RESIDENTIAL INFILL DEVELOPMENT OPPORTUNITY

±100 ACRES IN KANSAS CITY AND GLADSTONE, MO



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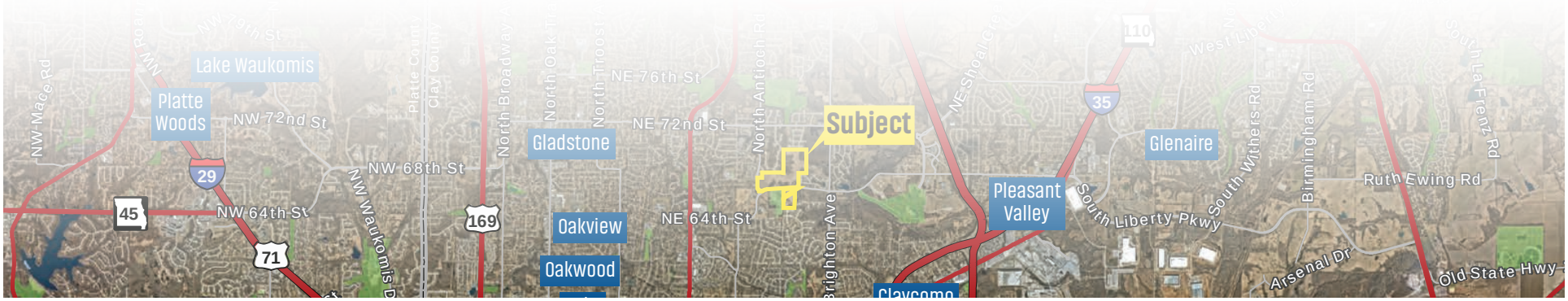
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EXECUTIVE SUMMARY

LOCATION	The propriety is generally located on the NEC of North Antioch Road & NE Pleasant Valley Road in Gladstone and Kansas City Missouri.
PROPERTY DESCRIPTION	This property consists of rolling topography with impressive views as one of the highest elevations in the northland. Street improvements have been completed on both N Antioch and NE Pleasant Valley Road with a round-about at the intersection. The Adkins-Johnson Farmstead and Museum is nearby on the south side of Pleasant Valley Road with connections to a trail system.
SIZE	±84.83 North of Pleasant Valley Road and ±14.55 South of Pleasant Valley Road
SCHOOL DISTRICT	North Kansas City School District
PRICE	$19,500/Acre (±$1,934,400)
EXISTING ZONING	• R-80 and R-7.5 in Kansas City • R-1 in Gladstone • Adjacent to R-5 on the North and R-7.5 on the East in Kansas City • Adjacent to R-2 and R-3 on the West in Gladstone
LAND USE CONSIDERATIONS	The existing zoning in Gladstone allows for low density residential at approximately 2.5 du/ac. However, this property is adjacent to higher density housing opening the opportunity to rezone a portion of the site for higher density residential. The zoning in Kansas City allows for a large-lot residential on the northern portion of the site and low density residential at approximately 2.5 du/ac on the south. The opportunity exists to rezone the norther portion of the site considering the adjacent land uses.
UTILITIES	• 8" Sewer Connections to the North and East in Kansas City • 8" Sewer Connections to the West in Gladstone • Water Available on From Adjacent Subdivisions, Along Pleasant Valley Road and Antioch Road
PARCELS	14415000800100, 14419001100900, 14418000600200, 14418000600300, 14418000600302, 14419000100100, 14419001600100

