

7610 HOOVER

7610 Hoover Rd, Platte County, MO 64079



Michael Meier, Principal

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Demographic Analysis

7610 HOOVER

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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

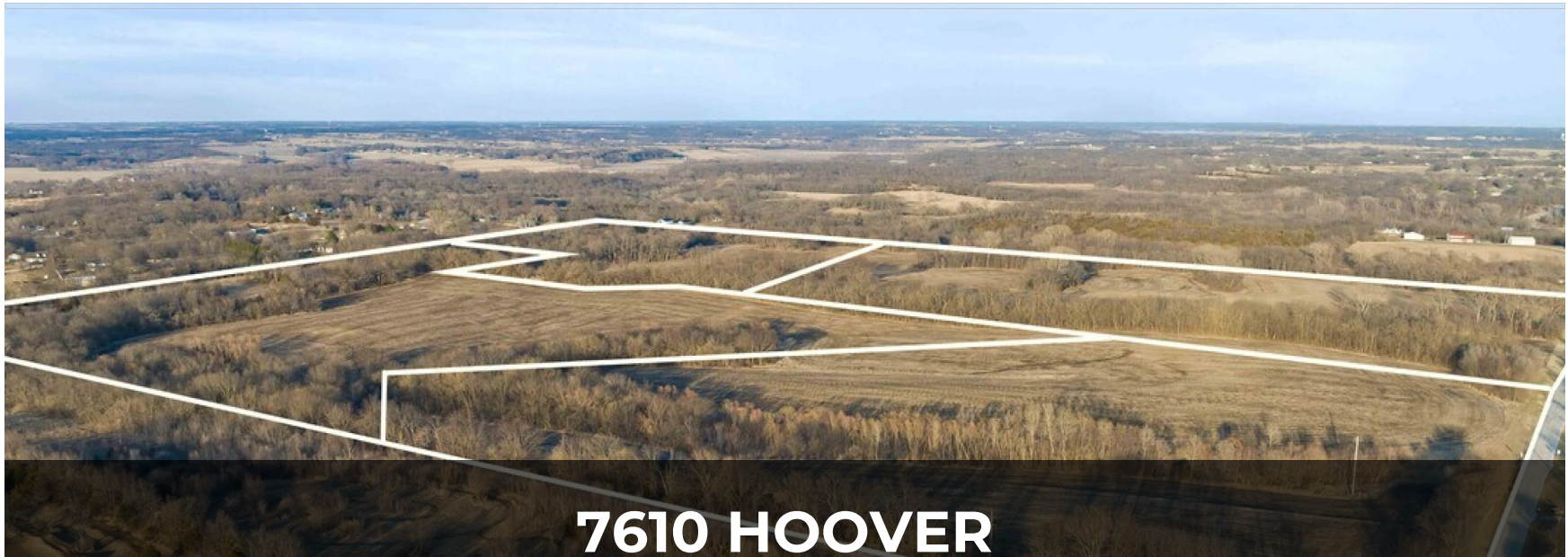
This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. 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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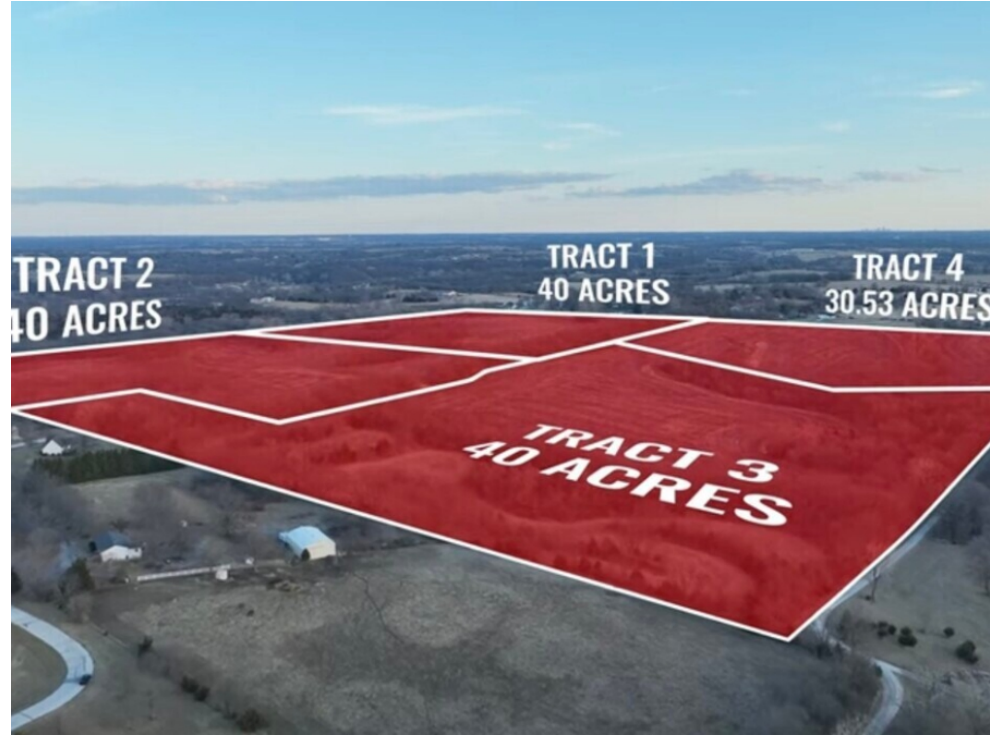


