	55,988 SF +/-	1.29 AC +/-
Commercial Lot 4:	24,611 SF +/-	.56 AC +/-
Commercial Lot 5:	27,396 SF +/-	.63 AC +/-

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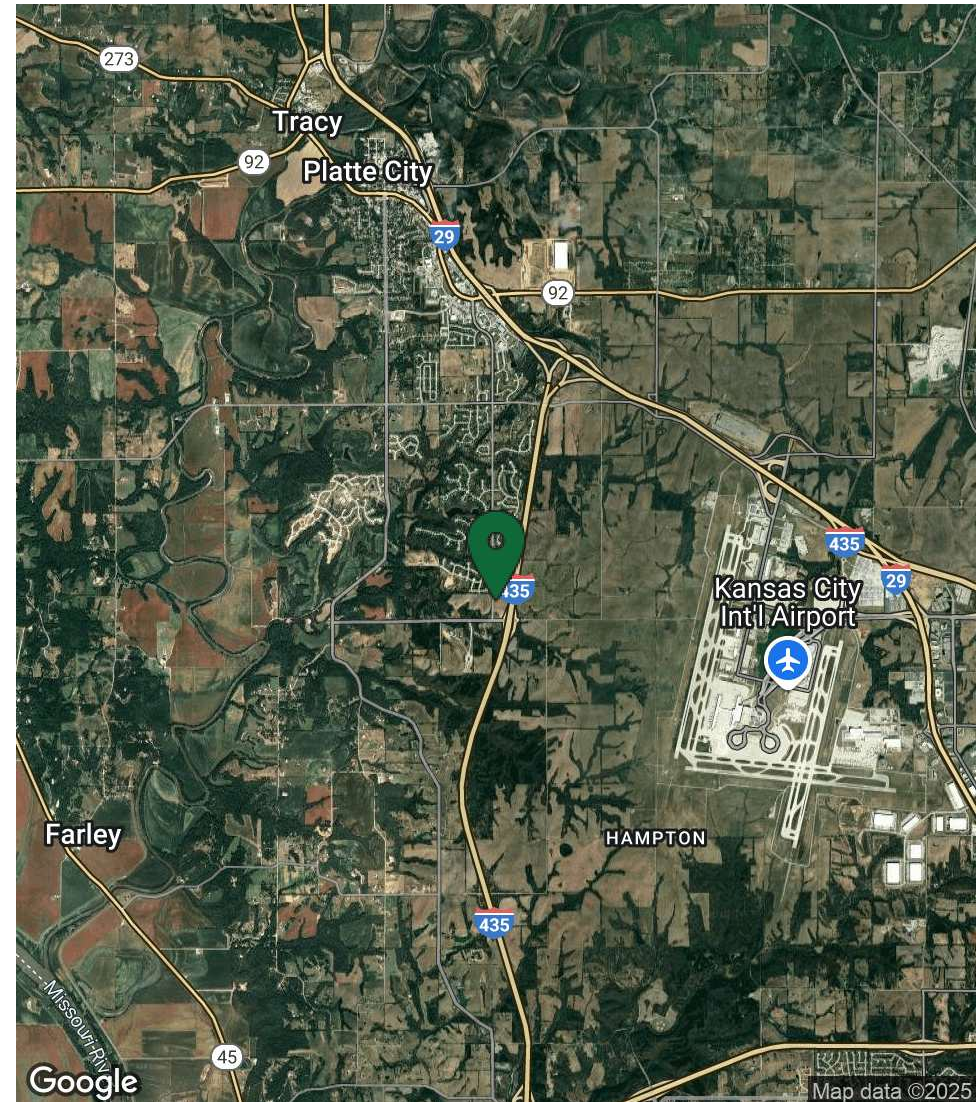
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RUNNING HORSE VILLAGE

