

7610 HOOVER

7610 Hoover Rd, Platte County, MO 64079



Michael Meier, Principal

Aristocrat Realty

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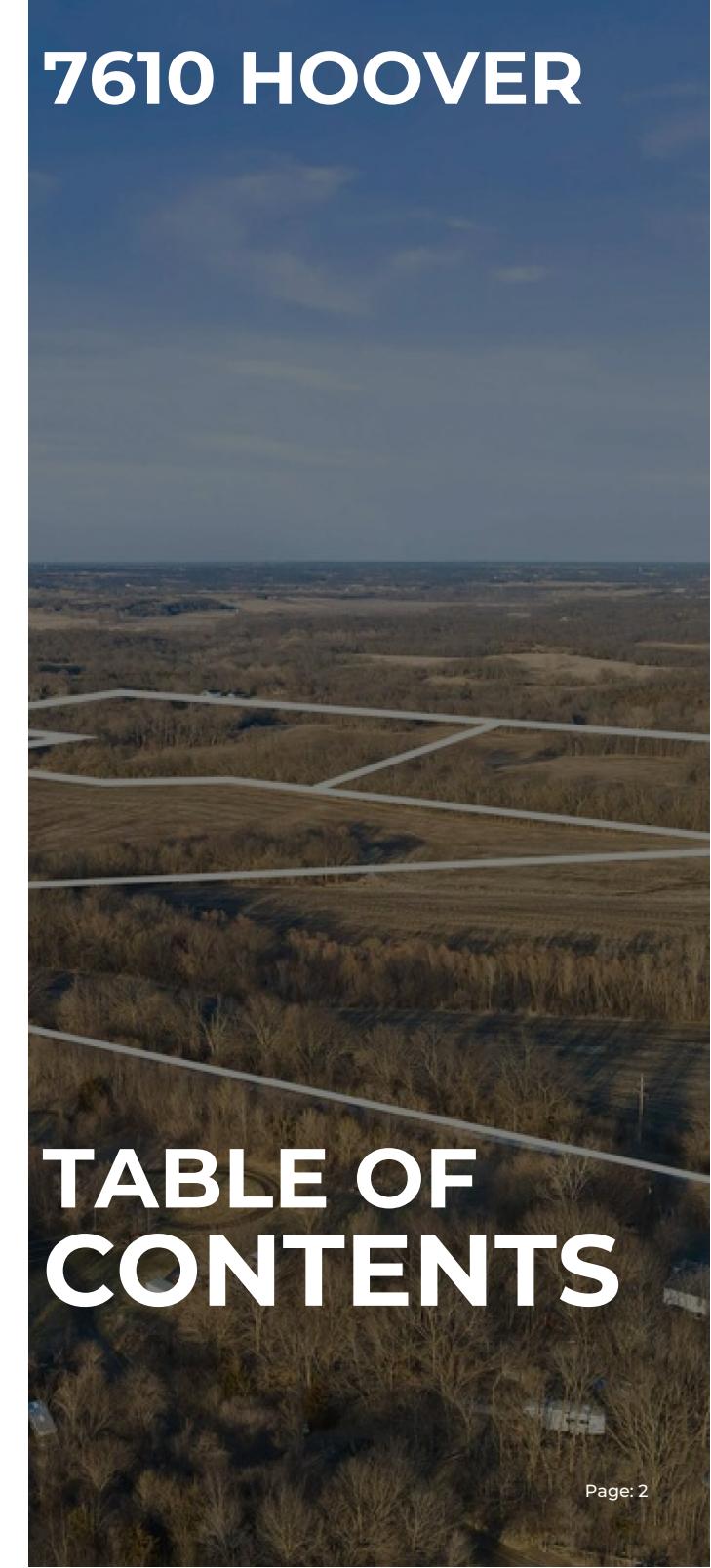


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PROPERTY INFORMATION

PURCHASE PRICE
\$2,711,340.00

PROPERTY ADDRESS
7610 Hoover Rd
Platte County, MO 64079

PROPERTY SIZE
6,534,000 Sq. Ft.

LAND SIZE
150.63 Acres

7610 Hoover Rd Platte
County, MO 64079

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..



PROPERTY OVERVIEW

Welcome to your opportunity to own a slice of the Platte County countryside. Expansive 40-acre tracts are available, with the option to purchase up to 150 acres, making this an ideal setting to build your dream home with room to grow. Additional acreage is available, and ownership is flexible to meet your needs. Water and power are already on site.

The location checks every box. Situated between I-29 and I-169, the property offers easy access to major highways and nearby destinations. You're just 8 minutes from Smithville, 10 minutes from Kansas City International Airport and Platte City, 15 minutes from Zona Rosa, 20 minutes from Weston, 23 minutes from Legends Outlets, and 28 minutes from Kansas City.



