

1.0 Acre
CALL FOR PRICE

CONCORDIA, MO

NW 4TH STREET
CONCORDIA, MO 64020



Westmore Group, Inc.
15455 Conway Road, Suite 205
Chesterfield, MO 63017
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westmoregroup.com

David Elkan
Broker
Mobile: 636-534-5900
info@westmoregroup.com
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NW 4th St

NW 4th St

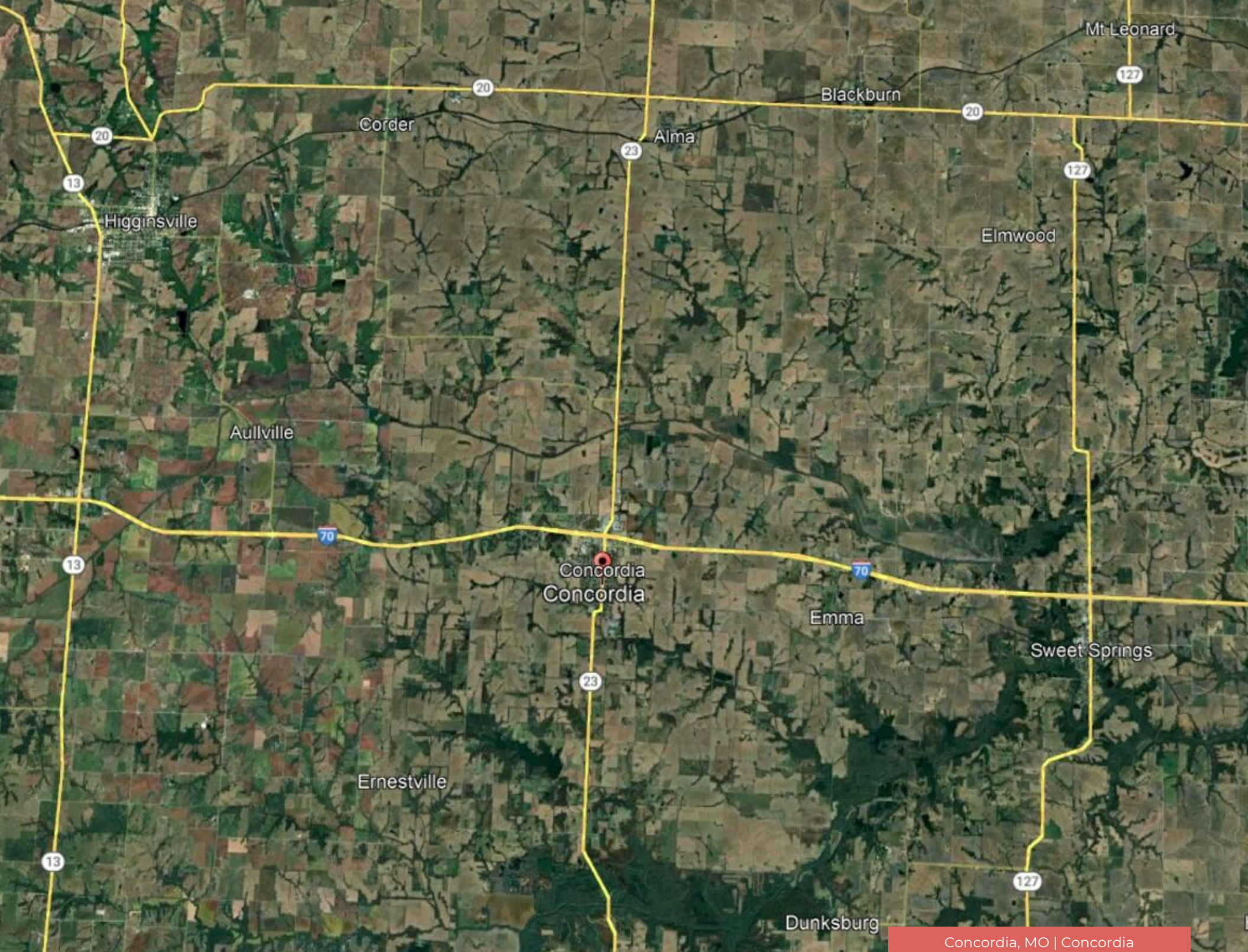
NW 4th St

NW 4th St

senhower Hwy

40

70



LOCATION HIGHLIGHTS

- Concordia is a city in Lafayette County, Missouri, and is part of the Kansas City metropolitan area within the United States. The population was 2,371 at the 2020 census.
- The annual Fall Festival is held the first weekend after Labor Day, with the CCC Parade (Concordia Comical Crew) held on Friday night.



