

RAYMORE LAND

JOHNSON DRIVE & DEAN AVENUE, RAYMORE, MO 64083

LAND FOR SALE



PROPERTY DESCRIPTION

Located at the intersection of Dean Avenue and Johnson Drive, this 4.04-acre parcel offers a rare, ready-to-go development footprint within one of Raymore's established residential corridors. Currently zoned R-2 (Single-Family Residential), the site is perfectly positioned for a boutique subdivision or a phased single-family project that aligns with the area's high demand for new housing.

This site sits within a high-traffic area that serves as a vital link between Raymore's residential neighborhoods and its primary commercial districts, offering future residents a quiet, suburban feel with immediate access to Raymore's retail core, Peculiar schools, and an easy 25-minute commute to downtown Kansas City via the nearby Highway 58 and I-49 corridors.

PROPERTY HIGHLIGHTS

- 4.04 AC (+/-)
- Strategic corner positioning at Dean Ave & Johnson Dr.
- Level ground, optimized for efficient site grading and construction.
- Immediate proximity to 58 Highway and easy connectivity to I-49

OFFERING SUMMARY

Zoning:	R-2
Tract A Lot Size:	4.04 AC (+/-)

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	9,150	25,669	90,669
Total Population	22,768	64,987	227,951
Average HH Income	\$103,945	\$98,527	\$120,302

