

Truman South | Grandview

12500 South U.S. 71 Highway Grandview, MO 64030

At-A-Glance

- 2.52 Acres
- For Sale or Build-to-Suit
- 107,705 Vehicles Per Day
- C-2 Zoning
- Direct Visibility to I-49

Development Opportunity

Retail

Office

Medical

Storage



SKY
REAL ESTATE



Available

Development Opportunity

Retail

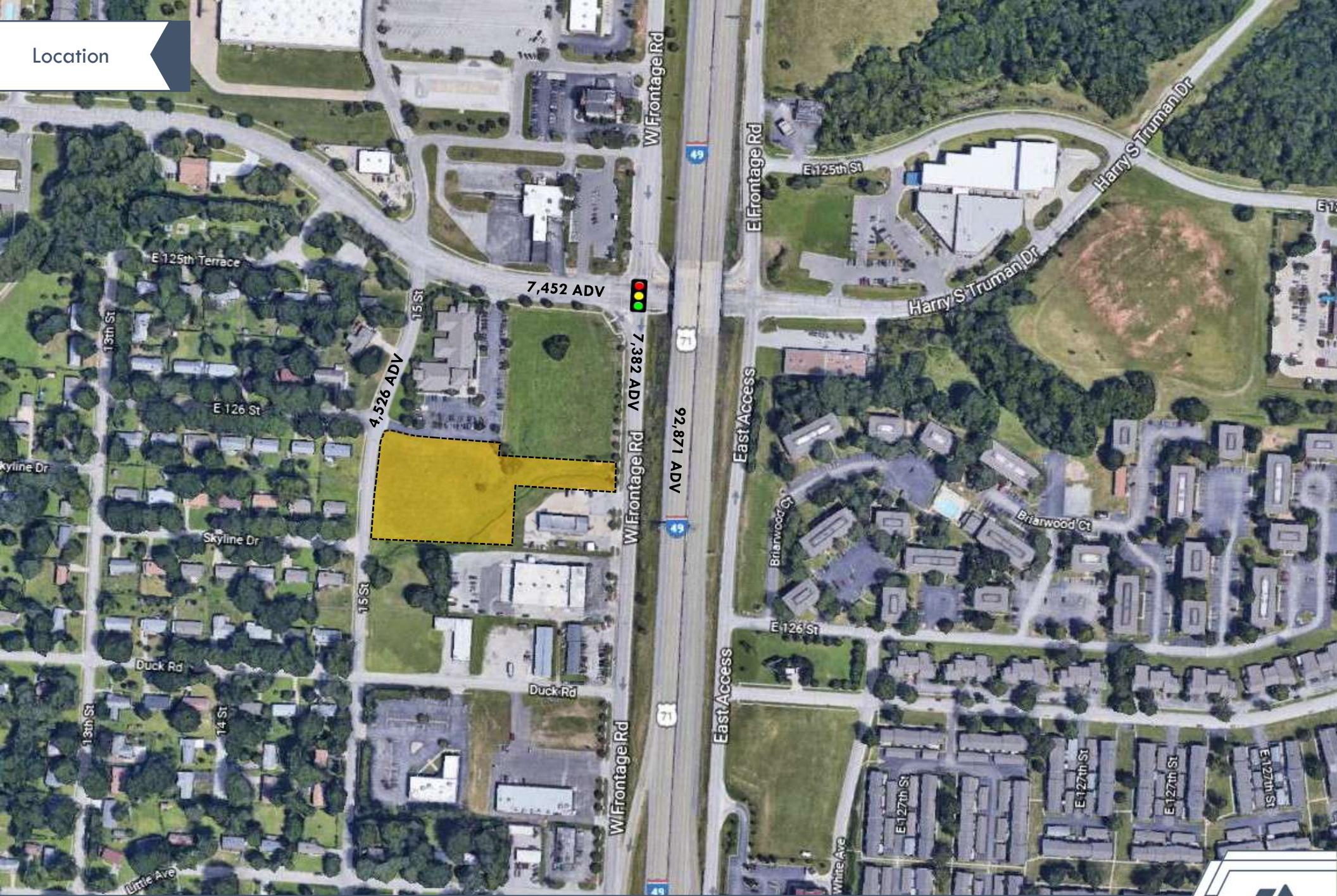
Office

Medical

Storage



Location



Development Opportunity

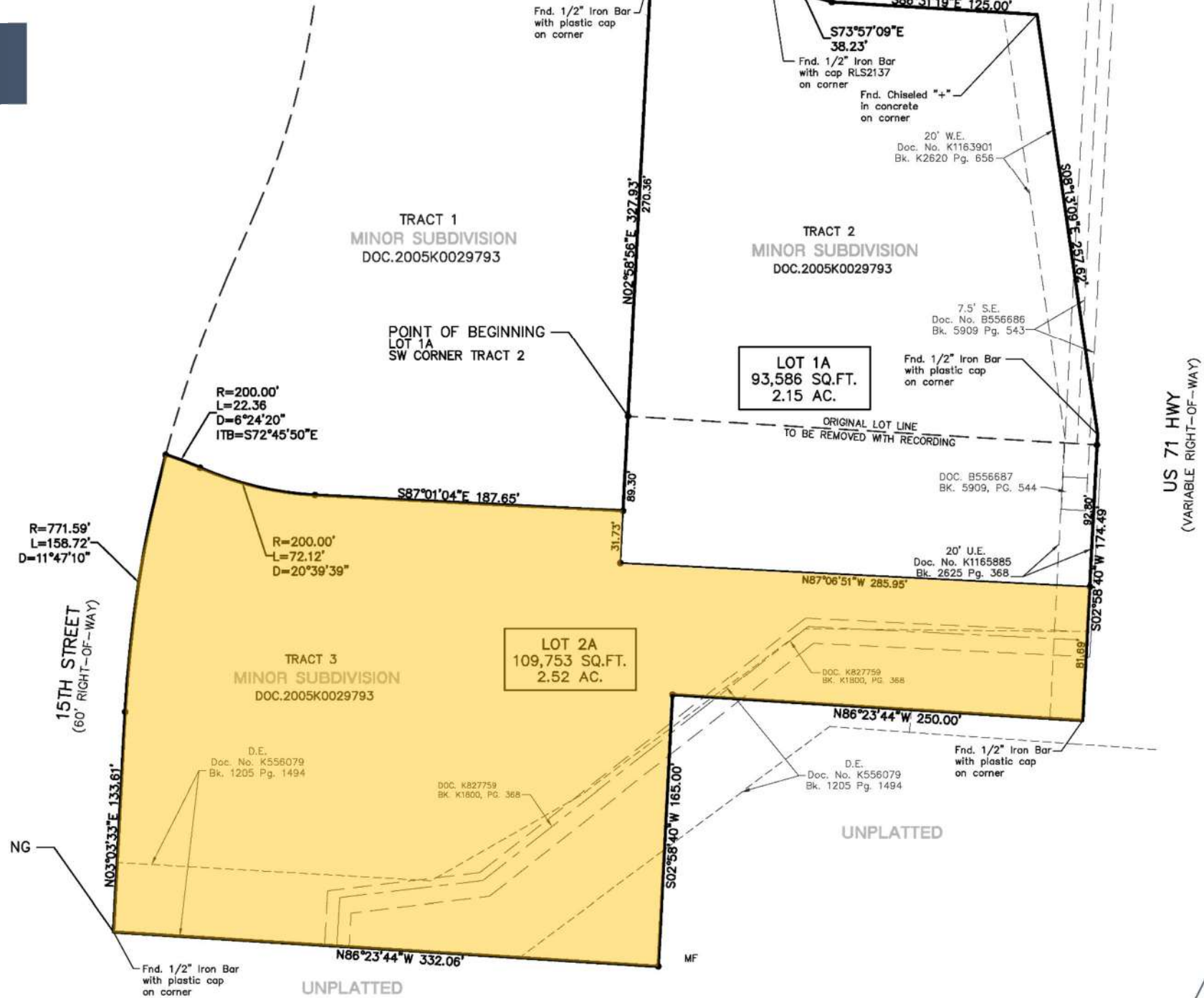
Retail

Office

Medical

Storage





	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$38,506	\$46,727	\$52,263
2023 Median Household Income	\$43,562	\$52,912	\$58,242
2018-2023 Annual Rate	2.50%	2.52%	2.19%
Average Household Income			
2018 Average Household Income	\$50,770	\$57,574	\$72,476
2023 Average Household Income	\$58,507	\$66,427	\$83,106
2018-2023 Annual Rate	2.88%	2.90%	2.78%
Per Capita Income			
2018 Per Capita Income	\$21,577	\$22,383	\$28,712
2023 Per Capita Income	\$24,758	\$25,714	\$32,762
2018-2023 Annual Rate	2.79%	2.81%	2.67%

Households by Income

Current median household income is \$52,263 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$58,242 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$72,476 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$83,106 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$28,712 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$32,762 in five years, compared to \$36,530 for all U.S. households