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PROPERTY PHOTOS



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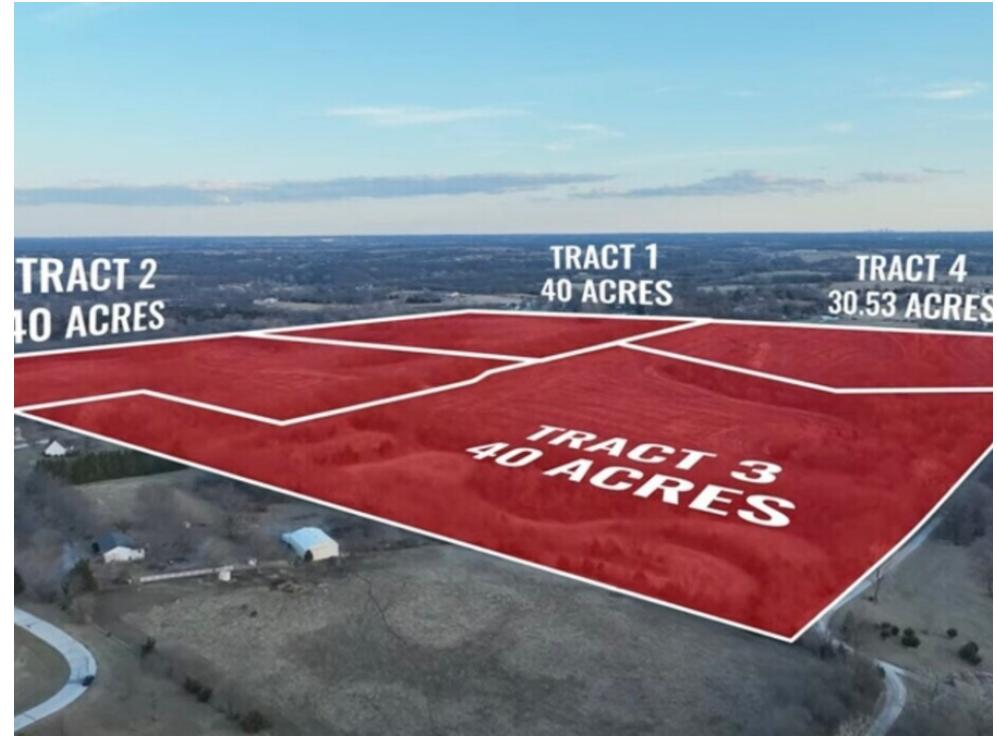
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MEET MICHAEL MEIER



Michael Meier
Principal/Realtor®



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Michael Meier is the Principal and Co-Founder of Aristocrat Realty & Development. He studied Business Management at Johnson County Community College and Pittsburg State University. With over two decades of entrepreneurial success, Michael transitioned from a local retail owner into real estate, driven by a passion for delivering exceptional customer service.

Under his leadership, Aristocrat Realty has grown to a team of 34 agents. Michael was recognized by the Kansas City Business Journal as the #1 top broker in the Kansas City area for retail sales in both 2023 and 2024. Specializing in off-market transactions and commercial developments, he brings strategic insight and a tireless work ethic to every project.

Outside of work, Michael enjoys tailgating and supporting the Chiefs and Royals, and spending quality time with his daughters, Julia and Wrenley, and his wife, Kailey. He proudly represents the PCR3 school district and serves on the Capital Campaign Committee for the Northland Career Center.

Michael also serves as a Parks Board Commissioner for Kansas City, Missouri, and sits on the Board of Zoning Adjustment (BZA) for KCMO. He is a board member of the Platte County Economic Development Council (PCEDC), the Northland Chamber of Commerce, and Starlight Theatre. Additionally, he serves on the boards of Platte County Senior Services and the Northland Workforce Development Centers 501(c)(3). He is a dedicated supporter of Children's Mercy Hospital, Ronald McDonald House Charities, the Alzheimer's Foundation, and the Multiple Sclerosis Association.



Ranked #1 in Retail in 2022, 2023 and 2024!

MEET SAM BLACKSHER



Sam Blacksher
Realtor®



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Sam Blacksher is a commercial real estate advisor with Aristocrat Realty and a lifelong Kansas City resident. He brings a valuable mix of local market knowledge, sharp marketing skills, and an investor's mindset to every deal he takes on.

