

19731 & 19701 E. VALLEY VIEW PARKWAY

INDEPENDENCE, MISSOURI 64057



KESSINGER HUNTER
commercial real estate

Development Land for Sale | 1.98± Acres

PROPERTY FEATURES

- Excellent development opportunity
- Prominent visibility from I-70 with exposure to 115,000± VPD
- Adjacent to major retail, dining, and entertainment including Costco, Lowe's, Walmart Supercenter, Cable Dahmer Arena, and Independence Center Mall

ADDITIONAL INFORMATION

SALE PRICE	\$1,350,000
SIZE	1.98± Acres
ZONING	C-2 General Commercial



For more information, please contact:

KOBI MASHNOUK
Retail Brokerage
913.713.5131
kmashnouk@kessingerhunter.com

KESSINGER HUNTER & COMPANY, LC
2600 Grand Boulevard, Suite 700
Kansas City, MO 64108
816.842.2690
www.kessingerhunter.com

Information subject to verification and no liability for errors or omissions is assumed. Price subject to change. Updated 2/5/2025.
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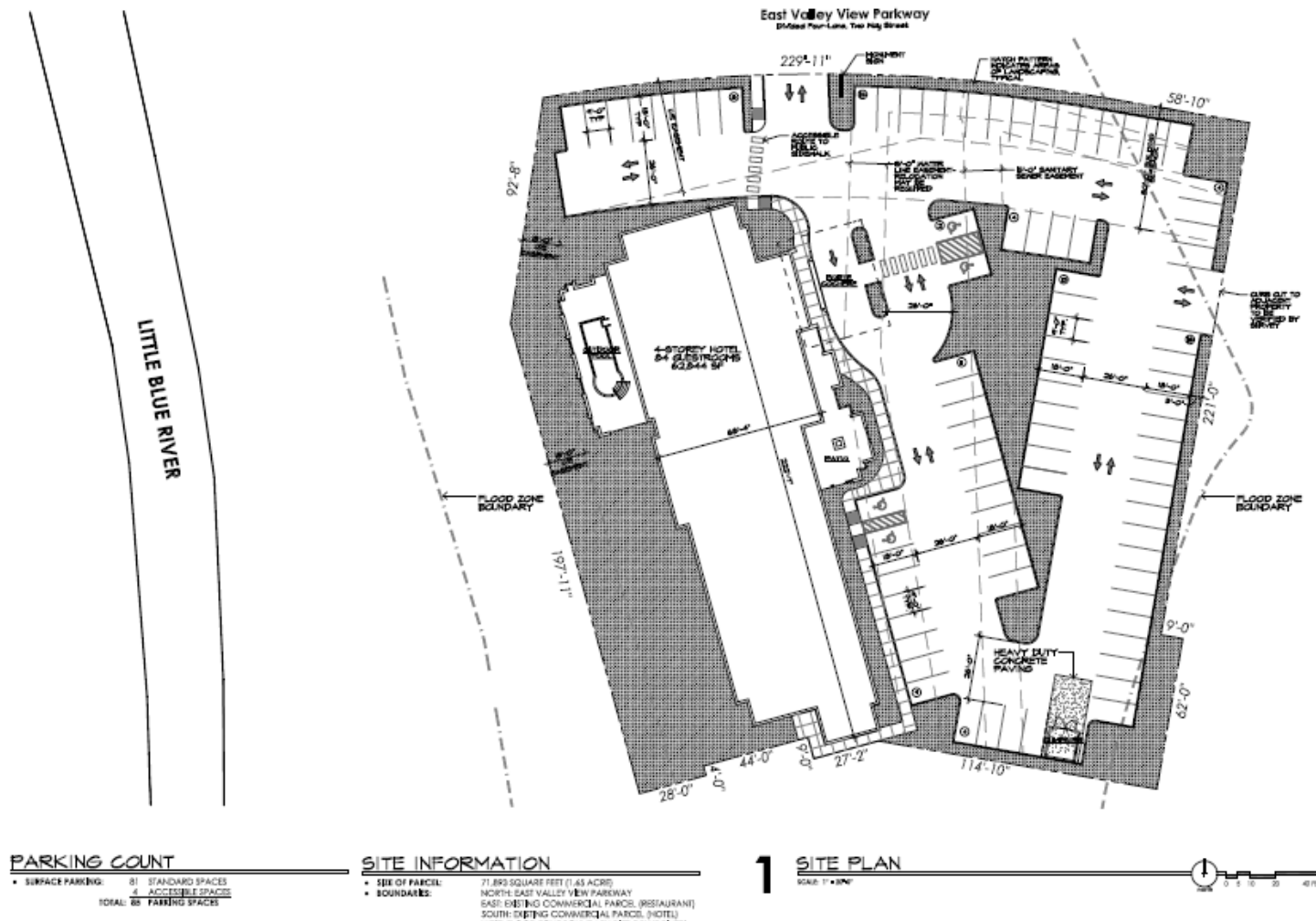
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est. 1879

