

PCR3

Kentucky Ave, Platte City, MO 64079



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PROPERTY OVERVIEW

as of November 2025, Lot 4 has been under way with construction of it's new medical center

Located in the heart of Platte City, Missouri, these prime land lots on Kentucky Ave offer a unique opportunity for commercial development in a rapidly growing area. Spanning multiple acres, these parcels provide an exceptional foundation for a variety of uses, including retail, office space, or mixed-use developments.

With direct access to Kentucky Ave, one of the area's key roads, these lots benefit from excellent visibility and high traffic flow, making them ideal for businesses seeking a high-profile location. Platte City's close proximity to major highways, including Interstate 29 and the Kansas City International Airport, ensures easy access for customers and suppliers, enhancing the potential for success.

Lot 1: 8.29 acres currently zoned residential

Lot 2: 1.54 acres currently zoned residential

lot 3: 7.27 acre lot currently zoned commercial

Lot 4: 11.50 acre lot currently zoned commercial

Lot 5: 3.78 acre lot currently zoned commercial

Surrounded by a mix of established businesses and new residential developments, these lots are situated in a community that continues to grow, offering a steady customer base and long-term growth potential. Whether you're looking to develop retail, professional offices, or a multi-use space, these lots provide the flexibility and strategic location to bring your vision to life.

