



Pad Sites for Sale

**SE COLBERN ROAD AND CHAPMAN RIDGE DRIVE
BLUE SPRINGS, MISSOURI**

Property Highlights

- 1.44 (±) acre and 2.53 (±) acre sites available
- Adjacent from new residential development
- Just east of the 7 Highway and Colbern Road intersection
- All utilities to site
- Prime corners and access for retail
- For sale at \$7.00/sf

For information, please contact:

Justin A. Beal
Senior Managing Director, Principal
t 816-268-4241
jbeal@nzimmer.com

1220 Washington Street, Suite 300
Kansas City, MO 64105

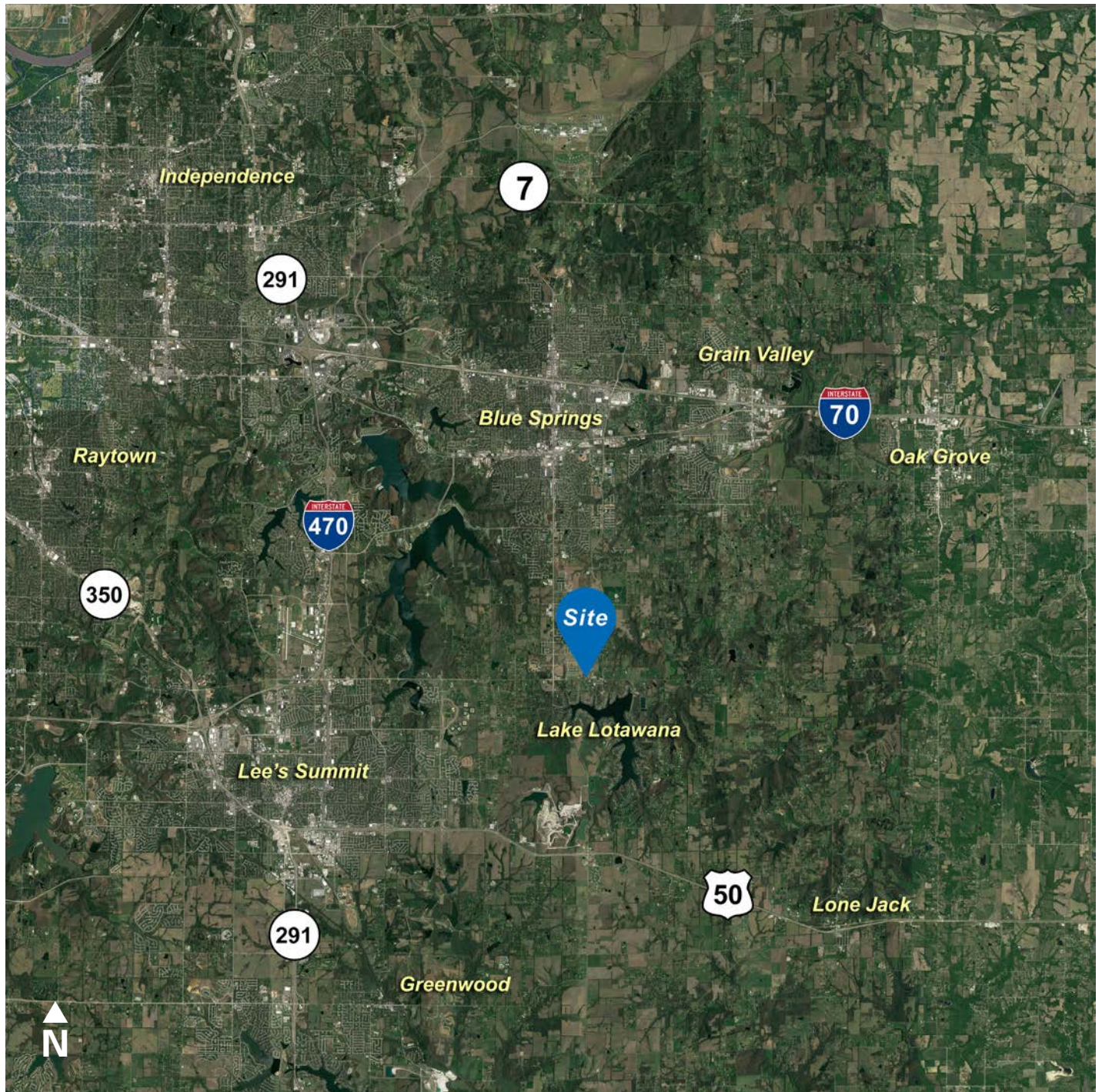
nmrkzimmer.com



NEWMARK
ZIMMER

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

SE COLBERN ROAD AND CHAPMAN RIDGE DRIVE, BLUE SPRINGS, MISSOURI



CONTACT

Justin A. Beal

Senior Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

SE COLBERN ROAD AND CHAPMAN RIDGE DRIVE, BLUE SPRINGS, MISSOURI

Site Plan



CONTACT

Justin A. Beal

Senior Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

SE COLBERN ROAD AND CHAPMAN RIDGE DRIVE, BLUE SPRINGS, MISSOURI

Demographics

	1 mile	3 miles	5 miles
Population			
2000 Population	1,153	8,109	45,967
2010 Population	1,172	9,277	52,200
2021 Population	1,338	10,520	56,013
2026 Population	1,393	11,094	57,901
2000-2010 Annual Rate	0.16%	1.35%	1.28%
2010-2021 Annual Rate	1.18%	1.12%	0.63%
2021-2026 Annual Rate	0.81%	1.07%	0.67%
2021 Male Population	51.3%	49.0%	48.9%
2021 Female Population	48.8%	51.0%	51.1%
2021 Median Age	49.4	42.5	37.7

In the identified area, the current year population is 56,013. In 2010, the Census count in the area was 52,200. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 57,901 representing a change of 0.67% annually from 2021 to 2026. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 49.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	93.8%	90.9%	88.3%
2021 Black Alone	2.2%	3.9%	5.1%
2021 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2021 Asian Alone	1.1%	1.1%	1.4%
2021 Pacific Islander Alone	0.2%	0.1%	0.2%
2021 Other Race	0.7%	0.8%	1.3%
2021 Two or More Races	1.8%	2.9%	3.3%
2021 Hispanic Origin (Any Race)	2.9%	4.8%	5.0%

Persons of Hispanic origin represent 5.0% 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 29.1 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	179	162	120
2000 Households	489	2,904	15,815
2010 Households	509	3,482	18,543
2021 Total Households	595	3,984	20,077
2026 Total Households	620	4,199	20,759
2000-2010 Annual Rate	0.40%	1.83%	1.60%
2010-2021 Annual Rate	1.40%	1.20%	0.71%