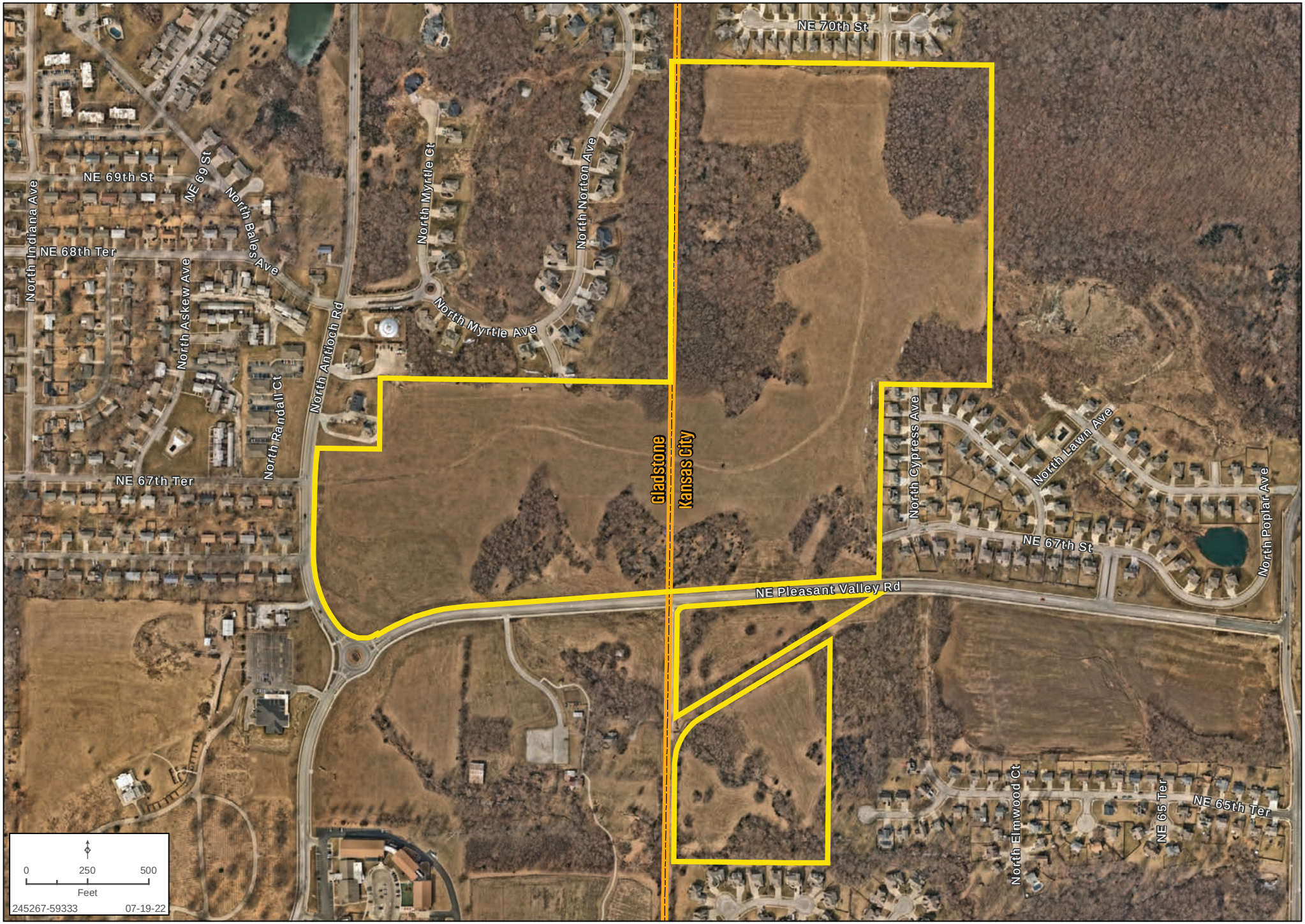


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DETAIL MAP