3 MILE RADIUS



POPULATION
2,708



DAYTIME POPULATION
3,383



HOUSEHOLDS
1,129



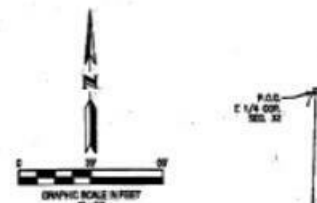
AVG. HOUSEHOLD INCOME
\$ 83,779





CONCORDIA PLACE PLAT 1

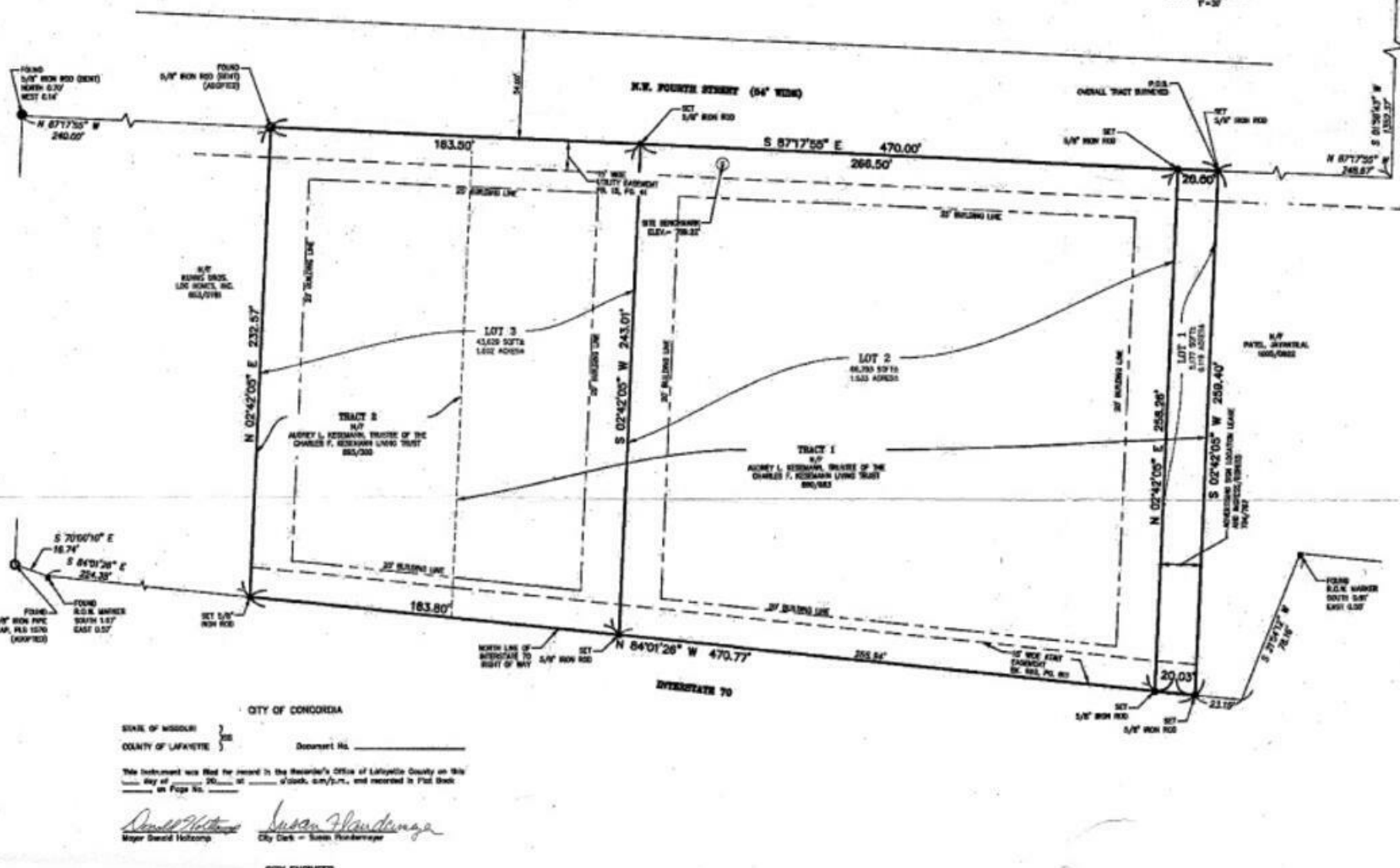
A tract of land being in the Southeast Quarter of Section 32
Township 49 North, Range 24 West,
City of Concordia, Lafayette County, Missouri