2021-2026 Annual Rate	0.83%	1.06%	0.67%
2021 Average Household Size	2.25	2.64	2.79

The household count in this area has changed from 18,543 in 2010 to 20,077 in the current year, a change of 0.71% annually. The five-year projection of households is 20,759, a change of 0.67% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2010. The number of families in the current year is 15,505 in the specified area.

CONTACT

Justin A. Beal

Senior Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER

SE COLBERN ROAD AND CHAPMAN RIDGE DRIVE, BLUE SPRINGS, MISSOURI

Demographics

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	14.6%	13.9%	11.0%
Median Household Income			
2021 Median Household Income	\$110,593	\$104,768	\$90,312
2026 Median Household Income	\$121,446	\$111,150	\$100,463
2021-2026 Annual Rate	1.89%	1.19%	2.15%
Average Household Income			
2021 Average Household Income	\$132,170	\$124,708	\$106,623
2026 Average Household Income	\$148,157	\$139,542	\$119,524
2021-2026 Annual Rate	2.31%	2.27%	2.31%
Per Capita Income			
2021 Per Capita Income	\$54,050	\$47,123	\$38,474
2026 Per Capita Income	\$60,568	\$52,720	\$43,132
2021-2026 Annual Rate	2.30%	2.27%	2.31%

Households by Income

Current median household income is \$90,312 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$100,463 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$106,623 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$119,524 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$38,474 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$43,132 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	151	154	189
2000 Total Housing Units	556	3,088	16,285
2000 Owner Occupied Housing Units	450	2,656	13,172
2000 Renter Occupied Housing Units	40	248	2,642
2000 Vacant Housing Units	66	184	471
2010 Total Housing Units	705	4,044	19,839
2010 Owner Occupied Housing Units	437	2,902	14,874
2010 Renter Occupied Housing Units	72	580	3,669
2010 Vacant Housing Units	196	562	1,296
2021 Total Housing Units	808	4,571	21,252
2021 Owner Occupied Housing Units	511	3,287	16,111
2021 Renter Occupied Housing Units	84	697	3,966
2021 Vacant Housing Units	213	587	1,175
2026 Total Housing Units	836	4,793	21,925
2026 Owner Occupied Housing Units	536	3,505	16,826
2026 Renter Occupied Housing Units	84	694	3,932
2026 Vacant Housing Units	216	594	1,166

CONTACT

Justin A. Beal

Senior Managing Director, Principal

t 816-268-4241

jbeal@nzimmer.com

nmrkzimmer.com

NEWMARK
ZIMMER