



Commercial Development Site

- 4.57 Acres
- Zoned B2-2
- Adjacent to improved Chouteau Trafficway
- Corner lot with high visibility
- Strong traffic count on N. Chouteau and Parvin
- Sale price: \$175,000

For more information:

Don Maddux, SVP
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Bruce Johnson, CCIM
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Site Information

Size:	4.57 Acres (198,961 square feet)
Zoning:	B2-2
Price:	\$175,000
Taxes:	\$5,113.20 (2013)
Topography:	Level
Water/Sewer:	Yes/Yes
School/District:	North Kansas City

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North Chouteau & Northeast Parvin Road

3811 Northeast Parvin Road Kansas City, MO

For Sale



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For Sale



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BLOCK
REAL ESTATE SERVICES, LLC

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Demographics

3725 N Chouteau Trafficway		1 mi radius	3 mi radius	5 mi radius
KCMO, MO 64117				
POPULATION	2019 Estimated Population	7,856	49,285	144,702
	2024 Projected Population	8,612	53,713	157,669
	2010 Census Population	7,749	47,544	134,840
	2000 Census Population	7,893	48,381	134,976
	Projected Annual Growth 2019 to 2024	1.9%	1.8%	1.8%
	Historical Annual Growth 2000 to 2019	-	-	0.4%
	2019 Median Age	35.7	37.7	35.5
HOUSEHOLDS	2019 Estimated Households	3,304	21,540	61,523
	2024 Projected Households	3,497	22,701	65,110
	2010 Census Households	3,227	20,608	54,973
	2000 Census Households	3,270	20,943	54,951
	Projected Annual Growth 2019 to 2024	1.2%	1.1%	1.2%
	Historical Annual Growth 2000 to 2019	-	0.2%	0.6%
RACE AND ETHNICITY	2019 Estimated White	76.0%	76.6%	65.0%
	2019 Estimated Black or African American	12.8%	10.6%	15.3%
	2019 Estimated Asian or Pacific Islander	3.2%	4.7%	4.9%
	2019 Estimated American Indian or Native Alaskan	0.7%	0.6%	0.7%
	2019 Estimated Other Races	7.2%	7.4%	14.0%
	2019 Estimated Hispanic	10.6%	10.4%	19.6%
INCOME	2019 Estimated Average Household Income	\$57,910	\$68,170	\$61,769
	2019 Estimated Median Household Income	\$50,538	\$58,162	\$52,696
	2019 Estimated Per Capita Income	\$24,356	\$29,805	\$26,400
EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.0%	6.3%
	2019 Estimated Some High School (Grade Level 9 to 11)	7.8%	6.5%	8.9%
	2019 Estimated High School Graduate	35.6%	32.8%	31.2%
	2019 Estimated Some College	23.0%	23.6%	21.6%
	2019 Estimated Associates Degree Only	7.8%	9.5%	7.9%
	2019 Estimated Bachelors Degree Only	15.4%	16.2%	16.0%
	2019 Estimated Graduate Degree	6.6%	8.4%	8.2%
BUSINESS	2019 Estimated Total Businesses	316	2,639	6,681
	2019 Estimated Total Employees	4,392	50,689	138,018
	2019 Estimated Employee Population per Business	13.9	19.2	20.7
	2019 Estimated Residential Population per Business	24.8	18.7	21.7