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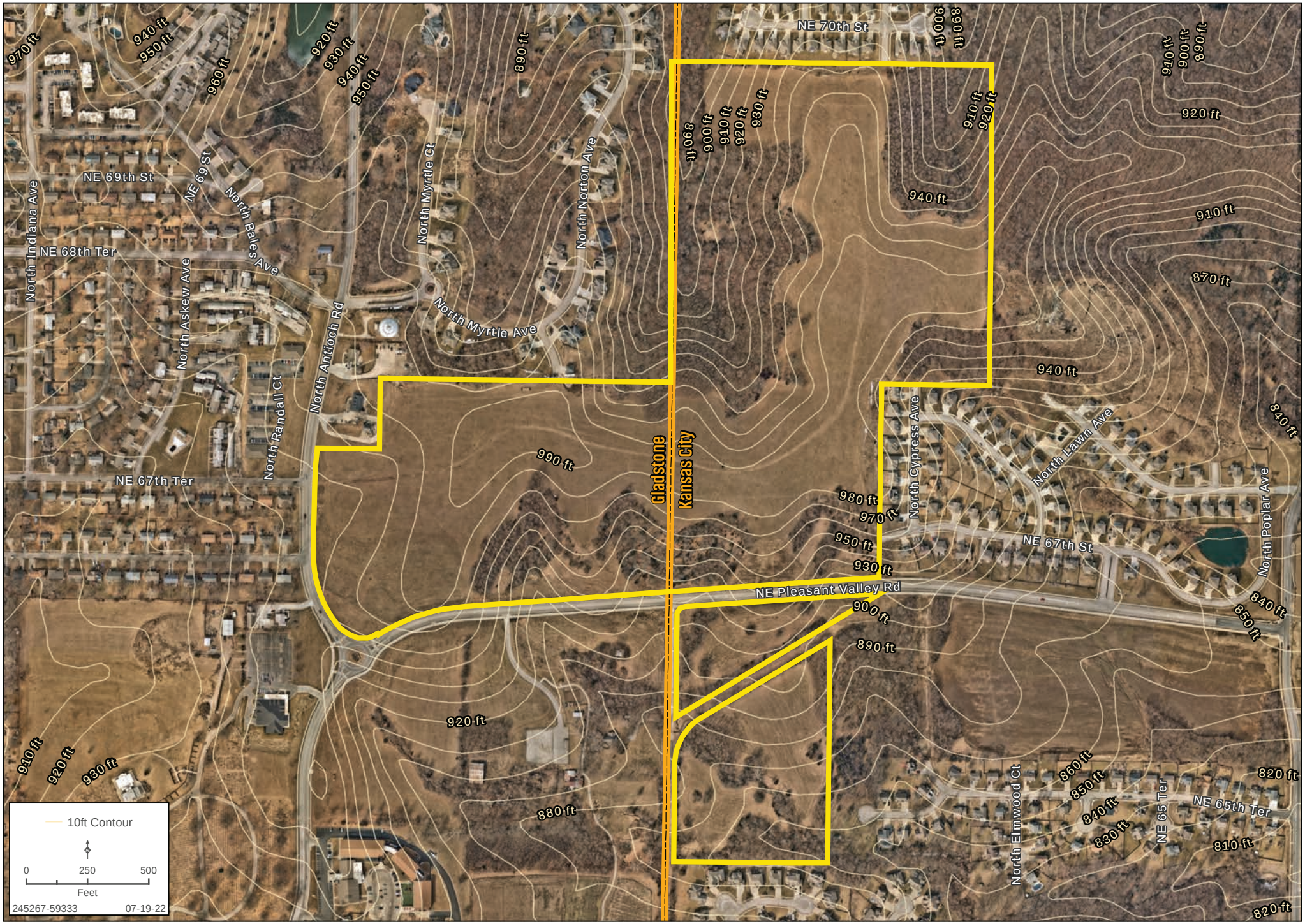