OWNER'S CERTIFICATE

I, James F. Buehler, owner of the land shown on the attached plat, do hereby certify that the same is a true and correct copy of the original plat as recorded in the Office of the Recorder of Deeds for Lafayette County, Missouri, on the 20th day of March, 2015, and that the same is a true and correct copy of the original plat as recorded in the Office of the Recorder of Deeds for Lafayette County, Missouri, on the 20th day of March, 2015.

James F. Buehler
Notary Public, Missouri



ACKNOWLEDGEMENT

I, James F. Buehler, do hereby acknowledge that the foregoing is a true and correct copy of the original plat as recorded in the Office of the Recorder of Deeds for Lafayette County, Missouri, on the 20th day of March, 2015, and that the same is a true and correct copy of the original plat as recorded in the Office of the Recorder of Deeds for Lafayette County, Missouri, on the 20th day of March, 2015.

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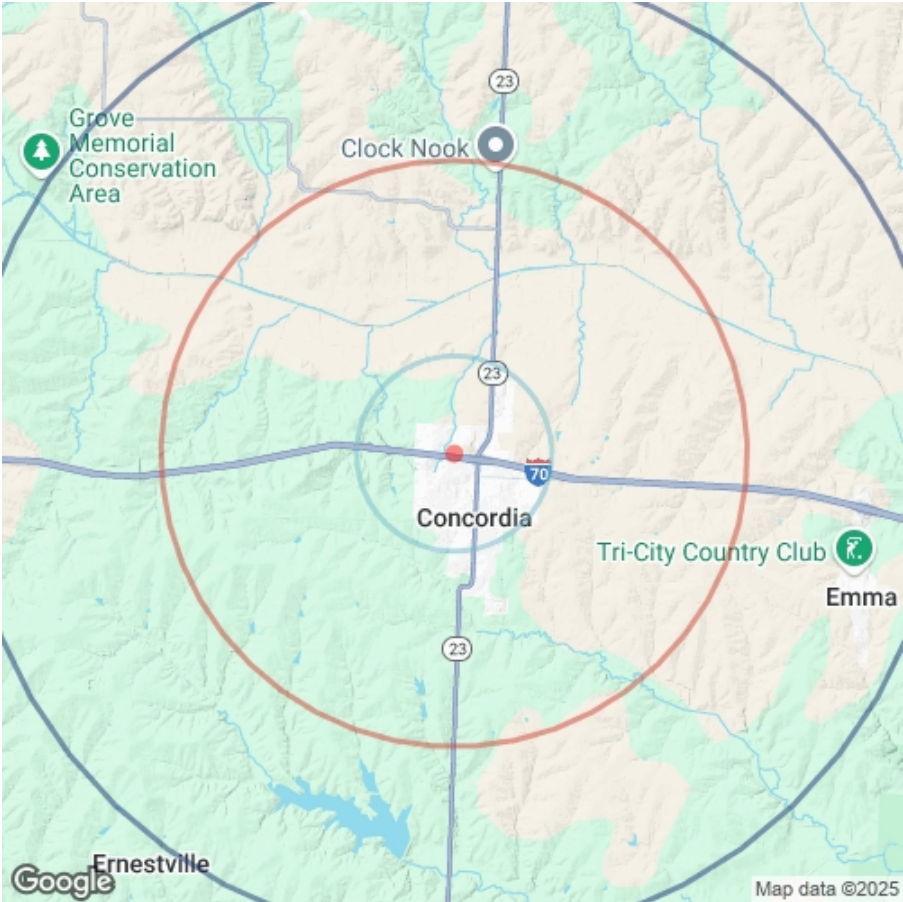
RECORDING INFORMATION