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PROPERTY PHOTOS



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MEET MICHAEL MEIER



Michael Meier
Principal/Realtor®



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o: 816.200.7234



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12200 N Ambassador Dr, Ste 103
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www.aristocrat-realty.com



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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o: 816.200.7234



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Kansas City MO 64163



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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.

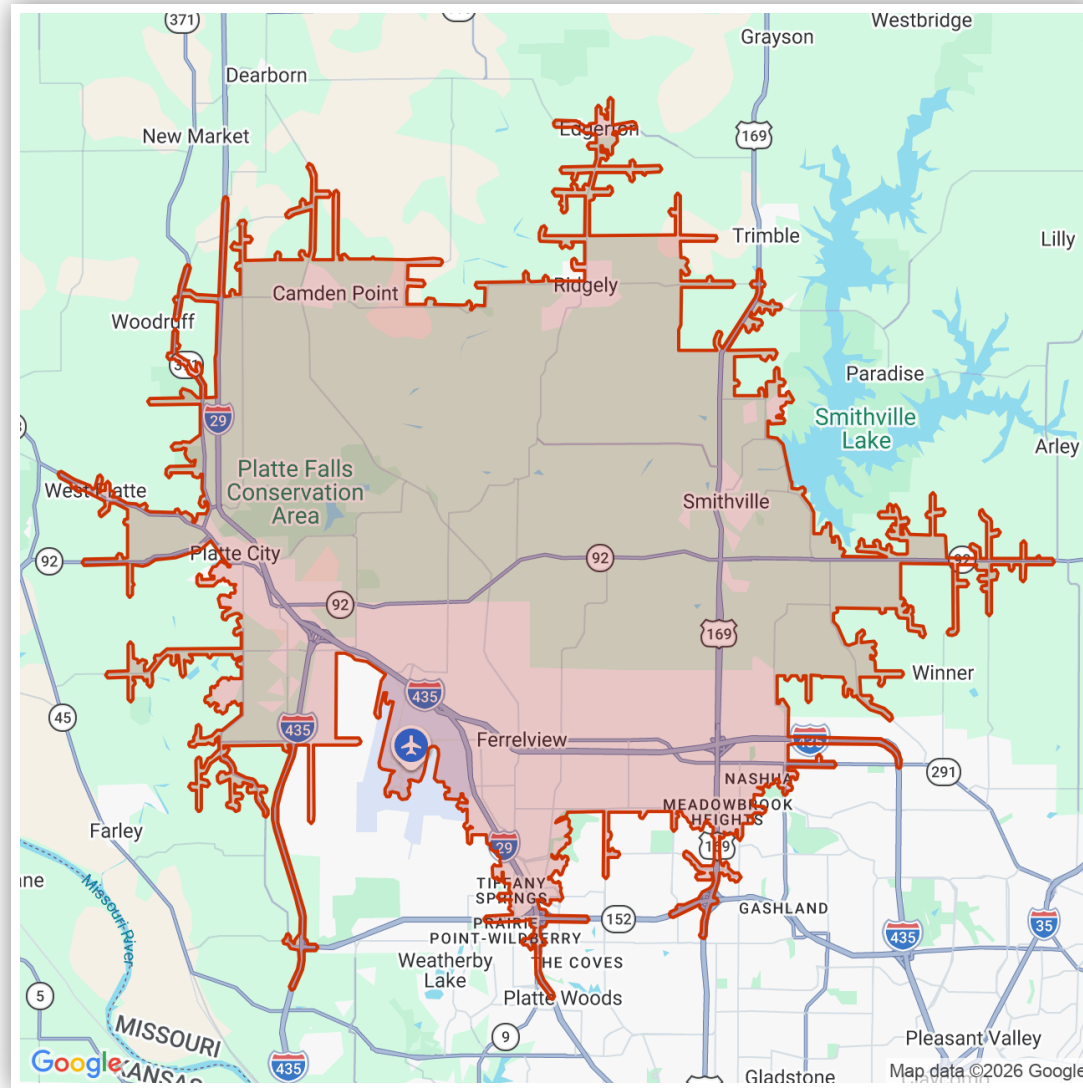
Sam works with business owners, investors, and developers to buy, sell, and lease commercial properties across the Kansas City metro area. His expertise spans single-tenant NNN investments, multi-unit value-add opportunities, and retail, office, and mixed-use spaces. Whether it's a stabilized asset or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