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CONTOUR MAP

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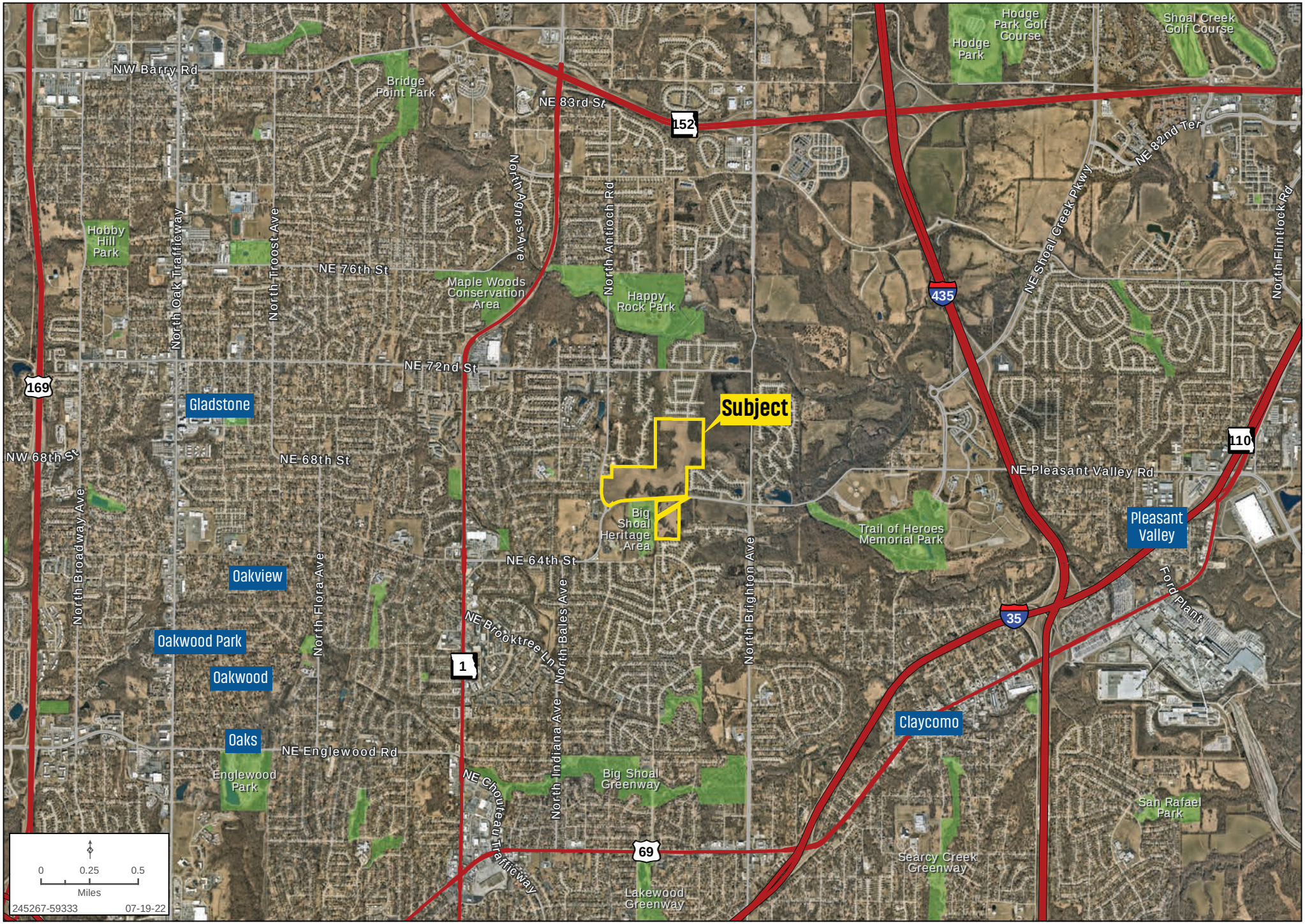