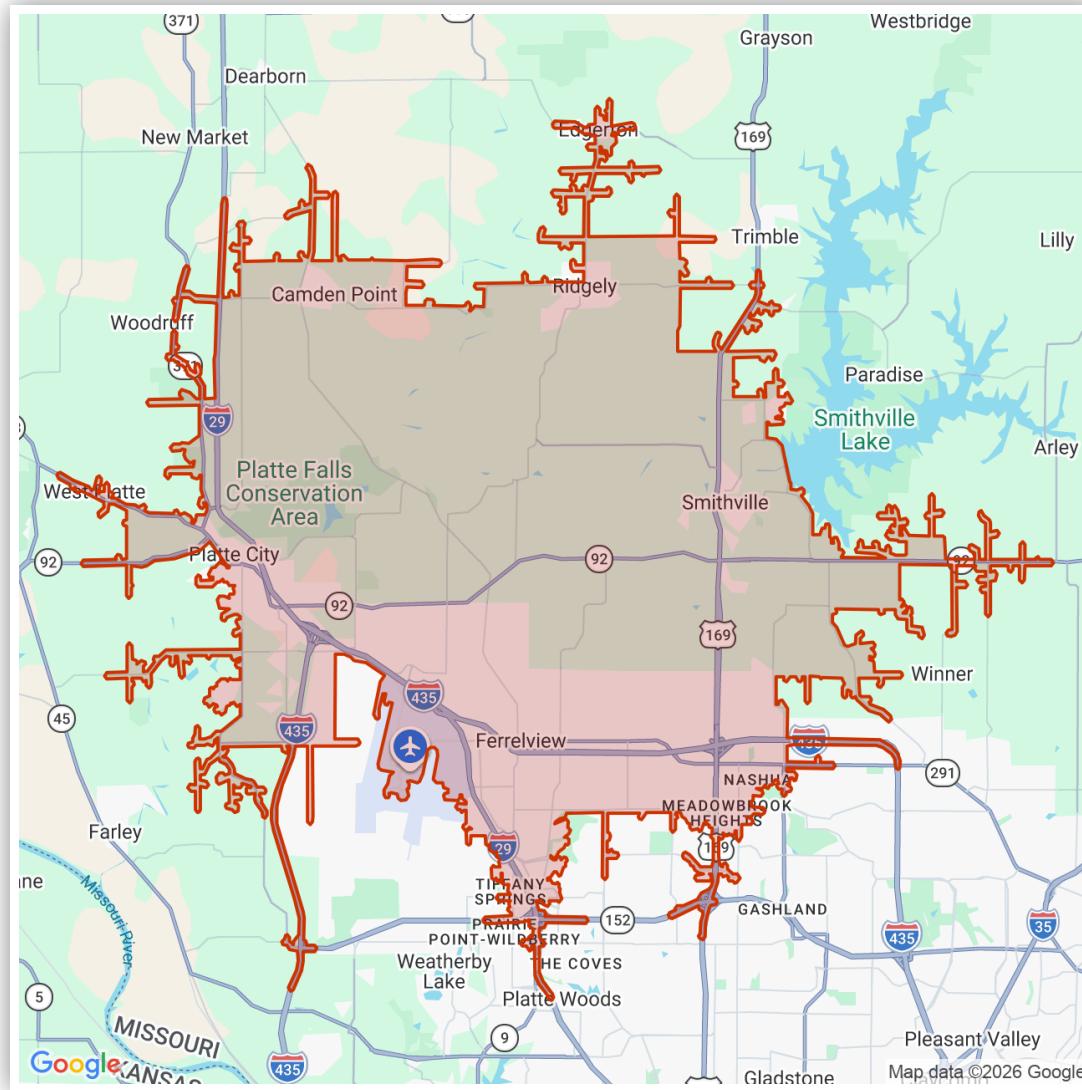
Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or a property in transition, Sam understands how to position it for maximum value and long-term success.

To ensure his listings reach the right audience, Sam utilizes platforms like LoopNet, CREXi, and CoStar, supported by targeted digital marketing campaigns. His approach blends traditional market insight with modern strategies, helping his clients achieve results efficiently.

Known for his direct communication style, strategic thinking, and ability to manage transactions from contract to close, Sam earns the trust of clients through clarity, speed, and results. He maintains strong connections with local lenders, contractors, and title professionals, streamlining every phase of the process.

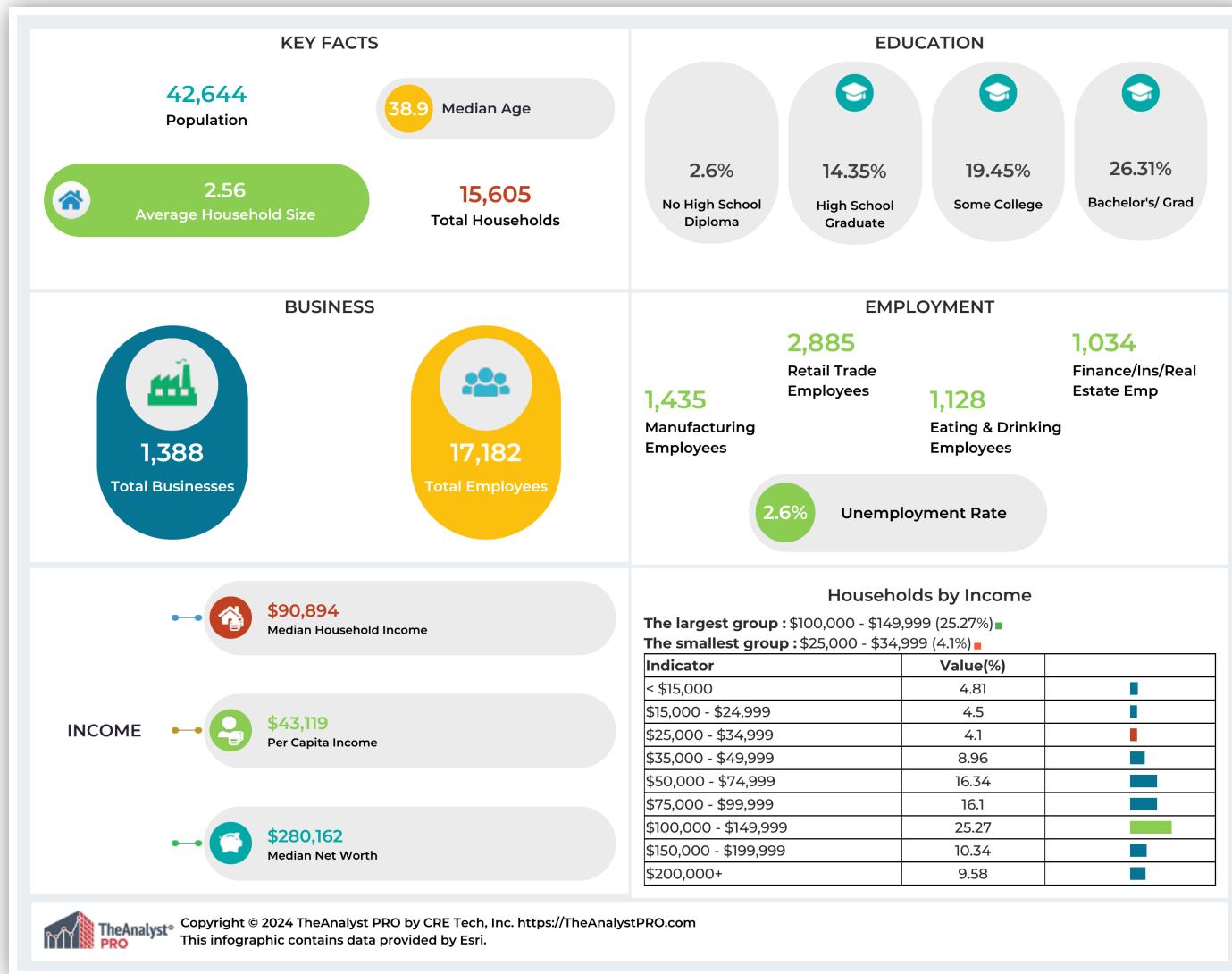
Deeply rooted in the community, Sam offers more than just market stats — he provides a lived-in understanding of Kansas City's neighborhoods, trends, and growth patterns. Whether you're a first-time investor or a seasoned developer, Sam is a reliable, forward-thinking advisor who's committed to helping you make smart, profitable real estate decisions.

LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)



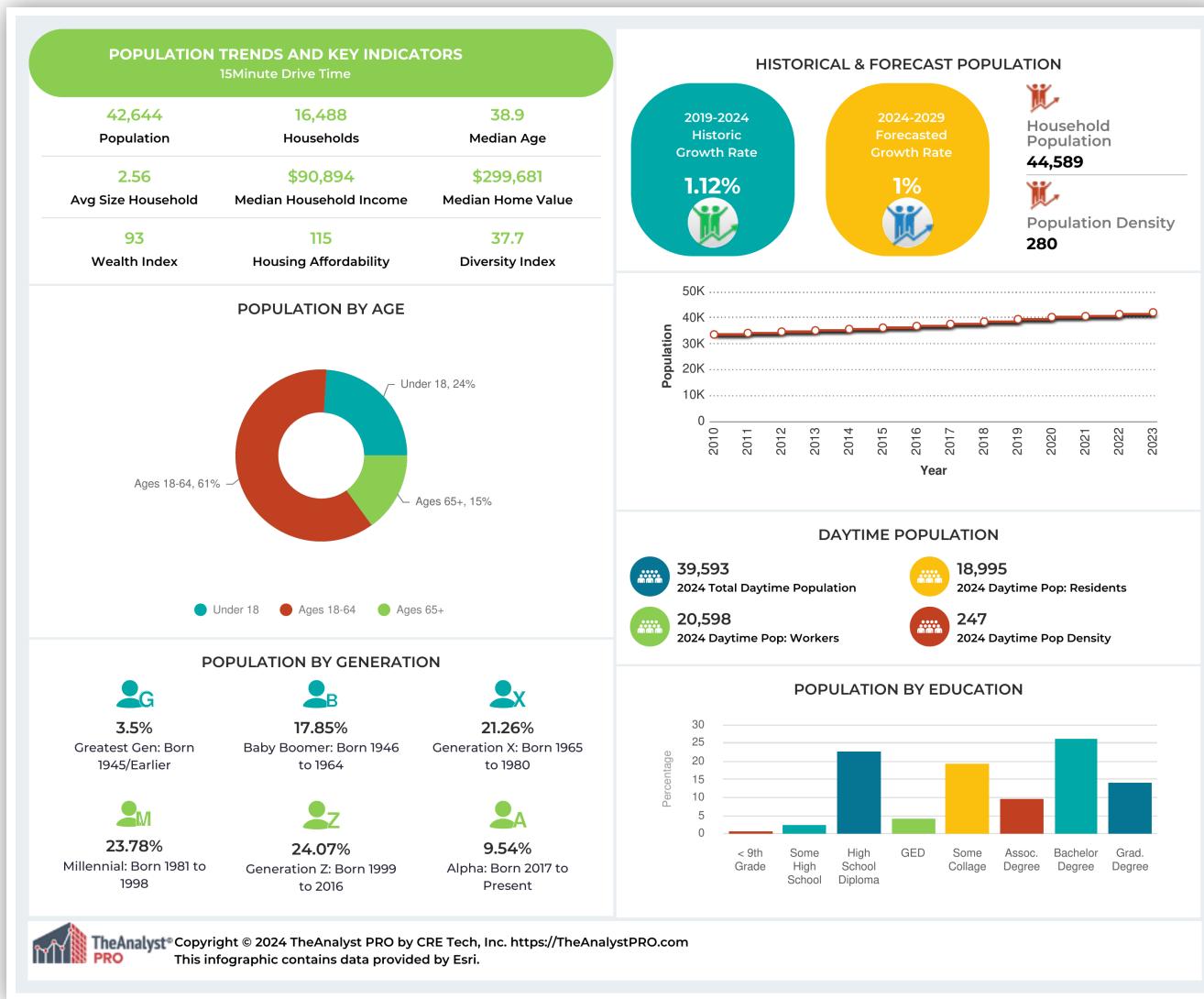
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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