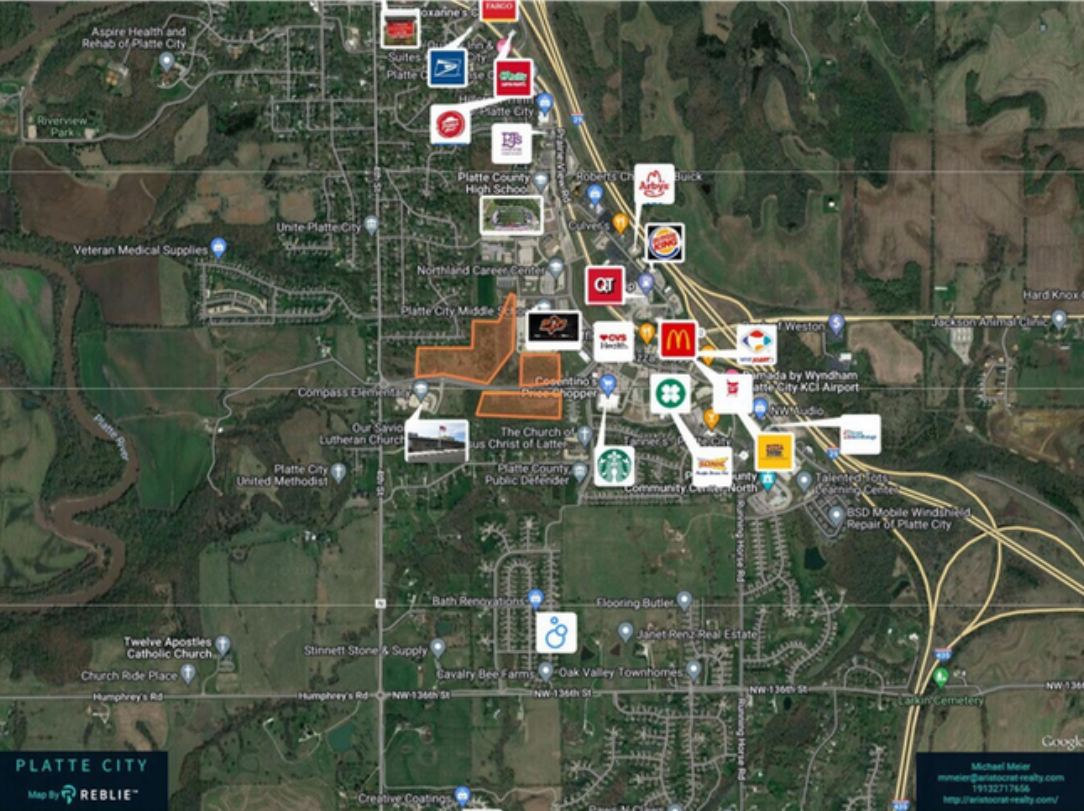


PCR3 - Kentucky ave

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PROPERTY
PHOTOS



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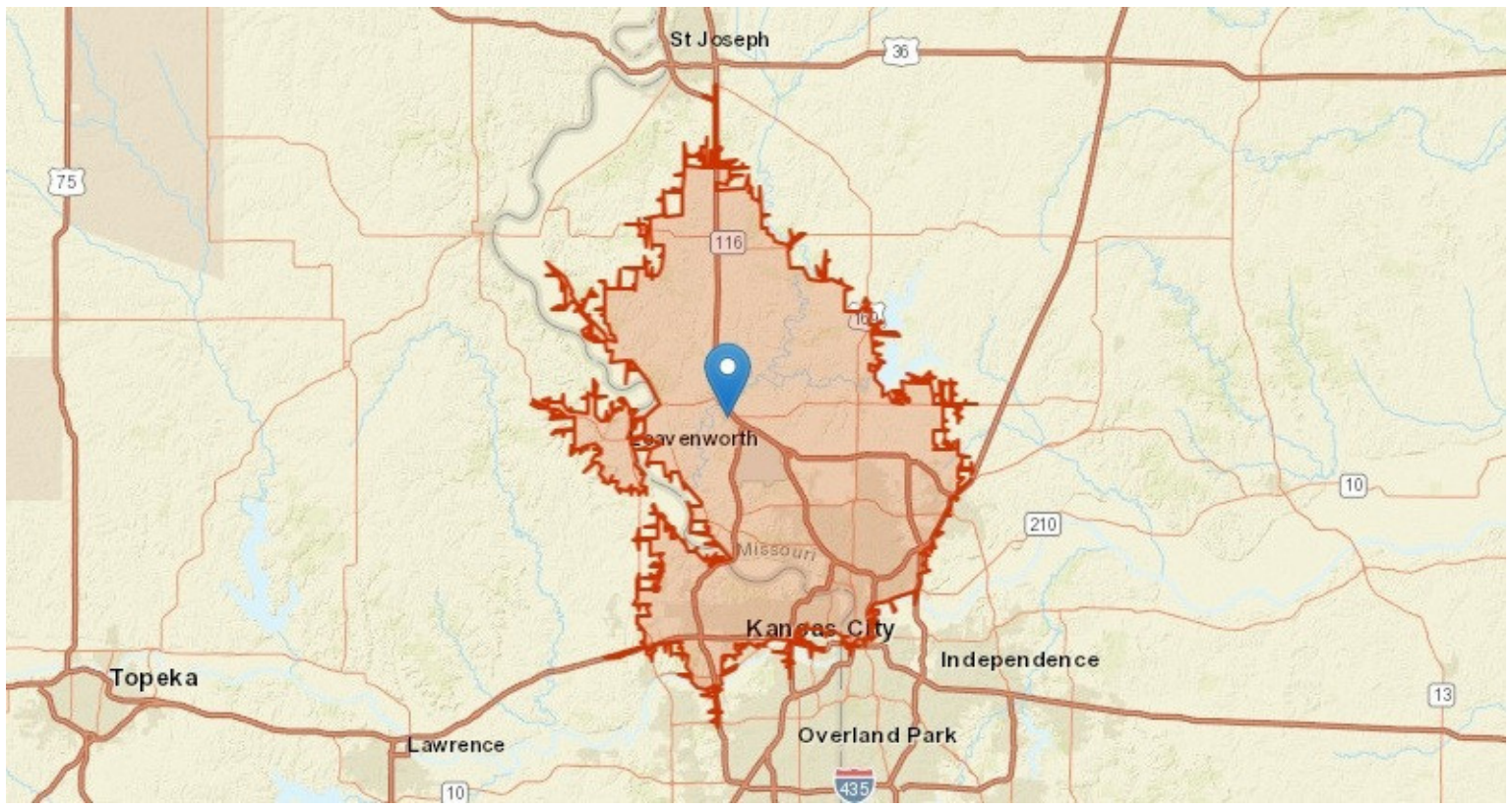
Lot 4's Medical Center Construction 11/18/2025



