



# TRACY

DEVELOPMENT

Hwy 371 & Tracy Dr  
Tracy, Missouri 64079



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## Tracy

Development

Hwy 371 & Tracy Dr  
Tracy, Missouri 64079



## PROPERTY OVERVIEW

Prime Commercial Land for Sale in Tracy, MO – Ideal for Farm and Feed Stores! Location: Hwy 371 & Tracy Dr, Tracy, MO 64079 Lot Size: 4.00 Acres Zoning: Commercial Price: Upon Request Unlock the potential of your business with this exceptional 4-acre commercial lot in Tracy, MO. Perfectly positioned just one exit north of Platte City, this prime pad site offers unparalleled visibility directly off I-29, ensuring your business catches the eye of every passerby. Why This Property • Strategic Location: Enjoy incredible visibility and easy access from all directions via the new bridge off I-29. • Customizable Space: The site is fully customizable , making it ideal for a farm store, hardware store, ect.

## TRACY

### DEVELOPMENT

Hwy 371 & Tracy Dr  
Tracy, Missouri 64079



# PROPERTY PHOTOS





# PROPERTY PHOTOS





## PROPERTY PHOTOS



## TRACY DEVELOPMENT





# TRACY DEVELOPMENT

## PROPERTY INFORMATION

*Call for Price*