Housing

2000 Total Housing Units	4,041	19,078	42,264
2000 Owner Occupied Housing Units	1,864	11,439	25,568
2000 Renter Occupied Housing Units	1,915	6,681	14,522
2000 Vacant Housing Units	262	958	2,174
2010 Total Housing Units	4,097	19,947	45,054
2010 Owner Occupied Housing Units	1,655	9,977	24,389
2010 Renter Occupied Housing Units	1,922	7,625	15,831
2010 Vacant Housing Units	520	2,345	4,834
2018 Total Housing Units	4,211	20,684	47,206
2018 Owner Occupied Housing Units	1,558	9,524	23,713
2018 Renter Occupied Housing Units	2,246	8,731	18,450
2018 Vacant Housing Units	407	2,429	5,043
2023 Total Housing Units	4,266	21,084	48,556
2023 Owner Occupied Housing Units	1,563	9,668	24,362
2023 Renter Occupied Housing Units	2,376	8,997	19,035
2023 Vacant Housing Units	327	2,419	5,159

Currently, 50.2% of the 47,206 housing units in the area are owner occupied; 39.1%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 45,054 housing units in the area - 54.1% owner occupied, 35.1% renter occupied, and 10.7% vacant. The annual rate of change in housing units since 2010 is 2.10%. Median home value in the area is \$135,652, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.80% annually to \$148,313.

	1 mile	3 miles	5 miles
Population			
2000 Population	9,000	46,562	99,879
2010 Population	8,443	45,316	100,423
2018 Population	9,009	47,335	105,820
2023 Population	9,354	48,578	109,263
2000-2010 Annual Rate	-0.64%	-0.27%	0.05%
2010-2018 Annual Rate	0.79%	0.53%	0.64%
2018-2023 Annual Rate	0.75%	0.52%	0.64%
2018 Male Population	44.8%	47.1%	47.5%
2018 Female Population	55.2%	52.9%	52.5%
2018 Median Age	35.2	34.5	36.7

In the identified area, the current year population is 105,820. In 2010, the Census count in the area was 100,423. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 109,263 representing a change of 0.64% annually from 2018 to 2023. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 35.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	40.1%	43.3%	54.1%
2018 Black Alone	48.8%	45.4%	35.6%
2018 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2018 Asian Alone	1.0%	1.5%	2.0%
2018 Pacific Islander Alone	0.1%	0.2%	0.1%
2018 Other Race	4.7%	4.8%	3.7%
2018 Two or More Races	5.0%	4.4%	3.9%
2018 Hispanic Origin (Any Race)	9.5%	9.3%	7.7%

Persons of Hispanic origin represent 7.7% of the population in the identified area compared to 18.3% 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 64.0 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

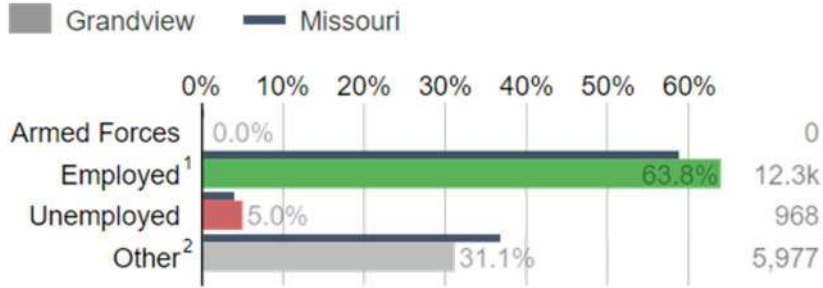
2000 Households	3,779	18,120	40,091
2010 Households	3,577	17,602	40,220
2018 Total Households	3,804	18,255	42,163
2023 Total Households	3,939	18,665	43,397
2000-2010 Annual Rate	-0.55%	-0.29%	0.03%
2010-2018 Annual Rate	0.75%	0.44%	0.57%
2018-2023 Annual Rate	0.70%	0.45%	0.58%
2018 Average Household Size	2.34	2.58	2.47

The household count in this area has changed from 40,220 in 2010 to 42,163 in the current year, a change of 0.57% annually. The five-year projection of households is 43,397, a change of 0.58% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 26,543 in the specified area.