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LOCATION/STUDY AREA MAP (DRIVE TIME: 25 MINUTES)



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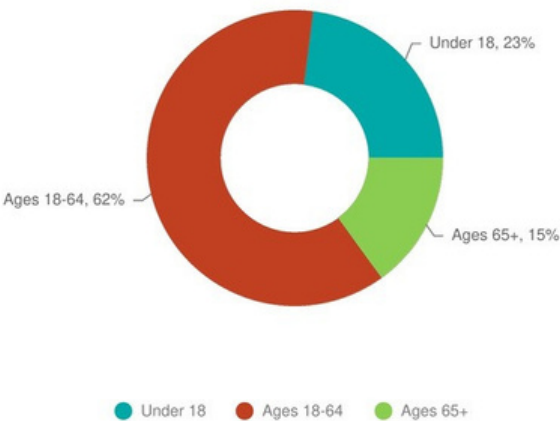


INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 25 MINUTES)

POPULATION TRENDS AND KEY INDICATORS
25Minute Drive Time

451,070	179,975	36.8
Population	Households	Median Age
2.46	\$77,487	\$273,852
Avg Size Household	Median Household Income	Median Home Value
82	107	62.8
Wealth Index	Housing Affordability	Diversity Index

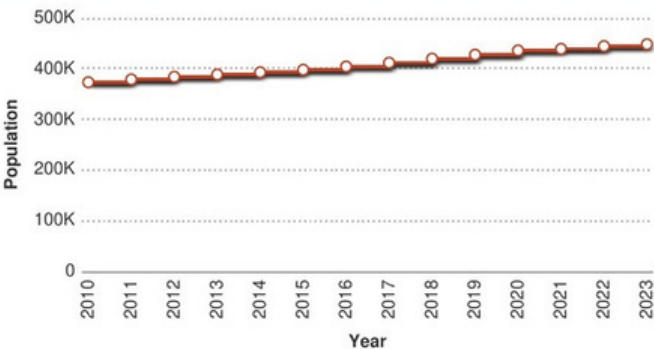
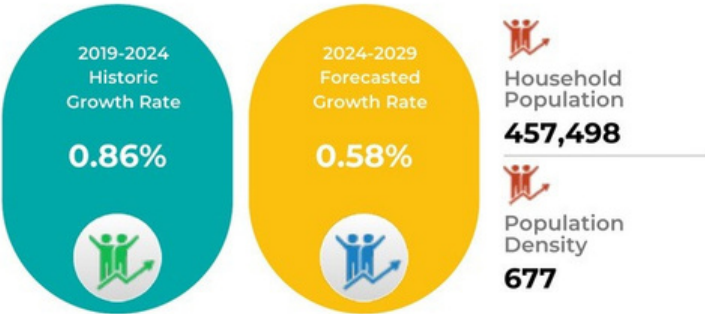
POPULATION BY AGE



POPULATION BY GENERATION

3.69%	16.92%	18.96%
Greatest Gen: Born 1945/Earlier	Baby Boomer: Born 1946 to 1964	Generation X: Born 1965 to 1980
26.68%	23.55%	10.2%
Millennial: Born 1981 to 1998	Generation Z: Born 1999 to 2016	Alpha: Born 2017 to Present

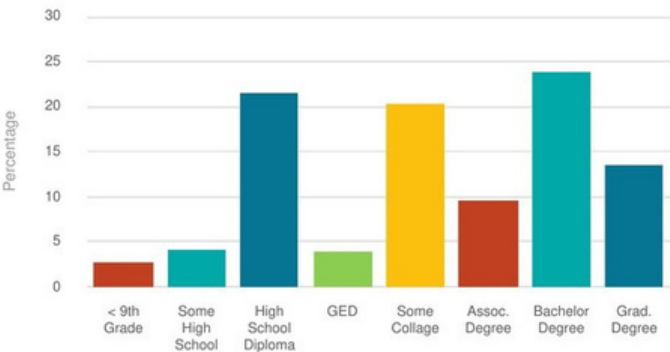
HISTORICAL & FORECAST POPULATION



DAYTIME POPULATION



POPULATION BY EDUCATION



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