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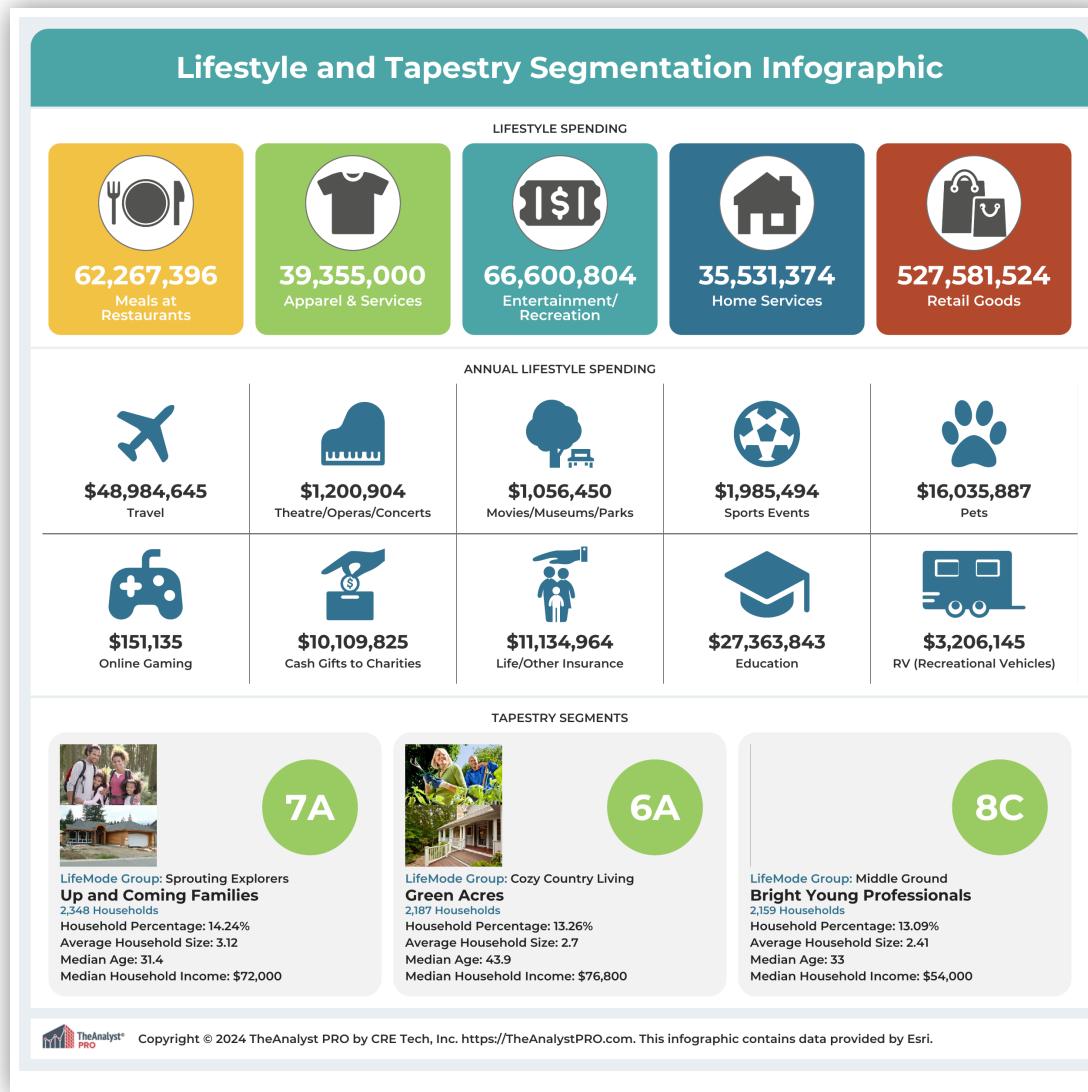
INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY (DRIVE TIME: 15 MINUTES)



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INFOGRAPHIC: LIFESTYLE / TAPESTRY

Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

Segment 1A (Top Tier)	Segment 5C (Parks and Rec)	Segment 8C (Bright Young Professionals)	Segment 11B (Young and Restless)
Segment 1B (Professional Pride)	Segment 5D (Rustbelt Traditions)	Segment 8D (Downtown Melting Pot)	Segment 11C (Metro Fusion)
Segment 1C (Boomburbs)	Segment 5E (Midlife Constants)	Segment 8E (Front Porches)	Segment 11D (Set to Impress)
Segment 1D (Savvy Suburbanites)	Segment 6A (Green Acres)	Segment 8F (Old and Newcomers)	Segment 11E (City Commons)
Segment 1E (Exurbanites)	Segment 6B (Salt of the Earth)	Segment 8G (Hardscrabble Road)	Segment 12A (Family Foundations)
Segment 2A (Urban Chic)	Segment 6C (The Great Outdoors)	Segment 9A (Silver & Gold)	Segment 12B (Traditional Living)
Segment 2B (Pleasantville)	Segment 6D (Prairie Living)	Segment 9B (Golden Years)	Segment 12C (Small Town Simplicity)
Segment 2C (Pacific Heights)	Segment 6E (Rural Resort Dwellers)	Segment 9C (The Elders)	Segment 12D (Modest Income Homes)
Segment 2D (Enterprising Professionals)	Segment 6F (Heartland Communities)	Segment 9D (Senior Escapes)	Segment 13A (International Marketplace)
Segment 3A (Laptops and Lattes)	Segment 7A (Up and Coming Families)	Segment 9E (Retirement Communities)	Segment 13B (Las Casas)
Segment 3B (Metro Renters)	Segment 7B (Urban Villages)	Segment 9F (Social Security Set)	Segment 13C (NeWest Residents)
Segment 3C (Trendsetters)	Segment 7C (American Dreamers)	Segment 10A (Southern Satellites)	Segment 13D (Fresh Ambitions)
Segment 4A (Soccer Moms)	Segment 7D (Barrios Urbanos)	Segment 10B (Rooted Rural)	Segment 13E (High Rise Renters)
Segment 4B (Home Improvement)	Segment 7E (Valley Growers)	Segment 10C (Diners & Miners)	Segment 14A (Military Proximity)
Segment 4C (Middleburg)	Segment 7F (Southwestern Families)	Segment 10D (Down the Road)	Segment 14B (College Towns)
Segment 5A (Comfortable Empty Nesters)	Segment 8A (City Lights)	Segment 10E (Rural Bypasses)	Segment 14C (Dorms to Diplomas)
Segment 5B (In Style)	Segment 8B (Emerald City)	Segment 11A (City Strivers)	Segment 15 (Unclassified)

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DEMOGRAPHIC AND INCOME (DRIVE TIME: 15 MINUTES)

Summary	Census 2010	Census 2020	2025	2030
Population	33,723	41,028	43,192	44,988
Households	12,903	15,748	16,845	17,659
Families	9,266	11,046	11,521	12,000
Average Household Size	2.58	2.58	2.54	2.53
Owner Occupied Housing Units	9,525	11,220	12,021	12,737
Renter Occupied Housing Units	3,378	4,528	4,824	4,922
Median Age	37.0	38.3	38.9	39.6
Trends: 2025-2030 Annual Rate	Area	State	National	
Population	0.82%	0.22%	0.42%	
Households	0.95%	0.37%	0.64%	
Families	0.82%	0.23%	0.54%	
Owner HHs	1.16%	0.62%	0.91%	
Median Household Income	2.45%	2.28%	2.53%	
		2025	2030	
Households by Income	Number	Percent	Number	Percent
<\$15,000	606	3.6%	516	2.9%
\$15,000 - \$24,999	792	4.7%	635	3.6%
\$25,000 - \$34,999	707	4.2%	584	3.3%
\$35,000 - \$49,999	1,244	7.4%	1,103	6.2%
\$50,000 - \$74,999	2,778	16.5%	2,555	14.5%
\$75,000 - \$99,999	2,228	13.2%	2,103	11.9%
\$100,000 - \$149,999	3,863	22.9%	4,252	24.1%
\$150,000 - \$199,999	2,269	13.5%	2,783	15.8%
\$200,000+	2,350	14.0%	3,119	17.7%
Median Household Income	\$100,595		\$113,530	
Average Household Income	\$122,156		\$136,743	
Per Capita Income	\$47,780		\$53,857	
Population by Age	Census 2010	Census 2020	2025	2030
Population by Age	Number	Percent	Number	Percent
0 - 4	2,299	6.8%	2,408	5.9%
5 - 9	2,500	7.4%	2,840	6.9%
10 - 14	2,560	7.6%	3,185	7.8%
15 - 19	2,196	6.5%	2,876	7.0%
20 - 24	1,593	4.7%	2,217	5.4%
25 - 34	4,606	13.7%	5,072	12.4%
35 - 44	5,376	15.9%	5,862	14.3%
45 - 54	5,426	16.1%	5,676	13.8%
55 - 64	3,846	11.4%	5,270	12.8%
65 - 74	1,915	5.7%	3,549	8.7%
75 - 84	936	2.8%	1,597	3.9%
85+	472	1.4%	476	1.2%
Race and Ethnicity	Census 2010	Census 2020	2025	2030
Race and Ethnicity	Number	Percent	Number	Percent
White Alone	31,043	92.1%	34,680	84.5%
Black Alone	1,045	3.1%	1,663	4.1%
American Indian Alone	145	0.4%	188	0.5%
Asian Alone	407	1.2%	677	1.7%
Pacific Islander Alone	37	0.1%	96	0.2%
Some Other Race Alone	363	1.1%	675	1.6%
Two or More Races	683	2.0%	3,048	7.4%
Hispanic Origin (Any Race)	1,386	4.1%	2,262	5.5%

Data Note: Income is expressed in current dollars.