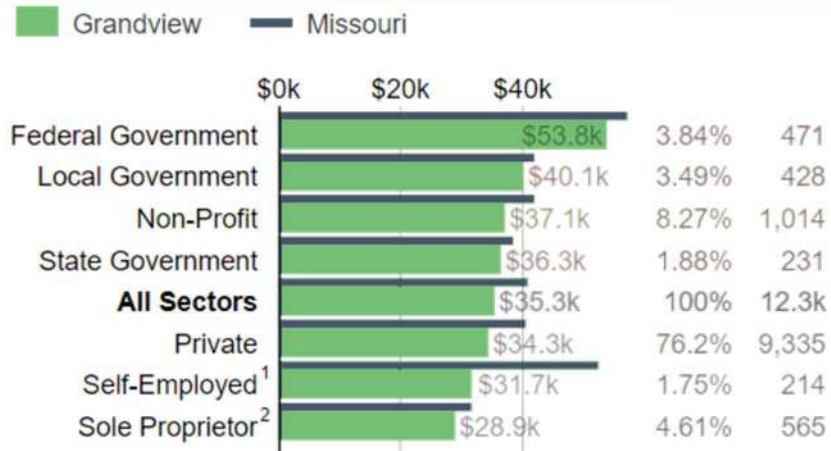
Top Employers

Grandview, MO - Top Employers		
Employer	Industry	Employees
Grandview C-4 School District	Education	584
Peterson Manufacturing	Manufacturing	539
Mead Westvaco Calmar, Inc.	Packaging	340
City of Grandview	Government	206
Ruskin Company	Manufacturing	196
Kenny's Tile & Floor Covering, Inc.	Service	151
Maxi-Seal Harness Systems, Inc.	Manufacturing	146
United Heating & Cooling	Service	134
Durham School Services	Transportation	123