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AREA MAP

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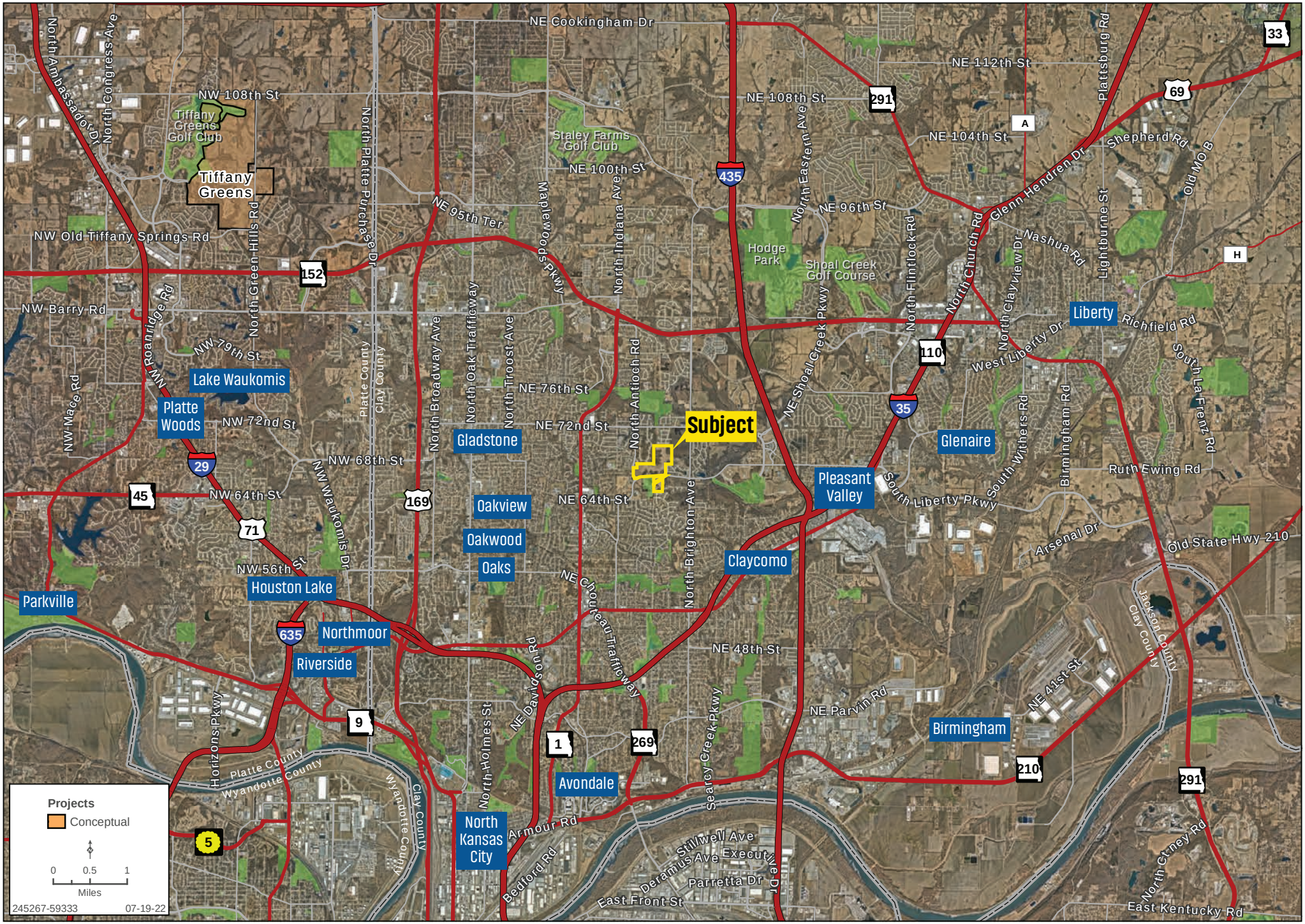