RECORDING FEE: \$10.00
RECORDING DATE: 2015PL0006
RECORDING OFFICE: JAMES GRANT, RECORDER OF DEEDS
LAFAYETTE COUNTY, STATE OF MISSOURI

SYMBOLS & ABBREVIATIONS			
PP	POWER POLE W/OUT WIRE	AC	ACRES
BP	POWER POLE	SB	BOOK
ST	STREET SIGN	DB	DEED BOOK
GV	GAS VALVE	E	EAST
WM	GAS METER	NH	MANHOLE
WV	WATER VALVE	N	NORTH
FD	WATER METER	NTS	NOT TO SCALE
FCB	FIRE HYDRANT	PH	PLAY BOOK
FCB	TELEPHONE OR CABLE BOX	PG	PAGE
W/S	WATER METER	S	SOUTH
W/S	WATER METER	SA	SANITARY
W/S	WATER METER	SF	SQUARE FEET
W/S	WATER METER	ST	STORM
W/S	WATER METER	TRANS	TRANSFORMER
W/S	WATER METER	UG	UNDERGROUND
W/S	WATER METER	W	WEST
W/S	WATER METER	W/	DIAGNOSTIC WITH

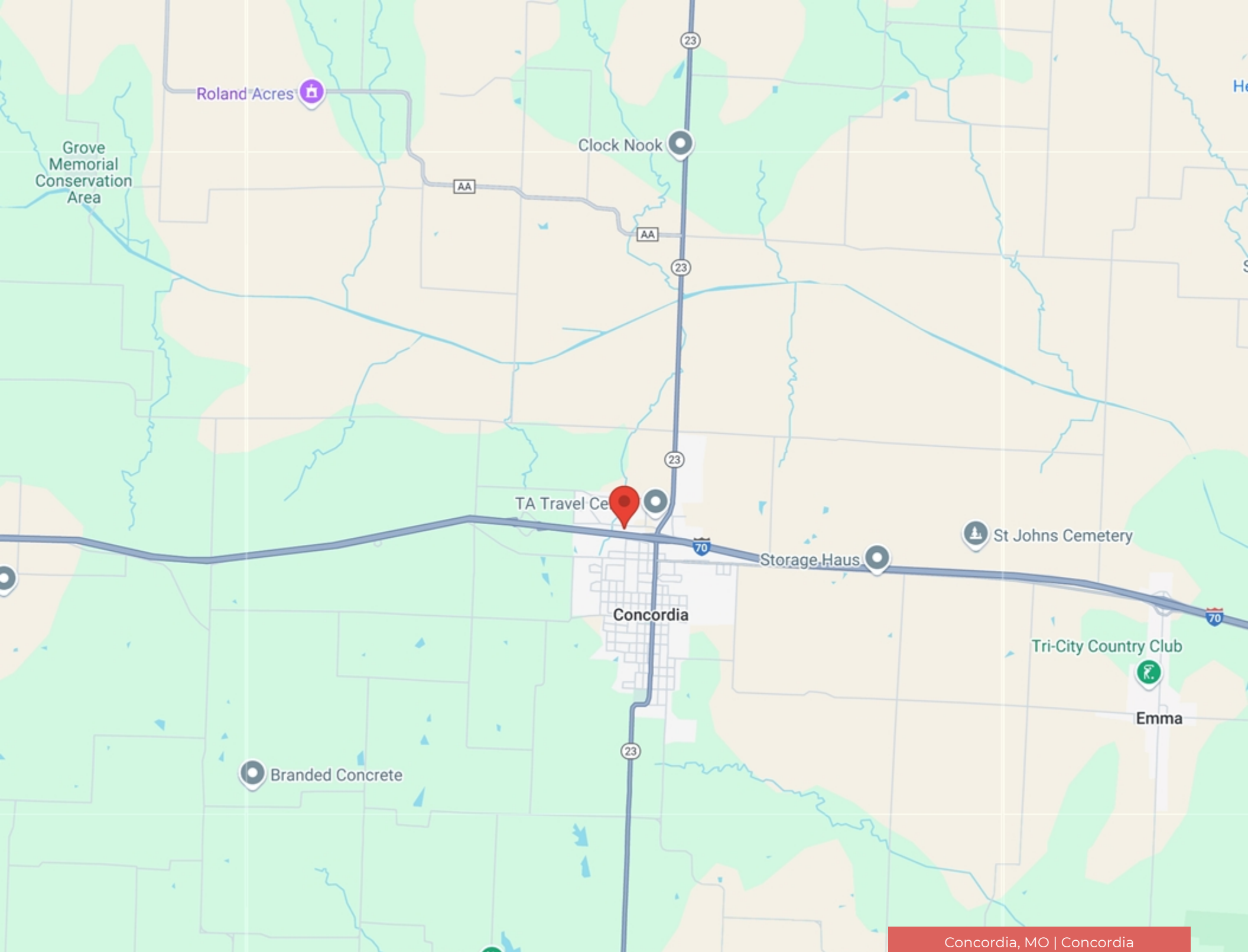
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,918	2,830	3,594
2010 Population	1,892	2,814	3,574
2024 Population	1,807	2,708	3,417
2029 Population	1,798	2,698	3,393
2024-2029 Growth Rate	-0.1 %	-0.07 %	-0.14 %
2024 Daytime Population	2,340	3,383	3,819