KH



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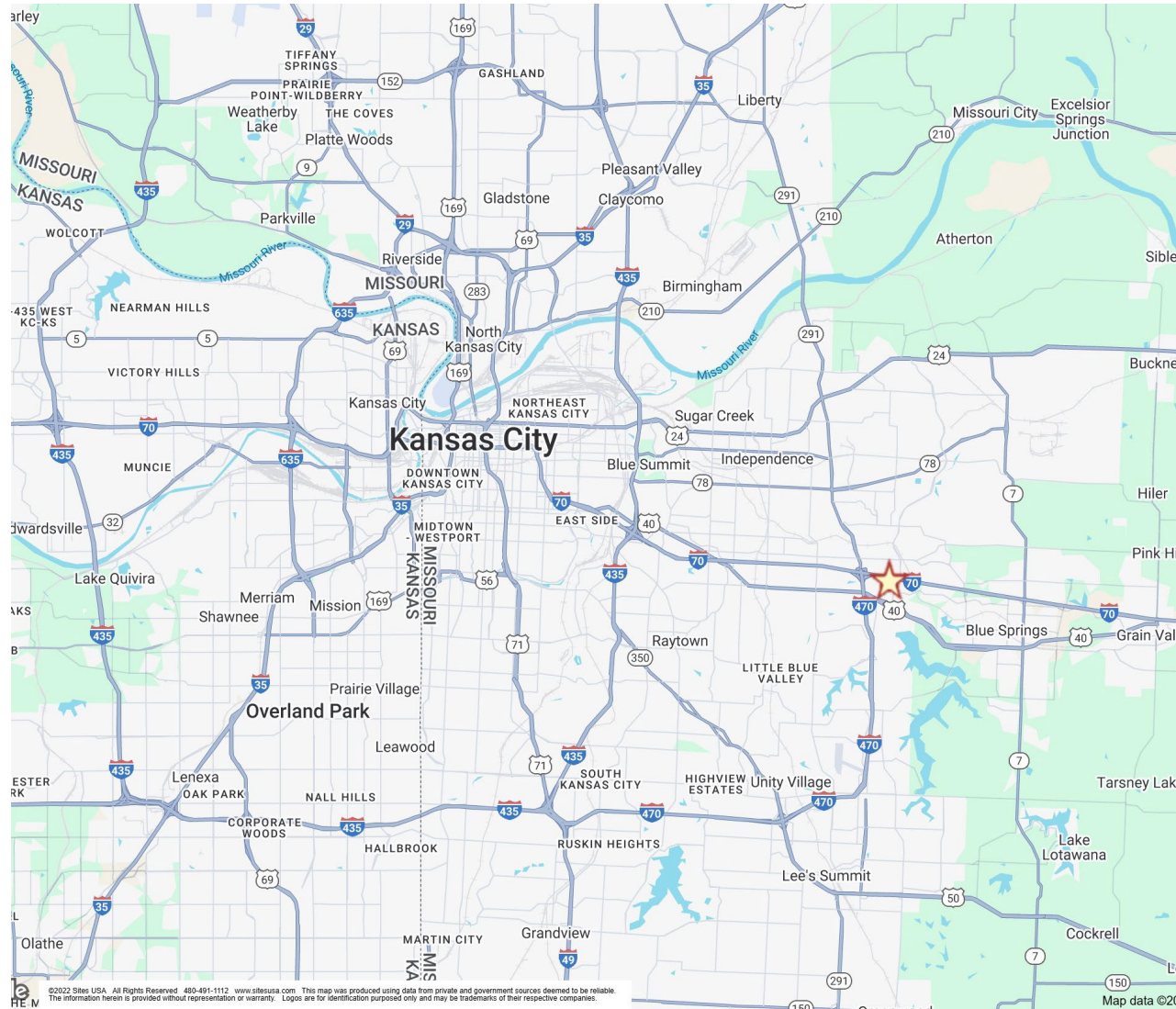
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Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 39.038/-94.3479

19701 E Valley View Pkwy Independence, MO 64057	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	2,862	46,488	124,437
2029 Projected Population	2,746	45,772	124,141
2020 Census Population	2,979	49,460	127,608
2010 Census Population	2,243	45,036	119,055
Projected Annual Growth 2024 to 2029	-0.8%	-0.3%	-
Historical Annual Growth 2010 to 2024	2.0%	0.2%	0.3%
2024 Median Age	51.6	42.4	41.0
Households			
2024 Estimated Households	1,574	19,854	51,595
2029 Projected Households	1,505	19,585	51,619
2020 Census Households	1,555	20,379	51,717
2010 Census Households	996	18,476	48,241
Projected Annual Growth 2024 to 2029	-0.9%	-0.3%	-
Historical Annual Growth 2010 to 2024	4.1%	0.5%	0.5%
Race and Ethnicity			
2024 Estimated White	74.0%	77.6%	77.0%
2024 Estimated Black or African American	12.8%	11.0%	11.3%
2024 Estimated Asian or Pacific Islander	1.9%	2.3%	2.0%
2024 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.4%
2024 Estimated Other Races	11.0%	8.9%	9.4%
2024 Estimated Hispanic	10.9%	8.4%	8.8%
Income			
2024 Estimated Average Household Income	\$63,385	\$110,003	\$104,696
2024 Estimated Median Household Income	\$53,083	\$87,924	\$82,008
2024 Estimated Per Capita Income	\$35,393	\$47,028	\$43,469
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	5.4%	1.5%	1.7%
2024 Estimated Some High School (Grade Level 9 to 11)	1.7%	3.4%	3.9%
2024 Estimated High School Graduate	39.1%	28.7%	30.3%
2024 Estimated Some College	20.9%	24.3%	23.4%
2024 Estimated Associates Degree Only	7.3%	8.9%	8.4%
2024 Estimated Bachelors Degree Only	16.4%	21.2%	19.7%
2024 Estimated Graduate Degree	9.3%	12.1%	12.6%
Business			
2024 Estimated Total Businesses	431	1,334	4,495
2024 Estimated Total Employees	7,629	14,478	40,325
2024 Estimated Employee Population per Business	17.7	10.9	9.0
2024 Estimated Residential Population per Business	6.6	34.8	27.7