### **Property Address**

*Hwy 371 & Tracy Dr  
Tracy, Missouri 64079*

### **Property Size**

*174,240 Sq. Ft.*

### **Land Size**

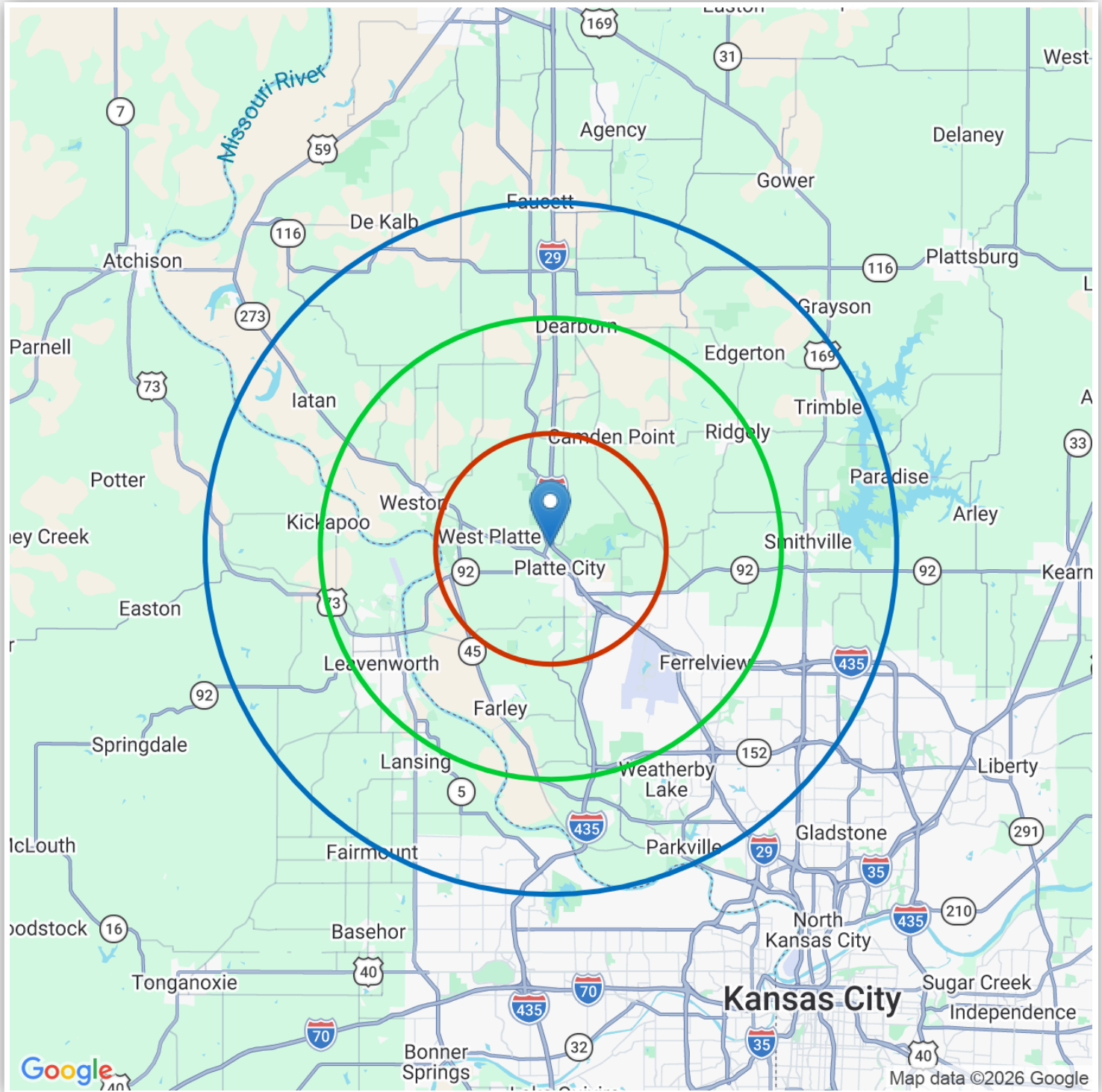
*4.00 Acres*

### 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. .



### LOCATION/STUDY AREA MAP (RINGS: 5, 10, 15 MILE RADIUS)



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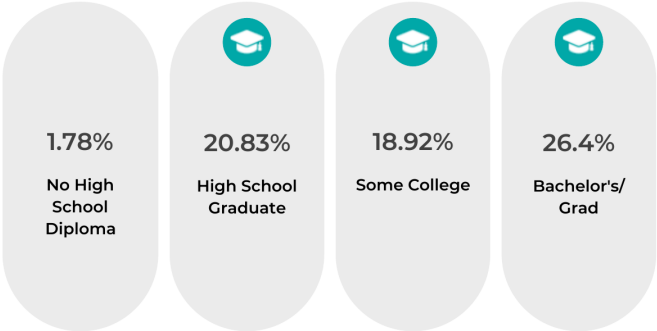


INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

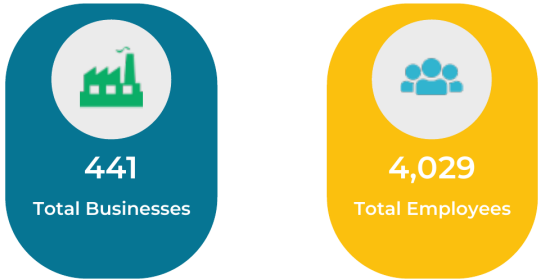
KEY FACTS



EDUCATION



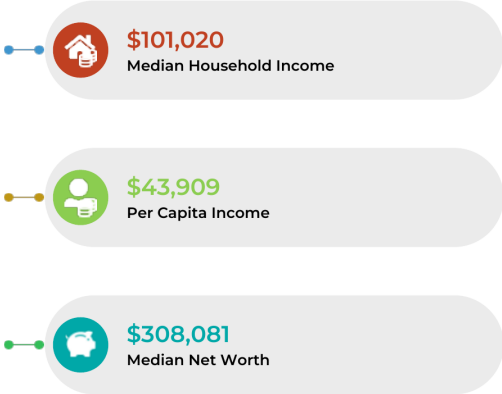
BUSINESS



EMPLOYMENT



INCOME



Households by Income

The largest group : \$100,000 - \$149,999 (29.13%) ■  
The smallest group : \$15,000 - \$24,999 (4.89%) ■

Indicator	Value(%)	
< \$15,000	4.96	■
\$15,000 - \$24,999	4.89	■
\$25,000 - \$34,999	5.16	■
\$35,000 - \$49,999	10.74	■
\$50,000 - \$74,999	13.34	■
\$75,000 - \$99,999	9.85	■
\$100,000 - \$149,999	29.13	■
\$150,000 - \$199,999	10.64	■
\$200,000+	11.29	■



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## INFOGRAPHIC: KEY FACTS (RING: 10 MILE RADIUS)