2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	79	103	115
\$15000-24999	55	86	102
\$25000-34999	60	102	121
\$35000-49999	80	114	148
\$50000-74999	139	211	253
\$75000-99999	123	176	227
\$100000-149999	127	193	267
\$150000-199999	76	107	136
\$200000 or greater	26	37	60
Median HH Income	\$ 67,779	\$ 67,014	\$ 71,679
Average HH Income	\$ 84,446	\$ 83,779	\$ 88,412

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	752	1,106	1,408
2010 Total Households	793	1,148	1,466
2024 Total Households	764	1,129	1,429
2029 Total Households	760	1,124	1,421
2024 Average Household Size	2.28	2.34	2.34
2024 Owner Occupied Housing	496	747	997
2029 Owner Occupied Housing	495	747	995
2024 Renter Occupied Housing	268	382	432
2029 Renter Occupied Housing	264	377	426
2024 Vacant Housing	93	113	138
2024 Total Housing	857	1,242	1,567



ABOUT CONCORDIA

Concordia is a city in Lafayette County, Missouri, and is part of the Kansas City metropolitan area within the United States. The population was 2,371 at the 2020 census.



CITY OF CONCORDIA

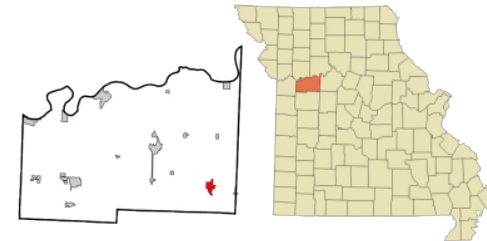
COUNTY

LAFAYETTE

AREA	POPULATION
1	100
2	200
3	300
4	400
5	500
6	600
7	700
8	800
9	900
10	1000
11	1100
12	1200
13	1300
14	1400
15	1500
16	1600
17	1700
18	1800
19	1900
20	2000
21	2100
22	2200
23	2300
24	2400
25	2500
26	2600
27	2700
28	2800
29	2900
30	3000
31	3100
32	3200
33	3300
34	3400
35	3500
36	3600
37	3700
38	3800
39	3900
40	4000
41	4100
42	4200
43	4300
44	4400
45	4500
46	4600
47	4700
48	4800
49	4900
50	5000
51	5100
52	5200
53	5300
54	5400
55	5500
56	5600
57	5700
58	5800
59	5900
60	6000
61	6100
62	6200
63	6300
64	6400
65	6500
66	6600
67	6700
68	6800
69	6900
70	7000
71	7100
72	7200
73	7300
74	7400
75	7500
76	7600
77	7700
78	7800
79	7900
80	8000
81	8100
82	8200
83	8300
84	8400
85	8500
86	8600
87	8700
88	8800
89	8900
90	9000
91	9100
92	9200
93	9300
94	9400
95	9500
96	9600
97	9700
98	9800
99	9900
100	10000

POPULATION

CITY	1.8 SQ MI	POPULATION	2,371
LAND	1.8 SQ MI	DENSITY	1,294.21 SQ MI
ELEVATION	791 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

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