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DEVELOPMENT MAP

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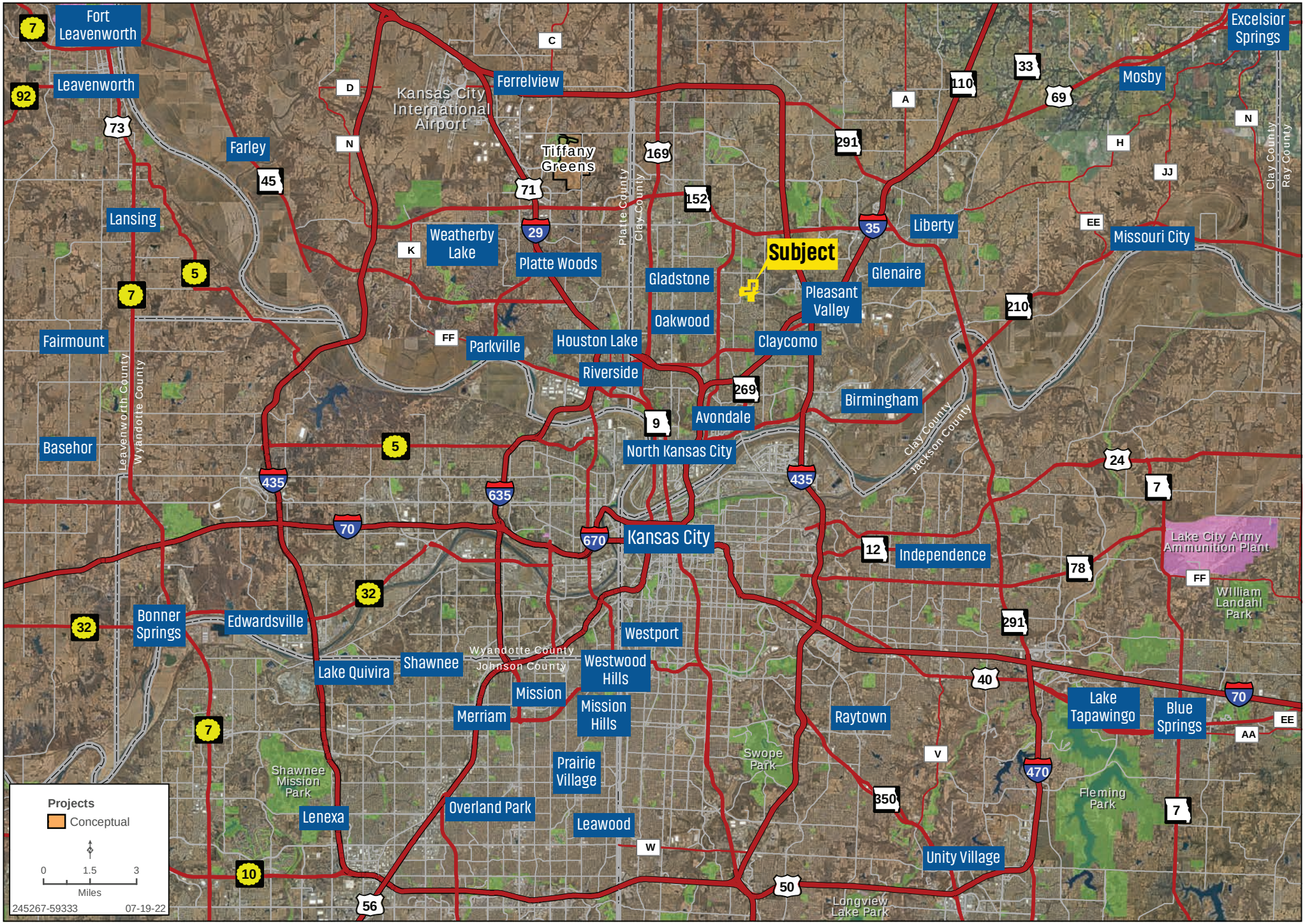


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REGIONAL MAP

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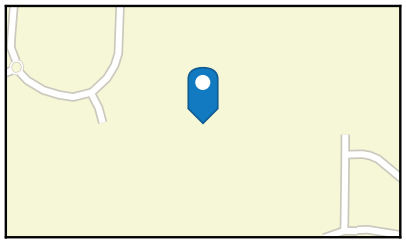
DEMOGRAPHICS

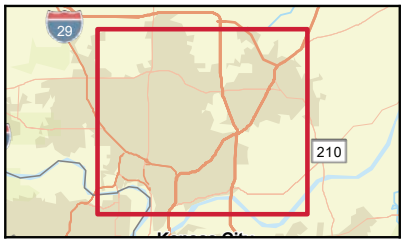
Site Map

64119
64119, Kansas City, Missouri
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.21692
Longitude: -94.52964







August 15, 2022

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DEMOGRAPHICS

Executive Summary

64119
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	1 mile	3 miles	5 miles
Population			
2010 Population	7,009	61,213	137,743
2020 Population	7,679	67,428	158,558
2022 Population	7,764	68,262	161,010
2027 Population	7,851	69,269	164,737
2010-2020 Annual Rate	0.92%	0.97%	1.42%
2020-2022 Annual Rate	0.49%	0.55%	0.68%
2022-2027 Annual Rate	0.22%	0.29%	0.46%
2022 Male Population	48.1%	48.7%	48.7%
2022 Female Population	51.9%	51.3%	51.3%
2022 Median Age	44.6	40.5	38.1

In the identified area, the current year population is 161,010. In 2020, the Census count in the area was 158,558. The rate of change since 2020 was 0.68% annually. The five-year projection for the population in the area is 164,737 representing a change of 0.46% annually from 2022 to 2027. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 38.1, compared to U.S. median age of 38.9.