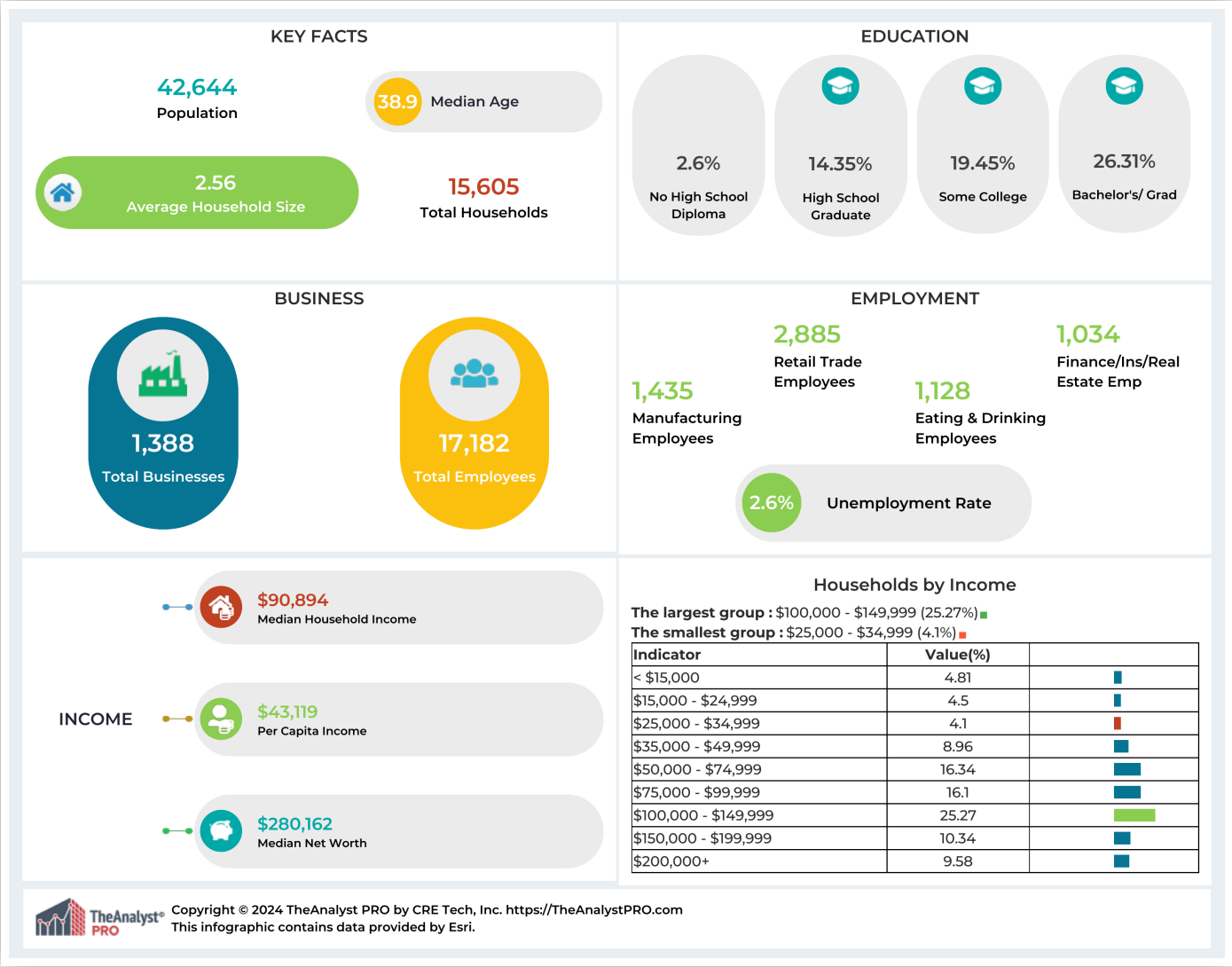


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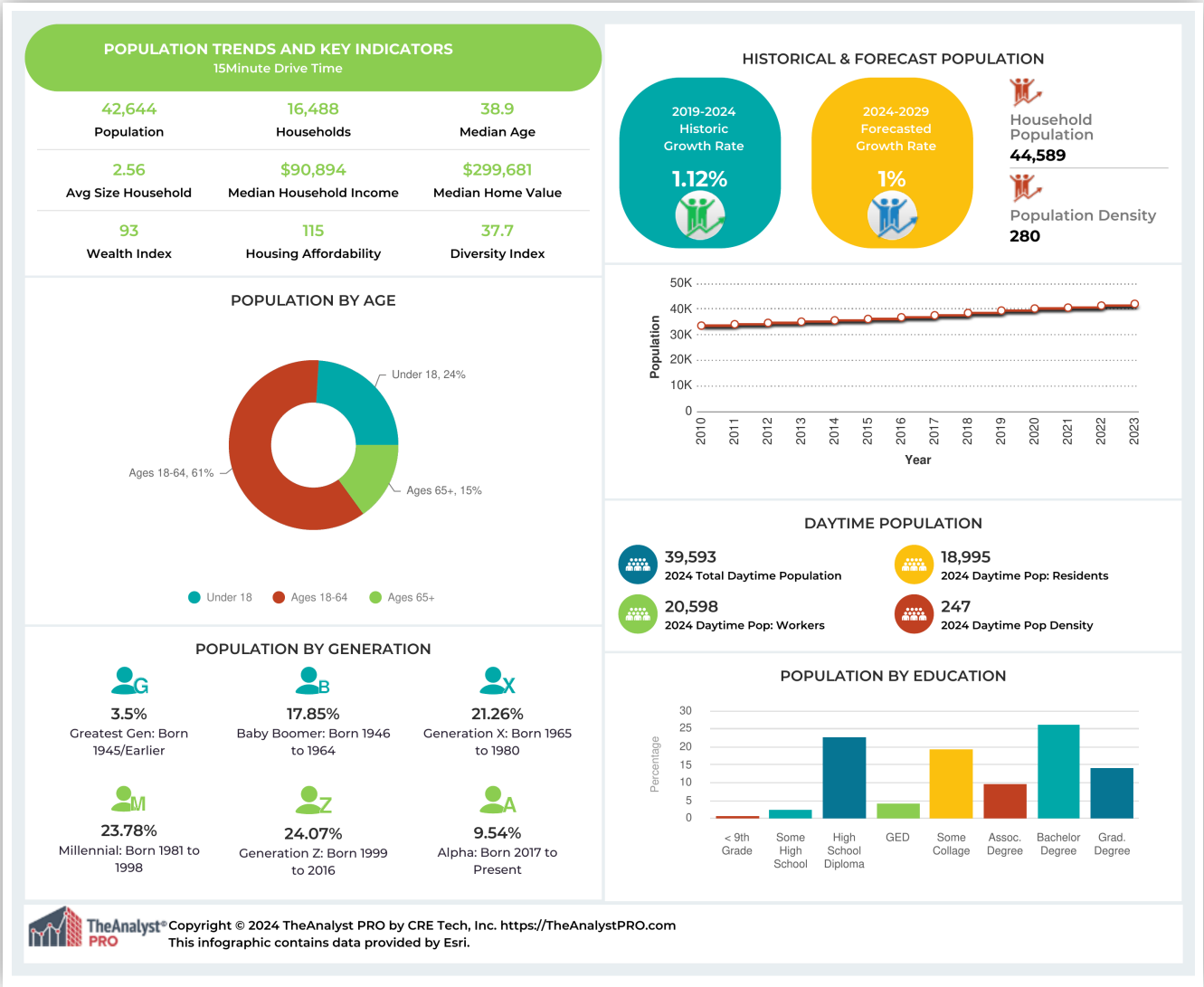
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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)





