

8017-8019 E 171st St | I-49 & 58 Highway (SEQ)

Belton, Missouri 64012

For Sale

58 Highway Development Pad For Sale



Sale Price: \$850,000.00 | 24,590 SF Lot

For more information:

- 24,590 SF pad site for sale
- Prime frontage and exposure to 58 Highway
- Over 38,220 cars per day pass by this site
- Excellent development site for restaurant or retail user
- Very active corridor with heavy sales volumes

Andrew Block
Principal
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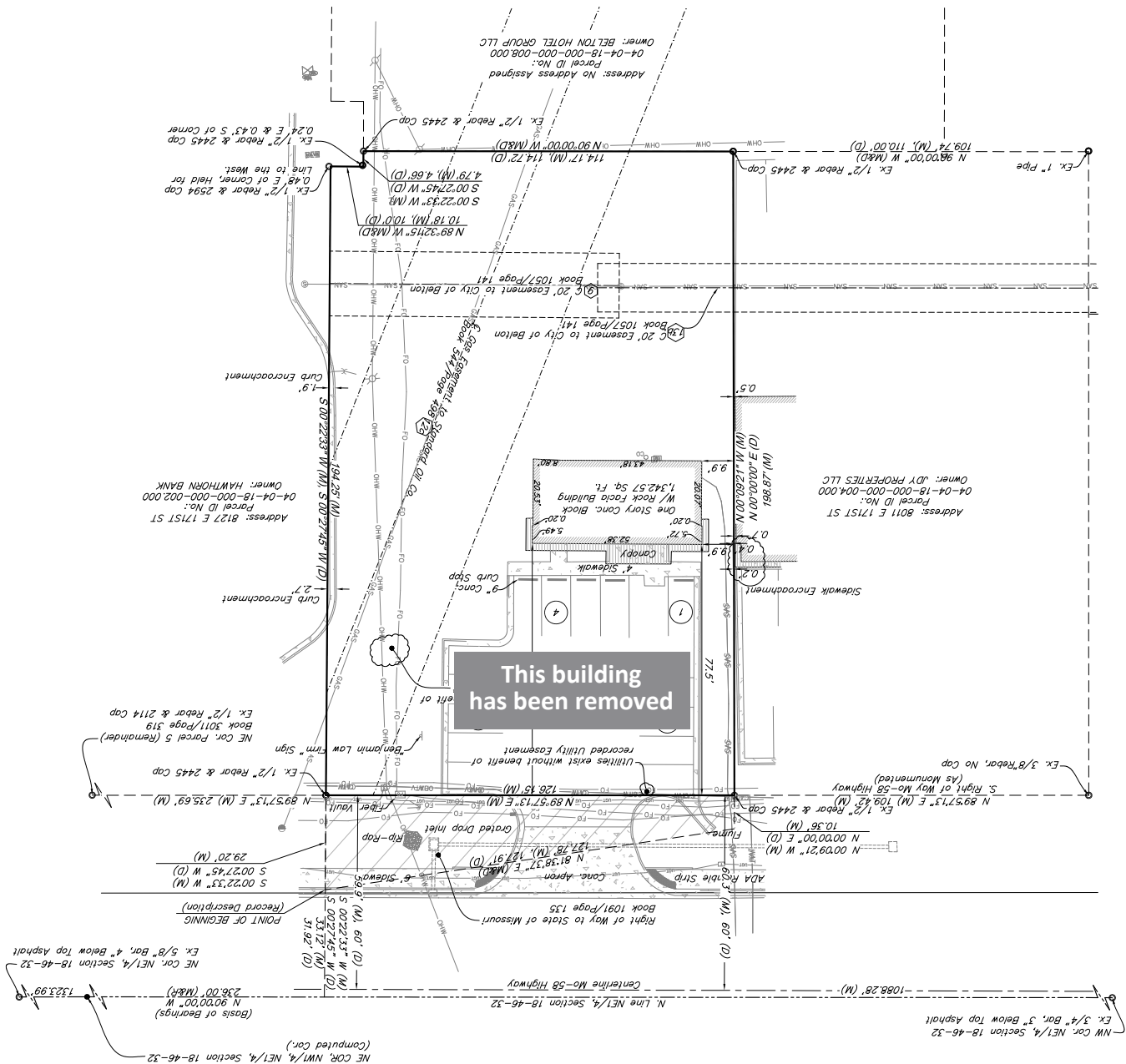
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BLOCK
REAL ESTATE SERVICES, LLC