### KEY FACTS

**57,250**  
Population

**37.5** Median Age



**2.49**  
Average Household Size

**20,757**  
Total Households

### EDUCATION



**4.35%**

No High School Diploma



**15.27%**  
High School Graduate



**20.27%**  
Some College



**21.45%**  
Bachelor's/ Grad

### BUSINESS



**2,154**  
Total Businesses



**30,747**  
Total Employees

### EMPLOYMENT

**4,612**

Retail Trade Employees

**2,995**

Manufacturing Employees

**1,926**

Eating & Drinking Employees

**1,648**

Finance/Ins/Real Estate Emp

**3.4%**

Unemployment Rate

### INCOME



**\$71,633**  
Median Household Income



**\$35,156**  
Per Capita Income



**\$150,800**  
Median Net Worth

### Households by Income

The largest group : \$100,000 - \$149,999 (21.45%) ■

The smallest group : \$200,000+ (7.09%) ■

Indicator	Value(%)	
< \$15,000	8.11	■
\$15,000 - \$24,999	7.56	■
\$25,000 - \$34,999	8.3	■
\$35,000 - \$49,999	11.71	■
\$50,000 - \$74,999	15.91	■
\$75,000 - \$99,999	12.21	■
\$100,000 - \$149,999	21.45	■
\$150,000 - \$199,999	7.66	■
\$200,000+	7.09	■



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## INFOGRAPHIC: KEY FACTS (RING: 15 MILE RADIUS)

### KEY FACTS

**204,365**  
Population

**38.2** Median Age



**2.52**  
Average Household Size

**74,129**  
Total Households

### EDUCATION



**2.92%**  
No High School Diploma



**16.14%**  
High School Graduate



**20.11%**  
Some College

**26.7%**  
Bachelor's/ Grad

### BUSINESS



**5,452**  
Total Businesses



**66,481**  
Total Employees

### EMPLOYMENT

**16,224**  
Retail Trade Employees

**3,753**  
Manufacturing Employees

**6,525**  
Eating & Drinking Employees

**3,914**  
Finance/Ins/Real Estate Emp

**2.8%**

Unemployment Rate

### INCOME



**\$89,946**  
Median Household Income



**\$43,549**  
Per Capita Income



**\$256,648**  
Median Net Worth

### Households by Income

The largest group : \$100,000 - \$149,999 (23.5%) ■

The smallest group : \$15,000 - \$24,999 (4.67%) ■

Indicator	Value(%)	
< \$15,000	6.41	■
\$15,000 - \$24,999	4.67	■
\$25,000 - \$34,999	5.21	■
\$35,000 - \$49,999	9.2	■
\$50,000 - \$74,999	15.68	■
\$75,000 - \$99,999	13.34	■
\$100,000 - \$149,999	23.5	■
\$150,000 - \$199,999	11.07	■
\$200,000+	10.91	■



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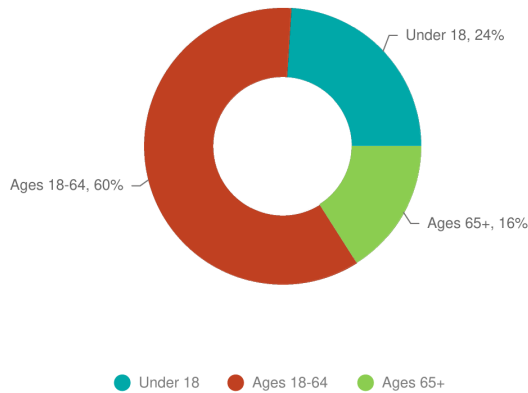


## INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

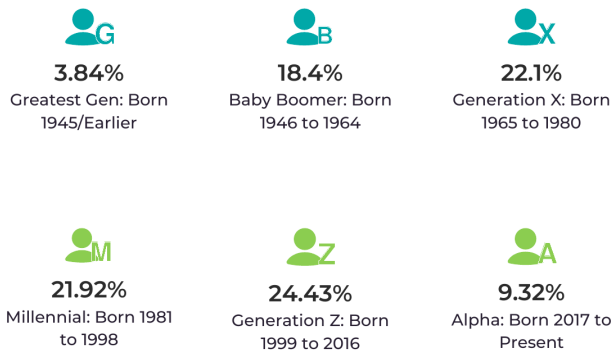
### POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

<b>14,459</b> Population	<b>5,384</b> Households	<b>40.3</b> Median Age
<b>2.65</b> Avg Size Household	<b>\$101,020</b> Median Household Income	<b>\$329,566</b> Median Home Value
<b>106</b> Wealth Index	<b>117</b> Housing Affordability	<b>33.5</b> Diversity Index