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% | | | | |
| Households by Income | | | | | 2025 | | 2030 | | |
| | | | 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 | | | | | |
| | | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
| Population by Age | Number | Percent | Number | Percent | Number | Percent | Number | Percent | |
| 0 - 4 | 2,299 | 6.8% | 2,408 | 5.9% | 2,474 | 5.7% | 2,546 | 5.7% | |
| 5 - 9 | 2,500 | 7.4% | 2,840 | 6.9% | 2,700 | 6.3% | 2,642 | 5.9% | |
| 10 - 14 | 2,560 | 7.6% | 3,185 | 7.8% | 2,878 | 6.7% | 2,814 | 6.3% | |
| 15 - 19 | 2,196 | 6.5% | 2,876 | 7.0% | 2,913 | 6.7% | 2,647 | 5.9% | |
| 20 - 24 | 1,593 | 4.7% | 2,217 | 5.4% | 2,885 | 6.7% | 2,894 | 6.4% | |
| 25 - 34 | 4,606 | 13.7% | 5,072 | 12.4% | 5,520 | 12.8% | 6,345 | 14.1% | |
| 35 - 44 | 5,376 | 15.9% | 5,862 | 14.3% | 5,925 | 13.7% | 5,911 | 13.1% | |
| 45 - 54 | 5,426 | 16.1% | 5,676 | 13.8% | 5,894 | 13.6% | 6,019 | 13.4% | |
| 55 - 64 | 3,846 | 11.4% | 5,270 | 12.8% | 5,285 | 12.2% | 5,310 | 11.8% | |
| 65 - 74 | 1,915 | 5.7% | 3,549 | 8.7% | 4,027 | 9.3% | 4,495 | 10.0% | |
| 75 - 84 | 936 | 2.8% | 1,597 | 3.9% | 2,153 | 5.0% | 2,606 | 5.8% | |
| 85+ | 472 | 1.4% | 476 | 1.2% | 538 | 1.2% | 759 | 1.7% | |
| | | Census 2010 | | Census 2020 | | 2025 | | 2030 | |
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent | |
| White Alone | 31,043 | 92.1% | 34,680 | 84.5% | 35,777 | 82.8% | 36,704 | 81.6% | |
| Black Alone | 1,045 | 3.1% | 1,663 | 4.1% | 2,057 | 4.8% | 2,272 | 5.1% | |
| American Indian Alone | 145 | 0.4% | 188 | 0.5% | 203 | 0.5% | 212 | 0.5% | |
| Asian Alone | 407 | 1.2% | 677 | 1.7% | 779 | 1.8% | 896 | 2.0% | |
| Pacific Islander Alone | 37 | 0.1% | 96 | 0.2% | 119 | 0.3% | 136 | 0.3% | |
| Some Other Race Alone | 363 | 1.1% | 675 | 1.6% | 793 | 1.8% | 865 | 1.9% | |
| Two or More Races | 683 | 2.0% | 3,048 | 7.4% | 3,464 | 8.0% | 3,903 | 8.7% | |
| Hispanic Origin (Any Race) | | 1,386 | 4.1% | 2,262 | 5.5% | 2,620 | 6.1% | 2,927 | 6.5% |

Data Note: Income is expressed in current dollars.