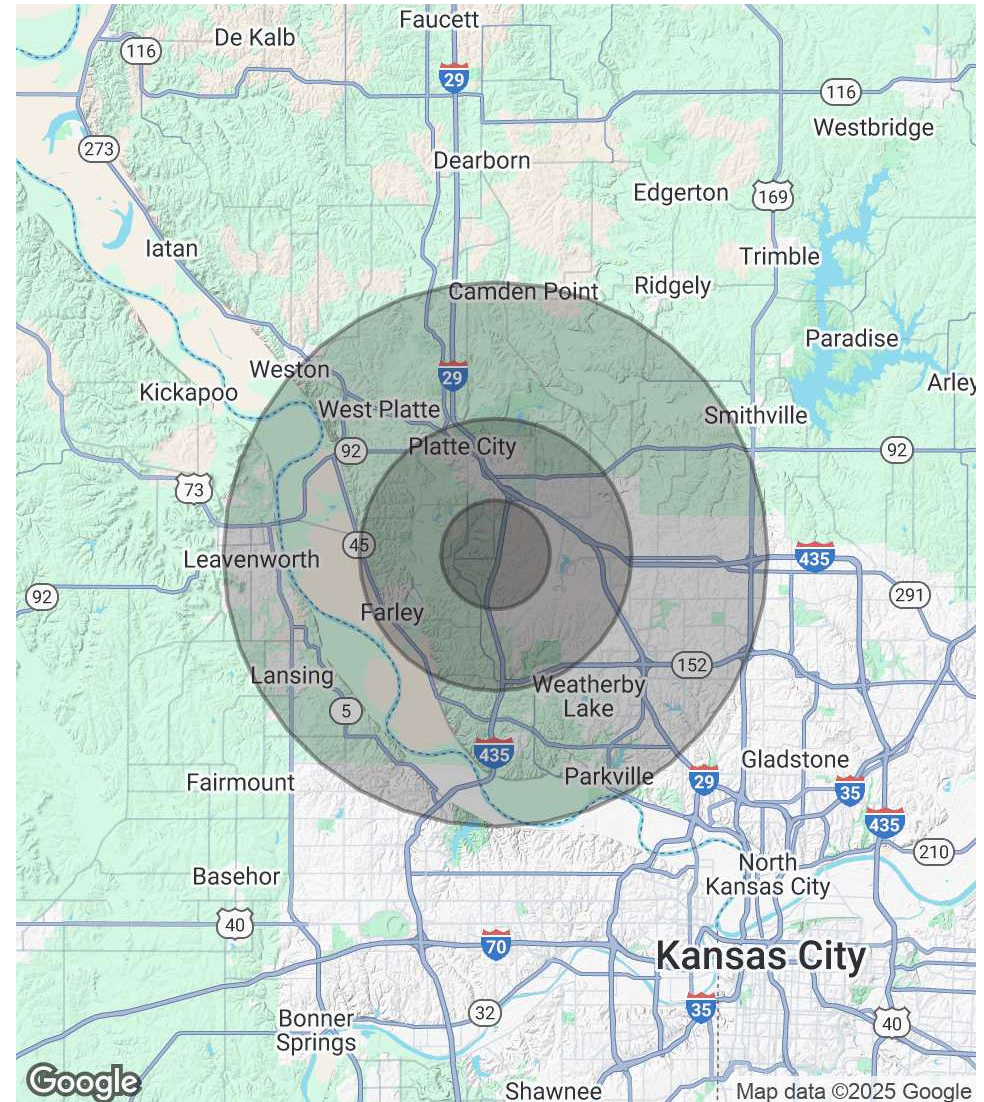
RUNNING HORSE RD, PLATTE CITY, MO 64079

LAND FOR SALE

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	4,256	14,185	133,484
Average Age	39.6	35.3	38.7
Average Age (Male)	43.0	34.6	37.7
Average Age (Female)	38.0	36.4	38.9

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	1,484	5,553	52,801
# of Persons per HH	2.9	2.6	2.5
Average HH Income	\$134,471	\$90,921	\$92,722
Average House Value	\$291,157	\$239,525	\$213,067

2020 American Community Survey (ACS)



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