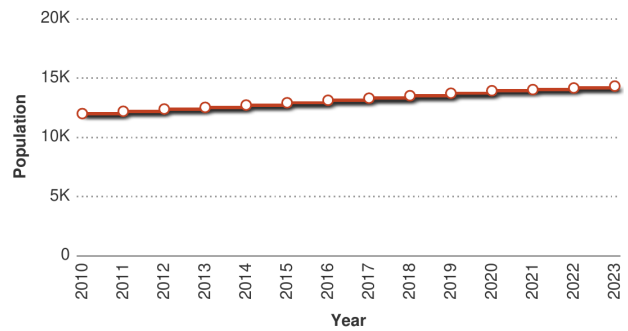
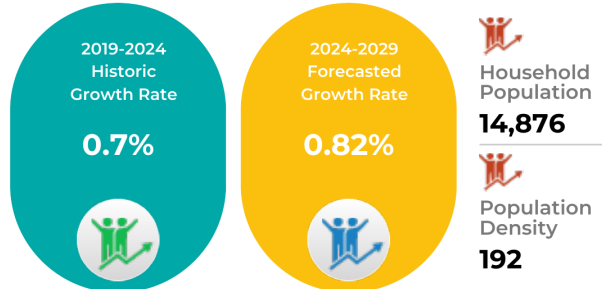
### POPULATION BY AGE



### POPULATION BY GENERATION



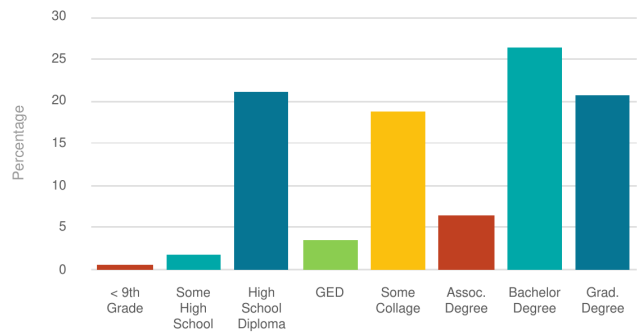
### HISTORICAL & FORECAST POPULATION



### DAYTIME POPULATION



### POPULATION BY EDUCATION



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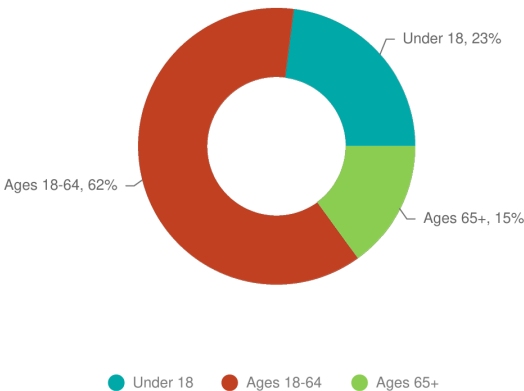


# INFOGRAPHIC: POPULATION TRENDS (RING: 10 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 10 Miles Ring

<b>57,250</b> Population	<b>21,199</b> Households	<b>37.5</b> Median Age
<b>2.49</b> Avg Size Household	<b>\$71,633</b> Median Household Income	<b>\$271,083</b> Median Home Value
<b>77</b> Wealth Index	<b>101</b> Housing Affordability	<b>47.5</b> Diversity Index

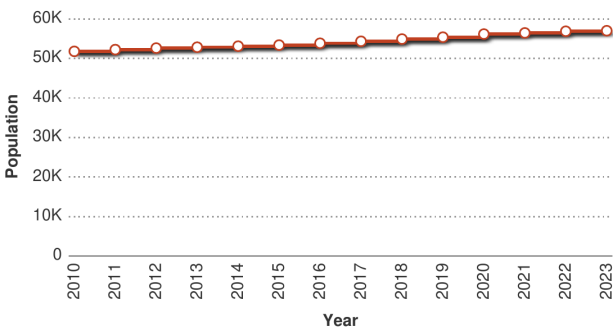
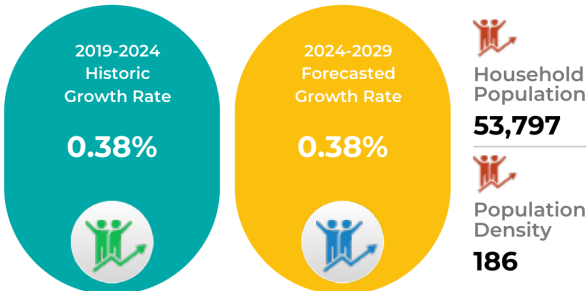
### POPULATION BY AGE