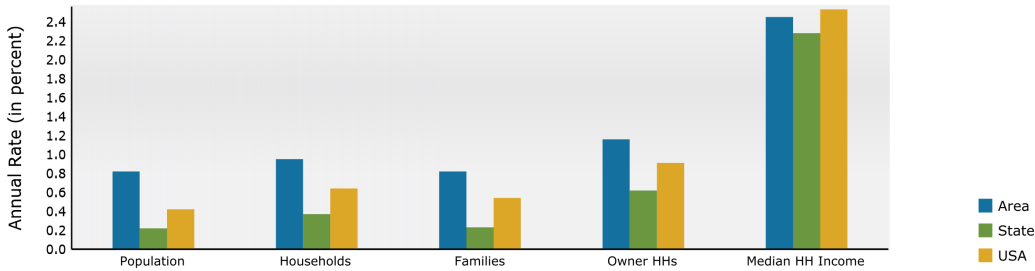
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

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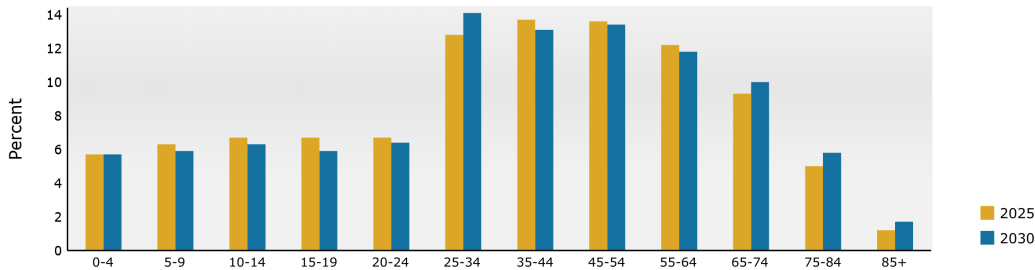


DEMOGRAPHIC AND INCOME (DRIVE TIME: 15 MINUTES)

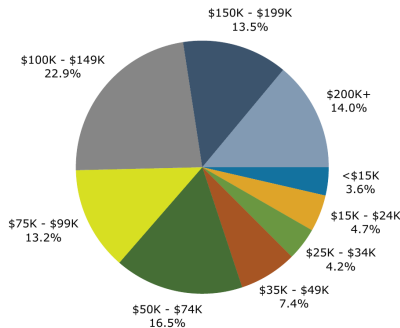
Trends 2025-2030



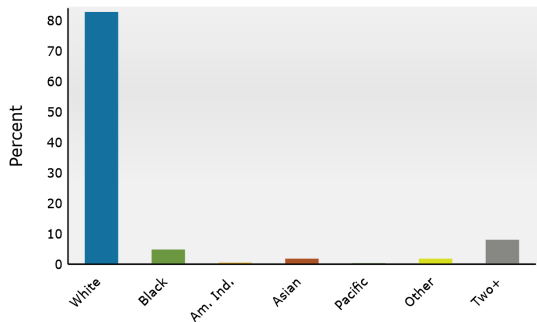
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin:6.1%

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 | | 2030 | |
|--|-------------|---------|--------|---------|--------|---------|
| | Number | Percent | Number | Percent | Number | Percent |
| Total Housing Units | 16,714 | 100.0% | 17,749 | 100.0% | 18,508 | 100.0% |
| Occupied | 15,748 | 94.2% | 16,845 | 94.9% | 17,659 | 95.4% |
| Owner | 11,220 | 67.1% | 12,021 | 67.7% | 12,737 | 68.8% |
| Renter | 4,528 | 27.1% | 4,824 | 27.2% | 4,922 | 26.6% |
| Vacant | 971 | 5.8% | 904 | 5.1% | 849 | 4.6% |

| 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 | | | |
|---|----------------|--------------------------------|---------------|
| | Occupied Units | Owner 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 | | | |
|--|----------------|--------------------------------|---------------|
| | Occupied Units | Owner 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 | | | |
|---|----------------|--------------------------------|---------------|
| | Occupied Units | Owner 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% |