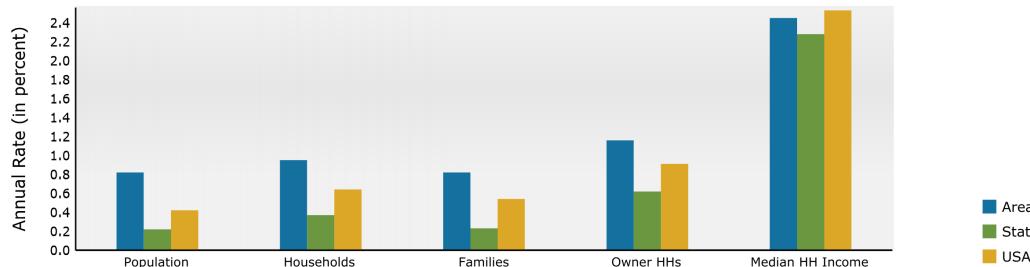
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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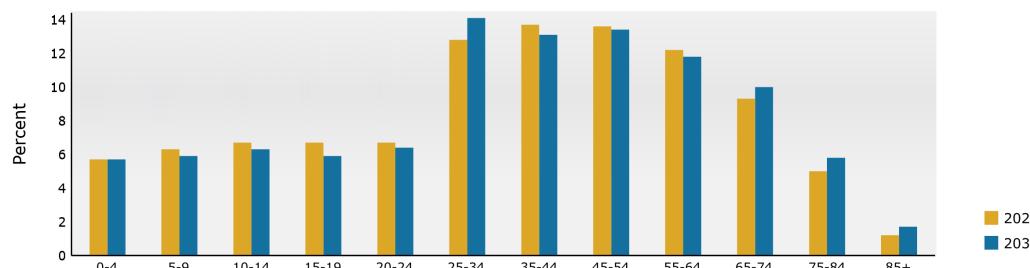
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DEMOGRAPHIC AND INCOME (DRIVE TIME: 15 MINUTES)

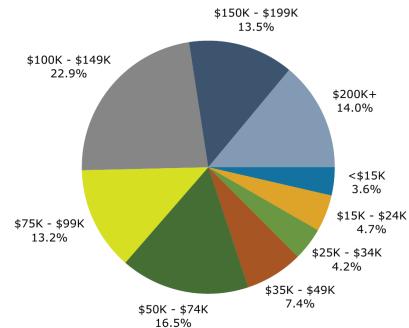
Trends 2025-2030



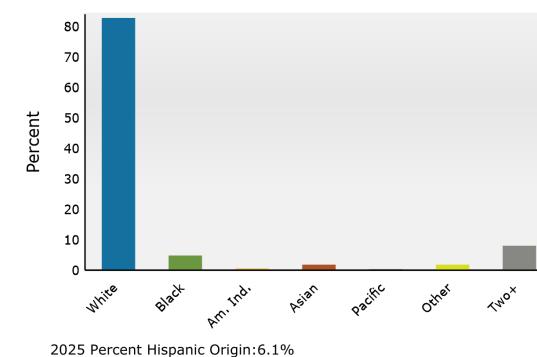
Population by Age



2025 Household Income



2025 Population by Race



Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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HOUSING PROFILE (DRIVE TIME: 15 MINUTES)

Population		Households				
2020 Total Population		41,028	2025 Median Household Income		\$100,595	
2025 Total Population		43,192	2030 Median Household Income		\$113,530	
2030 Total Population		44,988	2025-2030 Annual Rate		2.45%	
2025-2030 Annual Rate		0.82%				
Housing Units by Occupancy Status and Tenure		Census 2020		2025		
		Number	Percent	Number	Percent	
Total Housing Units		16,714	100.0%	17,749	100.0%	
Occupied		15,748	94.2%	16,845	94.9%	
Owner		11,220	67.1%	12,021	67.7%	
Renter		4,528	27.1%	4,824	27.2%	
Vacant		971	5.8%	904	5.1%	
Owner Occupied Housing Units by Value		2025		2030		
		Number	Percent	Number	Percent	
Total		12,018	100.0%	12,735	100.0%	
<\$50,000		418	3.5%	273	2.1%	
\$50,000-\$99,999		108	0.9%	36	0.3%	
\$100,000-\$149,999		264	2.2%	122	1.0%	
\$150,000-\$199,999		607	5.1%	291	2.3%	
\$200,000-\$249,999		1,183	9.8%	712	5.6%	
\$250,000-\$299,999		1,925	16.0%	1,756	13.8%	
\$300,000-\$399,999		3,108	25.9%	3,590	28.2%	
\$400,000-\$499,999		1,917	16.0%	2,558	20.1%	
\$500,000-\$749,999		2,094	17.4%	2,901	22.8%	
\$750,000-\$999,999		275	2.3%	357	2.8%	
\$1,000,000-\$1,499,999		33	0.3%	45	0.4%	
\$1,500,000-\$1,999,999		29	0.2%	22	0.2%	
\$2,000,000+		57	0.5%	72	0.6%	
Median Value		\$348,375		\$388,510		
Average Value		\$388,674		\$432,439		
Census 2020 Housing Units		Number		Percent		
Total		16,714		100.0%		
Housing Units In Urbanized Areas		13,499		80.8%		
Rural Housing Units		3,215		19.2%		
Census 2020 Owner Occupied Housing Units by Mortgage Status		Number		Percent		
Total		11,220		100.0%		
Owned with a Mortgage/Loan		8,655		77.1%		
Owned Free and Clear		2,565		22.9%		

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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HOUSING PROFILE (DRIVE TIME: 15 MINUTES)

Census 2020 Vacant Housing Units by Status		Number	Percent
Total		971	100.0%
For Rent	506	52.1%	
Rented- Not Occupied	21	2.2%	
For Sale Only	154	15.9%	
Sold - Not Occupied	39	4.0%	
Seasonal/Recreational/Occasional Use	54	5.6%	
For Migrant Workers	0	0.0%	
Other Vacant	197	20.3%	