### POPULATION BY GENERATION

<b>3.73%</b> Greatest Gen: Born 1945/Earlier	<b>17.36%</b> Baby Boomer: Born 1946 to 1964	<b>19.01%</b> Generation X: Born 1965 to 1980
<b>26.52%</b> Millennial: Born 1981 to 1998	<b>22.81%</b> Generation Z: Born 1999 to 2016	<b>10.57%</b> Alpha: Born 2017 to Present

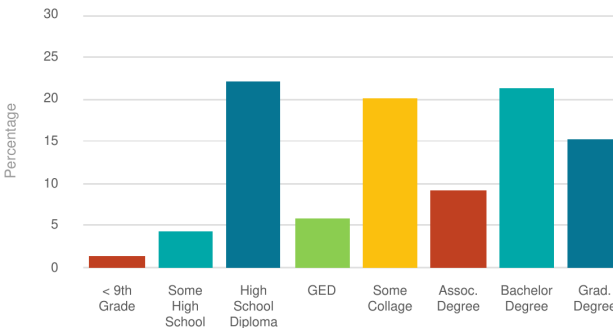
## HISTORICAL & FORECAST POPULATION



## DAYTIME POPULATION



## POPULATION BY EDUCATION



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# INFOGRAPHIC: POPULATION TRENDS (RING: 15 MILE RADIUS)