Race and Ethnicity			
2022 White Alone	75.9%	75.1%	72.5%
2022 Black Alone	8.3%	7.8%	10.2%
2022 American Indian/Alaska Native Alone	0.4%	0.7%	0.6%
2022 Asian Alone	3.4%	2.8%	3.3%
2022 Pacific Islander Alone	1.8%	0.7%	0.6%
2022 Other Race	2.0%	2.8%	3.0%
2022 Two or More Races	8.2%	10.1%	9.8%
2022 Hispanic Origin (Any Race)	7.2%	9.1%	9.0%

Persons of Hispanic origin represent 9.0% of the population in the identified area compared to 19.0% 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 54.2 in the identified area, compared to 71.6 for the U.S. as a whole.

Households			
2022 Wealth Index	83	71	73
2010 Households	2,798	25,317	56,550
2020 Households	2,998	27,958	65,021
2022 Households	3,062	28,544	66,536
2027 Households	3,113	29,094	68,274
2010-2020 Annual Rate	0.69%	1.00%	1.41%
2020-2022 Annual Rate	0.94%	0.93%	1.03%
2022-2027 Annual Rate	0.33%	0.38%	0.52%
2022 Average Household Size	2.48	2.38	2.41

The household count in this area has changed from 65,021 in 2020 to 66,536 in the current year, a change of 1.03% annually. The five-year projection of households is 68,274, a change of 0.52% annually from the current year total. Average household size is currently 2.41, compared to 2.43 in the year 2020. The number of families in the current year is 41,766 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

August 15, 2022

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Executive Summary

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64119, Kansas City, Missouri
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	16.2%	14.9%	16.6%
Median Household Income			
2022 Median Household Income	$78,947	$69,896	$69,568
2027 Median Household Income	$89,637	$80,461	$81,473
2022-2027 Annual Rate	2.57%	2.86%	3.21%
Average Household Income			
2022 Average Household Income	$96,029	$87,775	$90,983
2027 Average Household Income	$108,794	$100,411	$104,529
2022-2027 Annual Rate	2.53%	2.73%	2.81%
Per Capita Income			
2022 Per Capita Income	$38,096	$36,782	$37,478
2027 Per Capita Income	$43,360	$42,260	$43,184
2022-2027 Annual Rate	2.62%	2.82%	2.87%
Households by Income			

Current median household income is $69,568 in the area, compared to $72,414 for all U.S. households. Median household income is projected to be $81,473 in five years, compared to $84,445 for all U.S. households

Current average household income is $90,983 in this area, compared to $105,029 for all U.S. households. Average household income is projected to be $104,529 in five years, compared to $122,155 for all U.S. households

Current per capita income is $37,478 in the area, compared to the U.S. per capita income of $40,363. The per capita income is projected to be $43,184 in five years, compared to $47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	139	150	134
2010 Total Housing Units	2,983	27,303	61,204
2010 Owner Occupied Housing Units	2,210	18,767	37,728
2010 Renter Occupied Housing Units	587	6,550	18,826
2010 Vacant Housing Units	185	1,986	4,654
2020 Total Housing Units	3,136	29,433	68,524
2020 Vacant Housing Units	138	1,475	3,503
2022 Total Housing Units	3,194	29,903	69,752
2022 Owner Occupied Housing Units	2,295	19,798	41,988
2022 Renter Occupied Housing Units	766	8,746	24,548
2022 Vacant Housing Units	132	1,359	3,216
2027 Total Housing Units	3,248	30,461	71,538
2027 Owner Occupied Housing Units	2,356	20,431	43,594
2027 Renter Occupied Housing Units	756	8,663	24,680
2027 Vacant Housing Units	135	1,367	3,264

Currently, 60.2% of the 69,752 housing units in the area are owner occupied; 35.2%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 68,524 housing units in the area and 5.1% vacant housing units. The annual rate of change in housing units since 2020 is 0.79%. Median home value in the area is $219,497, compared to a median home value of $283,272 for the U.S. In five years, median value is projected to change by 3.55% annually to $261,295.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

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