Demographics

8019 E 171st St Belton, MO 64012	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,366	51,060	68,919
2030 Projected Population	10,621	56,695	75,107
2020 Census Population	7,149	46,967	64,277
2010 Census Population	6,525	42,083	58,423
Projected Annual Growth 2025 to 2030	2.7%	2.2%	1.8%
Historical Annual Growth 2010 to 2025	2.9%	1.4%	1.2%
2025 Median Age	39.4	37.5	37.5
Households			
2025 Estimated Households	3,730	20,345	27,081
2030 Projected Households	4,277	22,850	29,859
2020 Census Households	2,891	18,013	24,521
2010 Census Households	2,521	15,765	21,811
Projected Annual Growth 2025 to 2030	2.9%	2.5%	2.1%
Historical Annual Growth 2010 to 2025	3.2%	1.9%	1.6%
Race and Ethnicity			
2025 Estimated White	76.3%	77.9%	74.4%
2025 Estimated Black or African American	13.3%	12.2%	14.8%
2025 Estimated Asian or Pacific Islander	2.4%	1.5%	1.5%
2025 Estimated American Indian or Native Alaskan	0.5%	0.4%	0.4%
2025 Estimated Other Races	7.6%	8.0%	8.9%
2025 Estimated Hispanic	7.8%	7.6%	8.5%
Income			
2025 Estimated Average Household Income	\$96,798	\$106,071	\$103,759
2025 Estimated Median Household Income	\$81,600	\$87,405	\$85,098
2025 Estimated Per Capita Income	\$38,642	\$42,306	\$40,815
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	2.8%
2025 Estimated Some High School (Grade Level 9 to 11)	4.5%	3.7%	4.3%
2025 Estimated High School Graduate	31.9%	29.5%	29.5%
2025 Estimated Some College	26.1%	23.9%	24.1%
2025 Estimated Associates Degree Only	7.2%	8.0%	8.1%
2025 Estimated Bachelors Degree Only	18.1%	21.4%	20.8%
2025 Estimated Graduate Degree	10.1%	10.7%	10.4%
Business			
2025 Estimated Total Businesses	254	1,078	1,496
2025 Estimated Total Employees	2,625	13,296	20,125
2025 Estimated Employee Population per Business	10.4	12.3	13.5
2025 Estimated Residential Population per Business	36.9	47.3	46.1

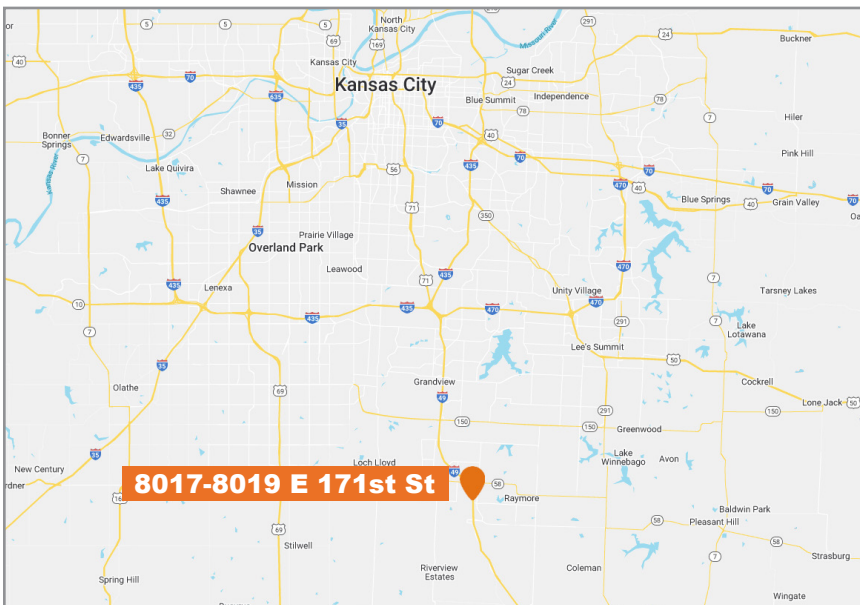
ATLA Survey



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