Census 2020 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	15,748	11,220	71.2%
15-24	555	97	17.5%
25-34	2,442	1,246	51.0%
35-44	3,198	2,304	72.0%
45-54	3,145	2,424	77.1%
55-59	1,618	1,305	80.7%
60-64	1,444	1,152	79.8%
65-74	2,095	1,726	82.4%
75-84	985	760	77.2%
85+	266	206	77.4%

Census 2020 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	15,748	11,220	71.2%
White Alone	13,702	10,174	74.3%
Black/African American Alone	646	225	34.8%
American Indian/Alaska Native	63	35	55.6%
Asian Alone	232	129	55.6%
Pacific Islander Alone	29	6	20.7%
Other Race Alone	197	104	52.8%
Two or More Races	879	547	62.2%
Hispanic Origin	639	344	53.8%

Census 2020 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	15,748	11,220	71.2%
1-Person	3,798	1,905	50.2%
2-Person	5,433	4,100	75.5%
3-Person	2,540	1,943	76.5%
4-Person	2,384	1,977	82.9%
5-Person	1,036	863	83.3%
6-Person	389	313	80.5%
7+ Person	169	120	71.0%

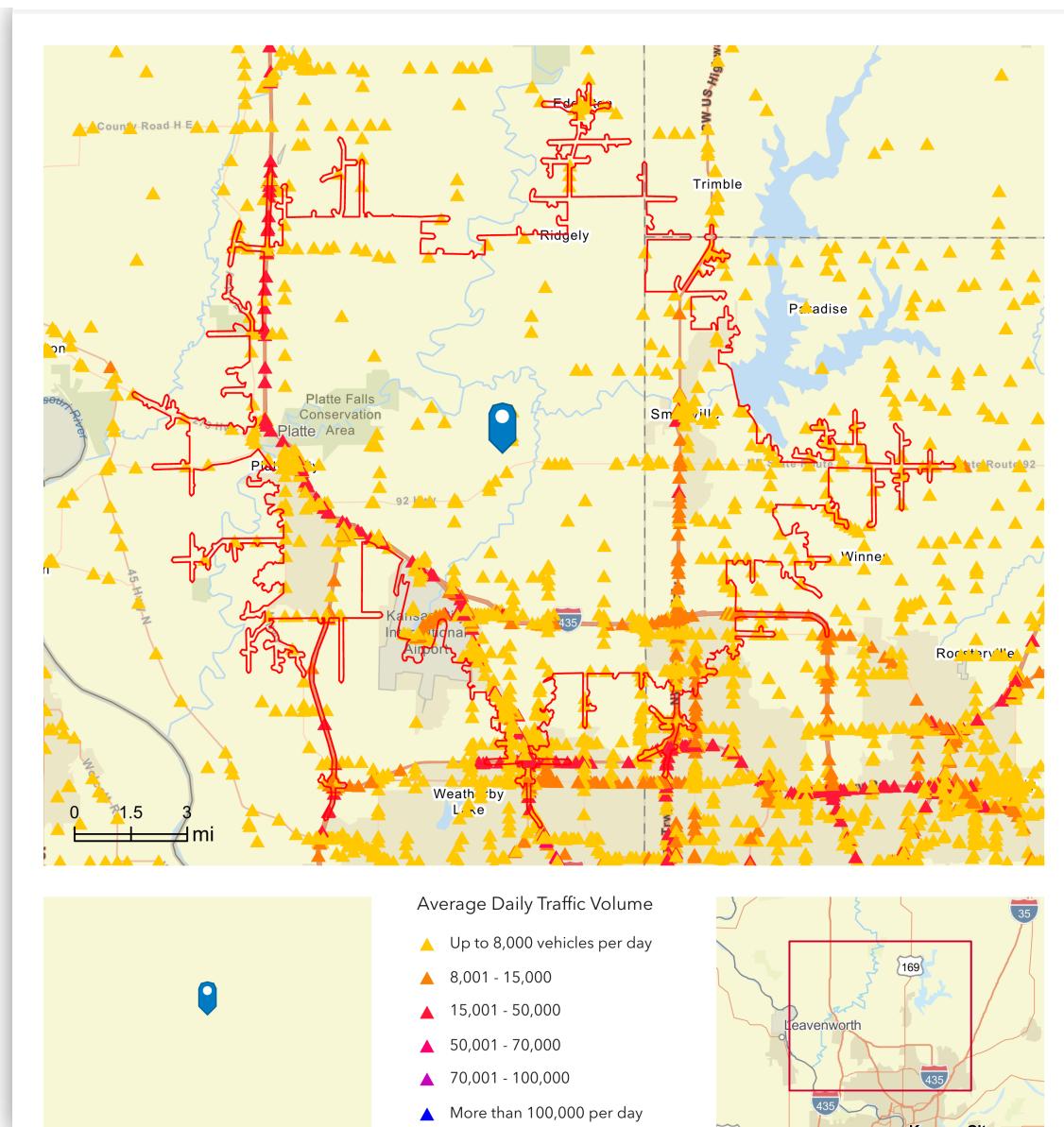
2025 Housing Affordability	
Housing Affordability Index	103
Percent of Income for Mortgage	21.7%

Data Note: Persons of Hispanic Origin may be of any race.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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TRAFFIC COUNT - STUDY AREA (DRIVE TIME: 15 MINUTES)



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CONTACT



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