



Land Available for Sale

**26310 SW WYATT ROAD
BLUE SPRINGS, MISSOURI**

Property Highlights

– COMMERCIAL SEWER LINE TO SITE WILL BE COMPLETED BY AUGUST 1, 2026

- 12.37 (±) acres
- Located on the corner of Hwy. 7 and SW Wyatt Rd.
- 28,750 cars-per-day on Hwy. 7
- Zoned General Business
- Located near several residential developments
- Potential for retail, office or mixed-use
- For sale at \$4.00/sf
- Under development - 133 unit residential housing
- New intersection on the north side

DEMOGRAPHICS	1 mi	3 mi	5 mi
Population	2,533	23,262	82,403
Daytime Population	1,408	16,148	66,969
Households	895	8,398	30,247
Average HH Income	\$115,060	\$101,901	\$95,368
Median HH Income	\$93,347	\$81,183	\$77,779

For information, please contact:

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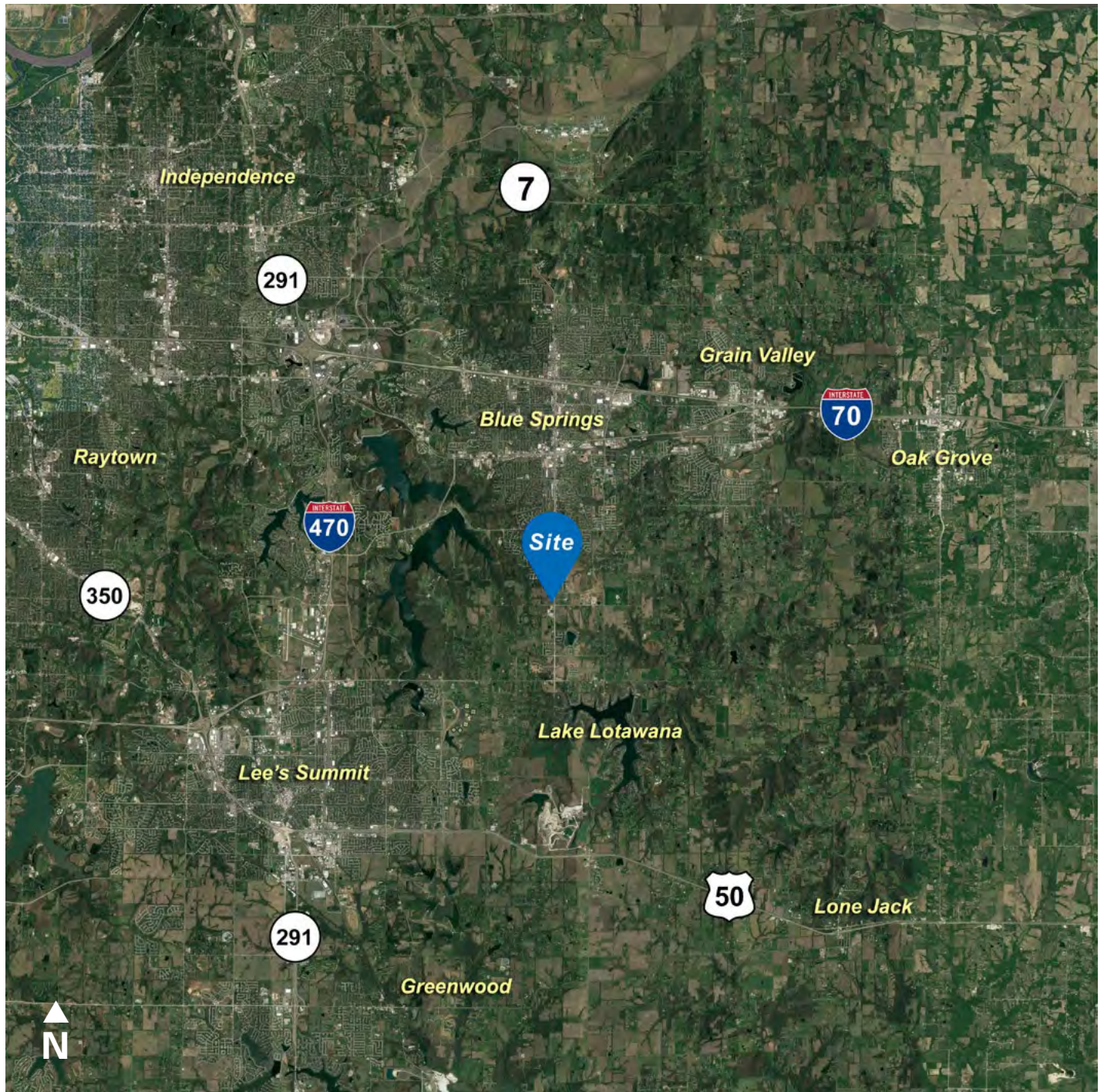
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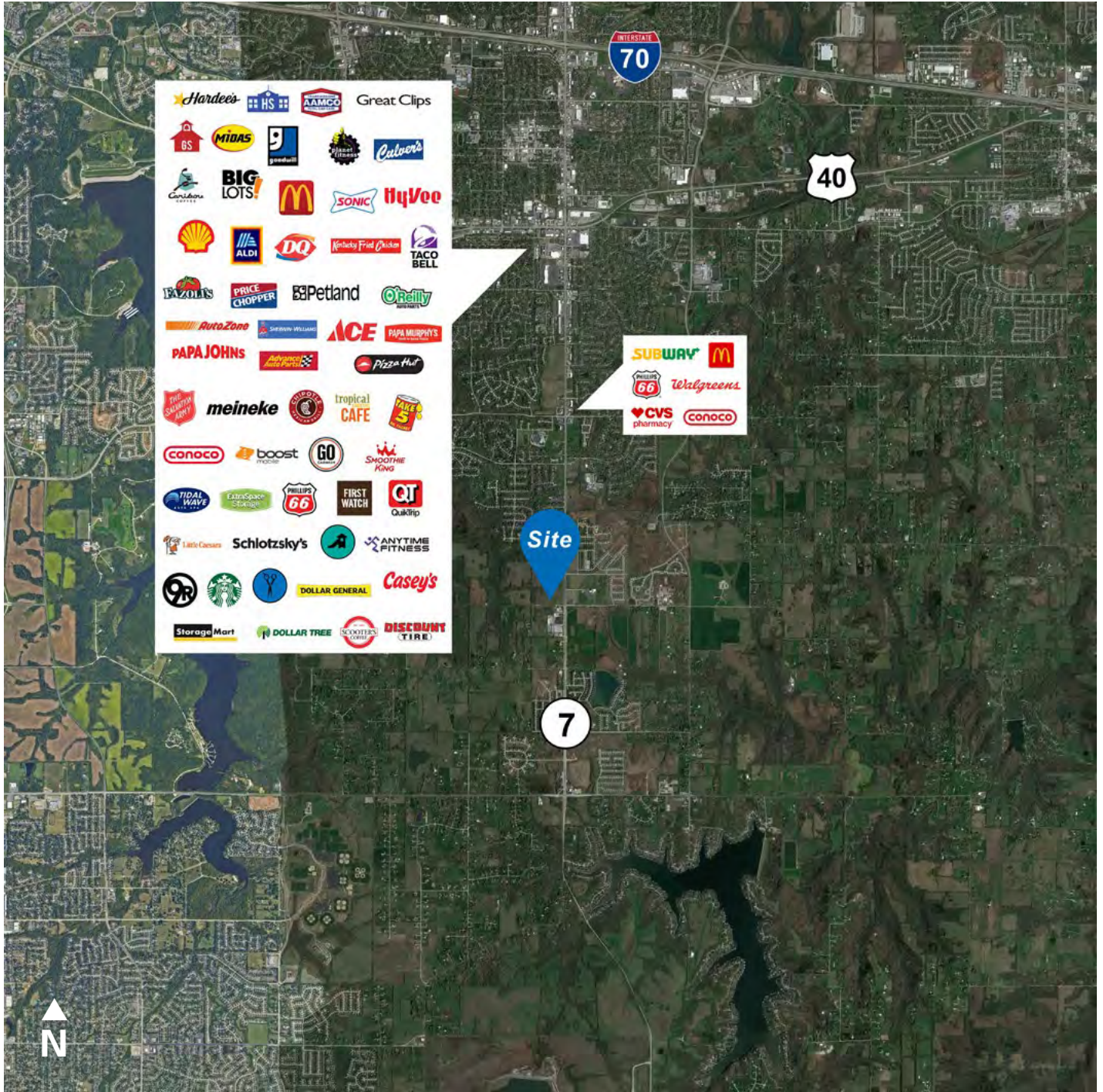
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Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	1,971	19,827	66,287
2010 Population	2,146	21,144	76,697
2019 Population	2,533	23,262	82,403
2024 Population	2,655	24,090	84,965
2000-2010 Annual Rate	0.85%	0.65%	1.47%
2010-2019 Annual Rate	1.81%	1.04%	0.78%
2019-2024 Annual Rate	0.95%	0.70%	0.61%
2019 Male Population	48.9%	48.8%	48.8%
2019 Female Population	51.1%	51.1%	51.2%
2019 Median Age	41.2	37.9	36.9