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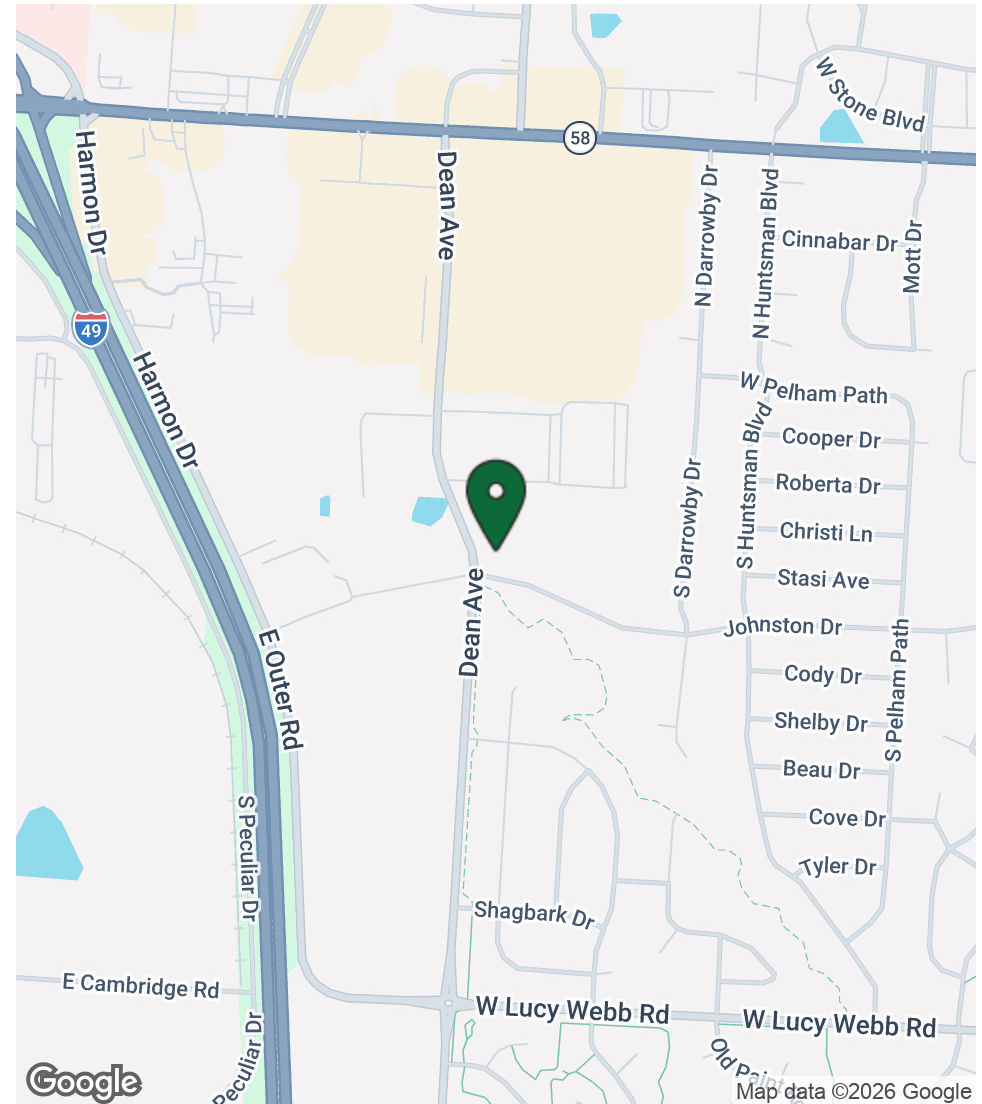
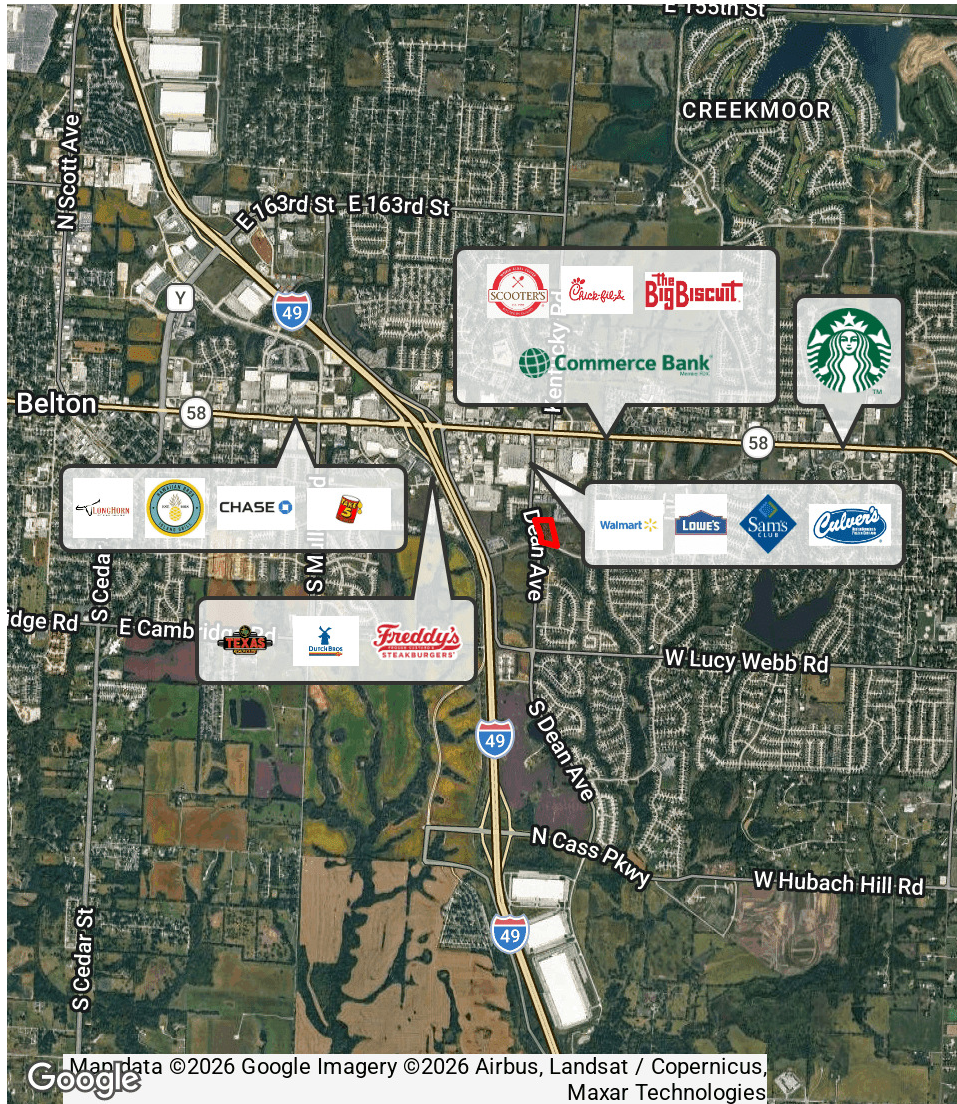
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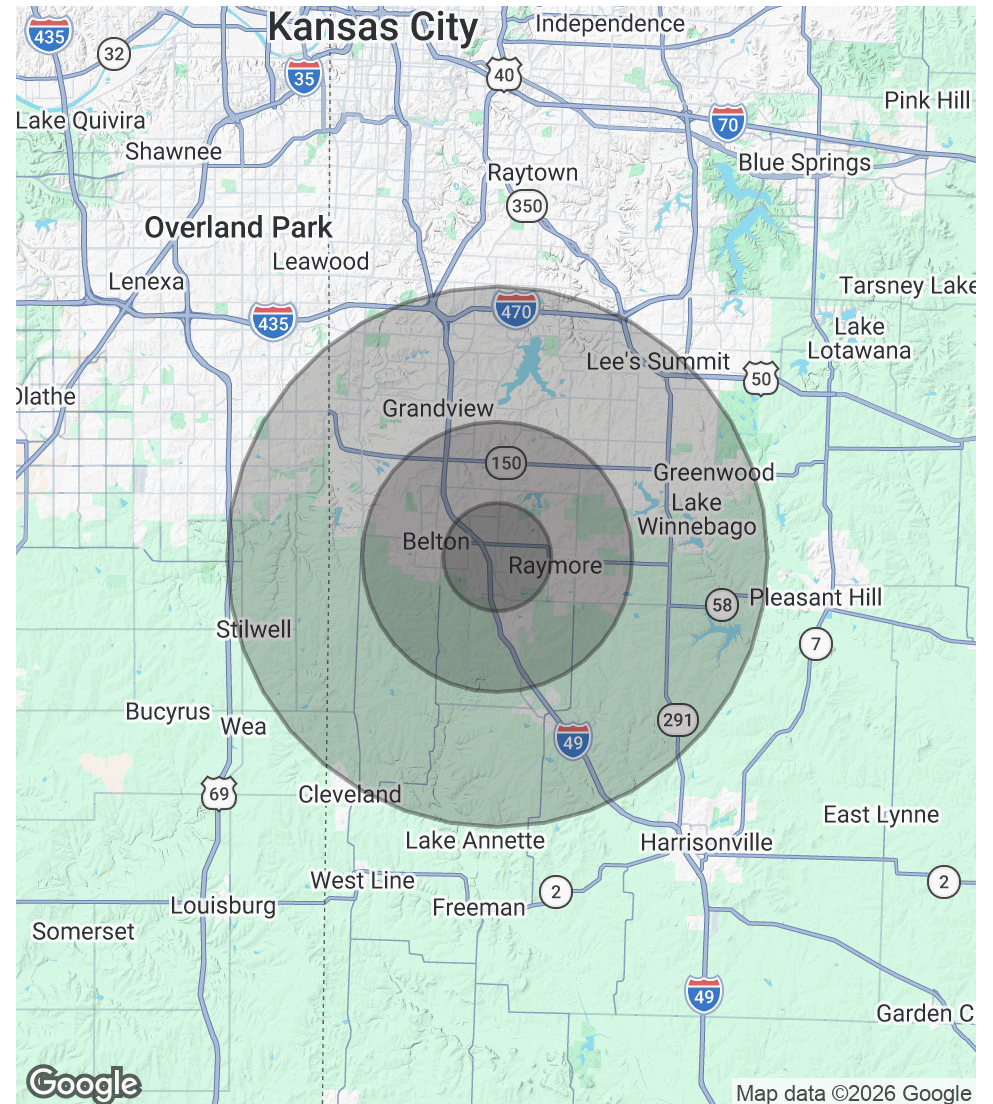
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POPULATION	2 MILES	5 MILES	10 MILES
Total Population	22,768	64,987	227,951
Average Age	40.7	39.1	40.7
Average Age (Male)	38.0	37.2	39.5
Average Age (Female)	42.5	40.8	41.8

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,150	25,669	90,669
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$103,945	\$98,527	\$120,302
Average House Value	\$273,099	\$275,116	\$342,677

2023 American Community Survey (ACS)



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