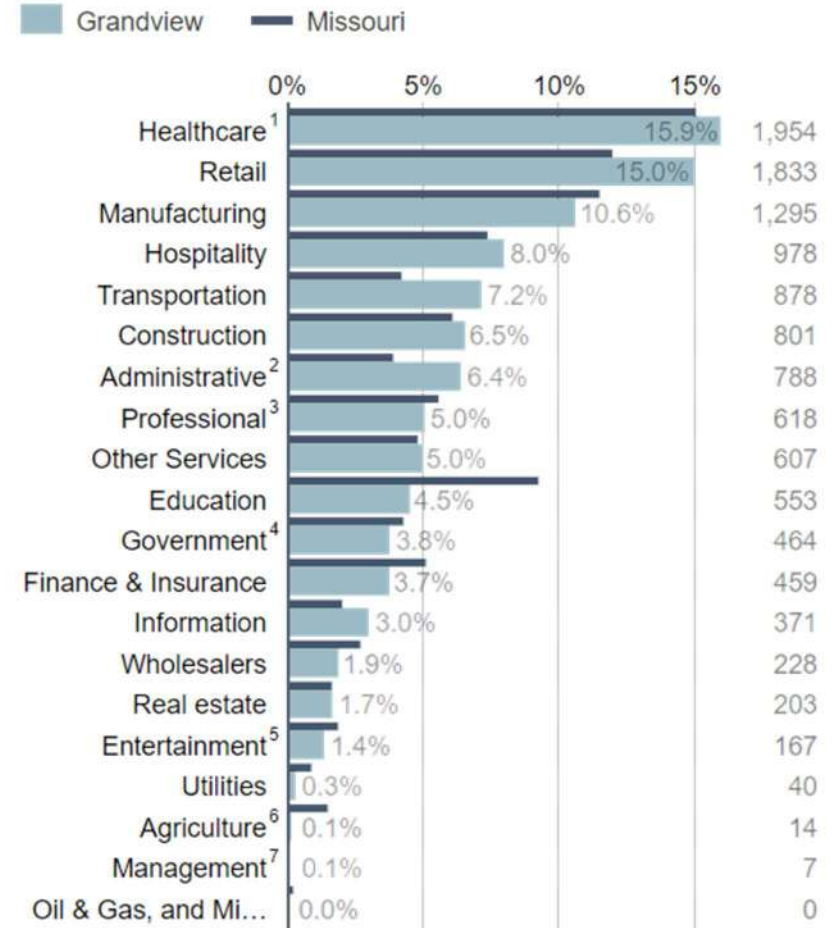
Employment Status



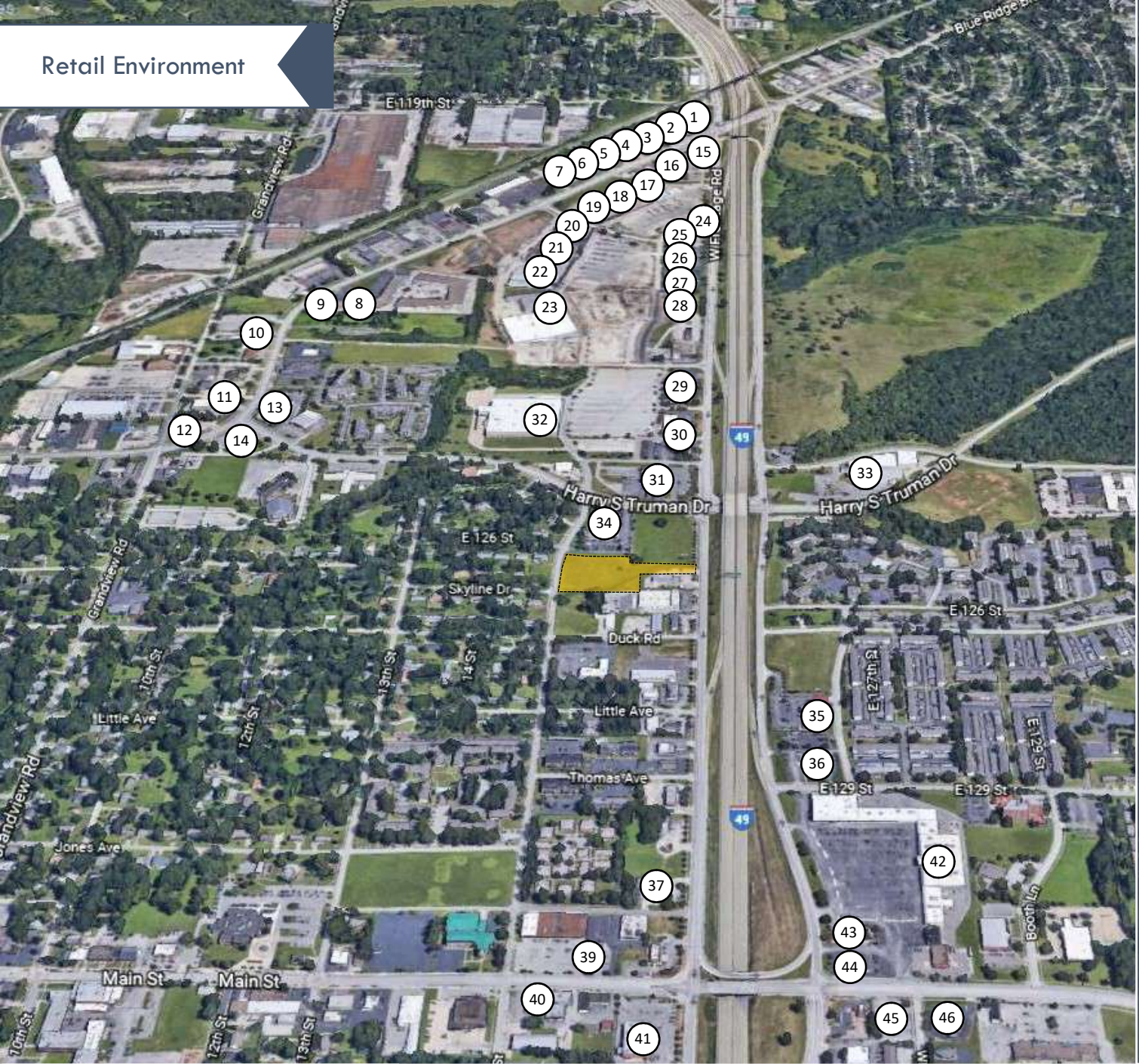
Median Income by Sector



Population Employed by Industry



Retail Environment



- | | | | |
|----|--------------------|----|-------------------------------|
| 1 | Sprint | 25 | 54th STREET GRILL & BAR |
| 2 | Wendy's | 26 | UMB |
| 3 | KFC | 27 | AT&T |
| 4 | TIRE PLUS | 28 | CHOPPER |
| 5 | Pizza Hut | 29 | AutoZone |
| 6 | PAPA JOHN'S | 30 | NASB |
| 7 | Fast Foods | 31 | Bank Midwest |
| 8 | SUBWAY | 32 | ROSS |
| 9 | U-HAUL | 33 | Freedom Cycles |
| 10 | SONIC | 34 | NASB |
| 11 | Phillips 66 | 35 | Holiday Inn |
| 12 | Phillips 66 | 36 | Commerce |
| 13 | McDonald's | 37 | Phillips 66 |
| 14 | Walmart | 38 | TACO BELL |
| 15 | CVS | 39 | Waffle House |
| 16 | Arby's | 40 | ups |
| 17 | Advance Auto Parts | 41 | Walgreens |
| 18 | DOLLAR TREE | 42 | International House of Prayer |
| 19 | PETCO | 43 | Wendy's |
| 20 | Price Chopper | 44 | Pizza |
| 21 | TJ-maxx | 45 | POPEYES |
| 22 | FIVE BELOW | 46 | Captain D's |
| 23 | Darlington | | |
| 24 | IHOP | | |

Development Opportunity

- Retail Office Medical Storage



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