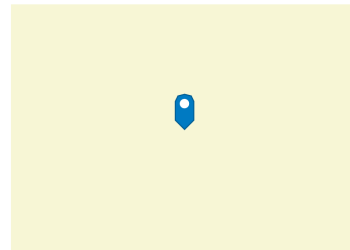
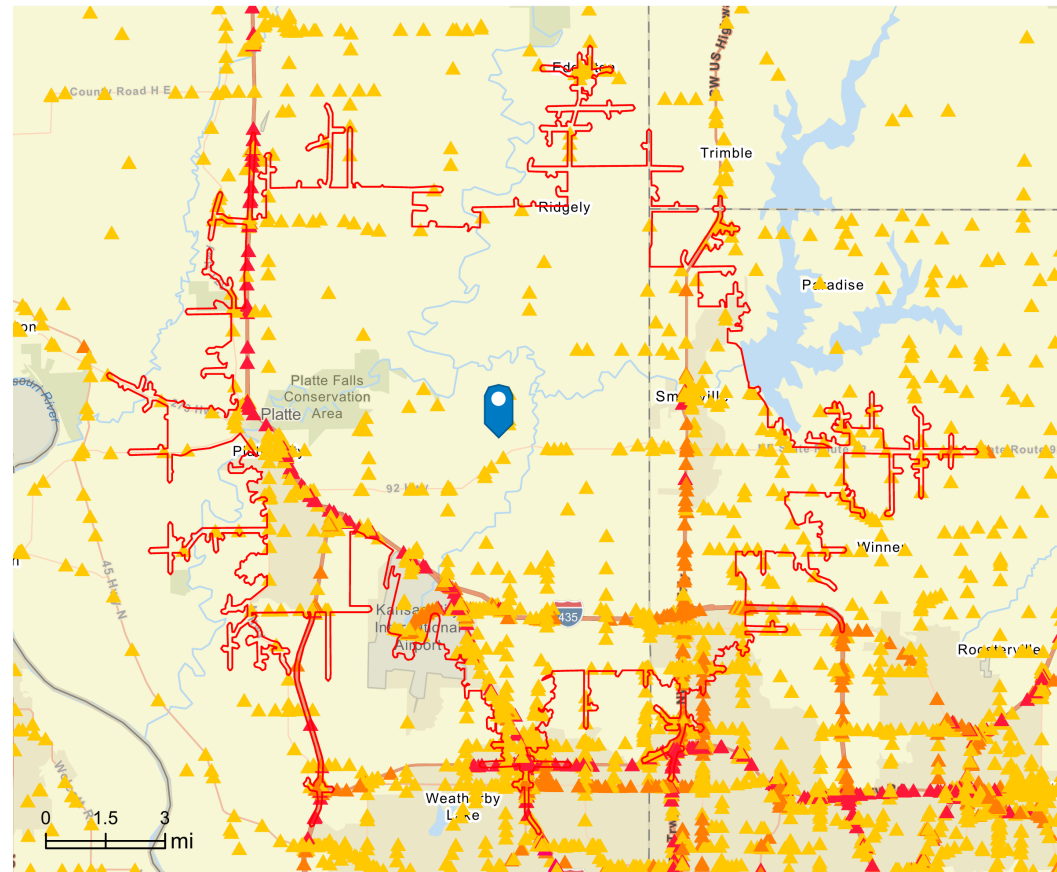
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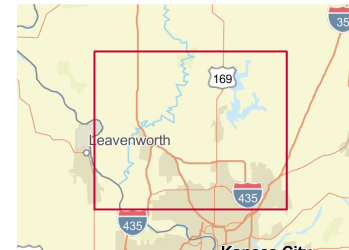


TRAFFIC COUNT - STUDY AREA (DRIVE TIME: 15 MINUTES)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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CONTACT



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