In the identified area, the current year population is 82,403. In 2010, the Census count in the area was 76,697. The rate of change since 2010 was 0.78% annually. The five-year projection for the population in the area is 84,965 representing a change of 0.61% annually from 2019 to 2024. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	89.1%	88.4%	86.8%
2019 Black Alone	5.0%	4.8%	6.4%
2019 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2019 Asian Alone	1.1%	1.2%	1.4%
2019 Pacific Islander Alone	0.2%	0.2%	0.2%
2019 Other Race	1.3%	1.2%	1.3%
2019 Two or More Races	3.1%	3.8%	3.4%
2019 Hispanic Origin (Any Race)	5.8%	5.1%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.6% 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 31.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	155	127	110
2000 Households	665	6,883	23,809
2010 Households	762	7,650	28,251
2019 Total Households	895	8,398	30,247
2024 Total Households	937	8,682	31,114
2000-2010 Annual Rate	1.37%	1.06%	1.73%
2010-2019 Annual Rate	1.75%	1.01%	0.74%
2019-2024 Annual Rate	0.92%	0.67%	0.57%
2019 Average Household Size	2.82	2.77	2.71

The household count in this area has changed from 28,251 in 2010 to 30,247 in the current year, a change of 0.74% annually. The five-year projection of households is 31,114, a change of 0.57% annually from the current year total. Average household size is currently 2.71, compared to 2.70 in the year 2010. The number of families in the current year is 22,516 in the specified area.

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Demographics

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	14.1%	13.2%	12.3%
Median Household Income			
2019 Median Household Income	\$93,347	\$81,183	\$77,779
2024 Median Household Income	\$104,898	\$90,554	\$85,920
2019-2024 Annual Rate	2.36%	2.21%	2.01%
Average Household Income			
2019 Average Household Income	\$115,060	\$101,901	\$95,368
2024 Average Household Income	\$134,385	\$117,172	\$109,133
2019-2024 Annual Rate	3.15%	2.83%	2.73%
Per Capita Income			
2019 Per Capita Income	\$42,143	\$36,701	\$35,128
2024 Per Capita Income	\$49,209	\$42,135	\$40,100
2019-2024 Annual Rate	3.15%	2.80%	2.68%

Households by Income

Current median household income is \$77,779 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$85,920 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$95,368 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$109,133 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$35,128 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$40,100 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	151	163	174
2000 Total Housing Units	672	7,057	24,640
2000 Owner Occupied Housing Units	607	5,709	18,271
2000 Renter Occupied Housing Units	58	1,174	5,538
2000 Vacant Housing Units	7	174	831
2010 Total Housing Units	791	8,213	30,385
2010 Owner Occupied Housing Units	628	5,895	20,882
2010 Renter Occupied Housing Units	134	1,755	7,369
2010 Vacant Housing Units	29	563	2,134
2019 Total Housing Units	920	8,929	32,216
2019 Owner Occupied Housing Units	719	6,278	21,503
2019 Renter Occupied Housing Units	176	2,120	8,744
2019 Vacant Housing Units	25	531	1,969
2024 Total Housing Units	960	9,197	33,029
2024 Owner Occupied Housing Units	762	6,590	22,443
2024 Renter Occupied Housing Units	176	2,093	8,671
2024 Vacant Housing Units	23	515	1,915

Currently, 66.7% of the 32,216 housing units in the area are owner occupied; 27.1%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 30,385 housing units in the area - 68.7% owner occupied, 24.3% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2010 is 2.63%. Median home value in the area is \$195,660, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.71% annually to \$234,775.

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