## POPULATION TRENDS AND KEY INDICATORS 15 Miles Ring

204,365

Population

78,103

Households

38.2

Median Age

2.52

Avg Size Household

\$89,946

Median Household  
Income

\$309,169

Median Home Value

97

Wealth Index

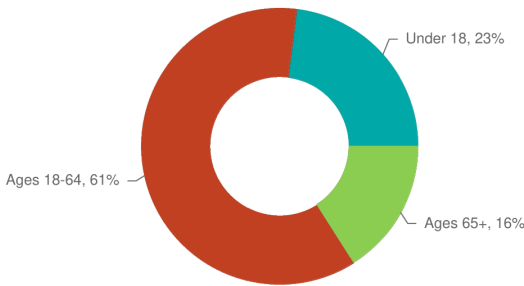
111

Housing Affordability

47.5

Diversity Index

### POPULATION BY AGE



Under 18 Ages 18-64 Ages 65+

### POPULATION BY GENERATION



3.77%

Greatest Gen: Born  
1945/Earlier



17.81%

Baby Boomer: Born  
1946 to 1964



19.77%

Generation X: Born  
1965 to 1980



25.48%

Millennial: Born 1981  
to 1998



23.3%

Generation Z: Born  
1999 to 2016



9.88%

Alpha: Born 2017 to  
Present

### HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

1.13%



2024-2029  
Forecasted  
Growth Rate

0.74%



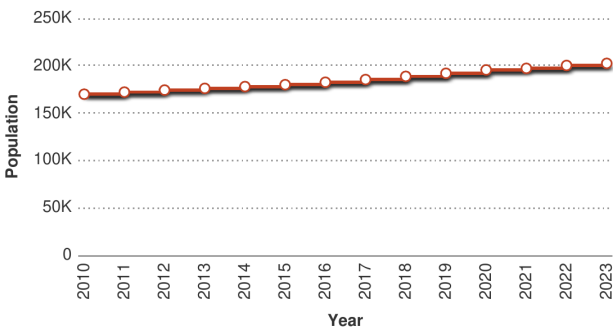
Household  
Population

204,723



Population  
Density

300



### DAYTIME POPULATION



176,886

2024 Total Daytime Population



92,321

2024 Daytime Pop: Residents



84,565

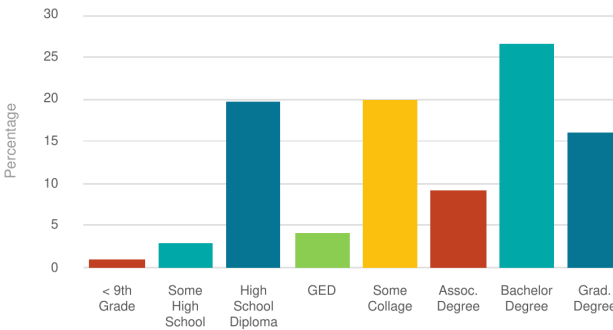
2024 Daytime Pop: Workers



250

2024 Daytime Pop Density

### POPULATION BY EDUCATION



TheAnalyst  
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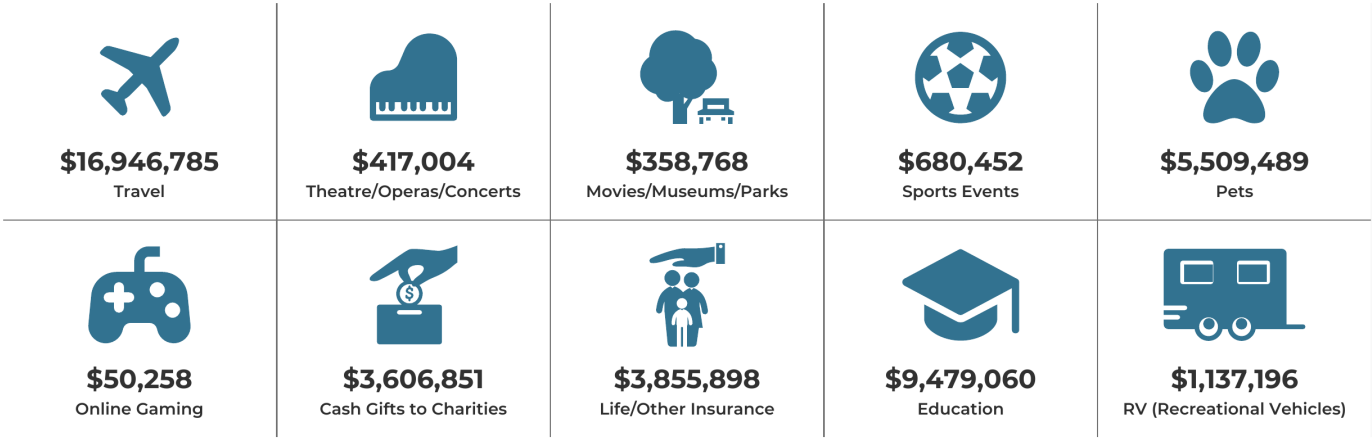
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 5 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

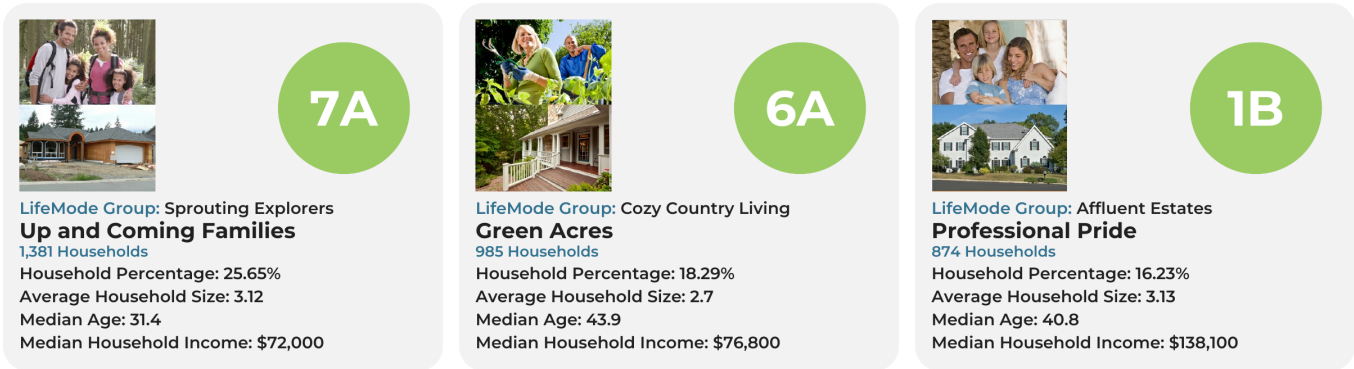
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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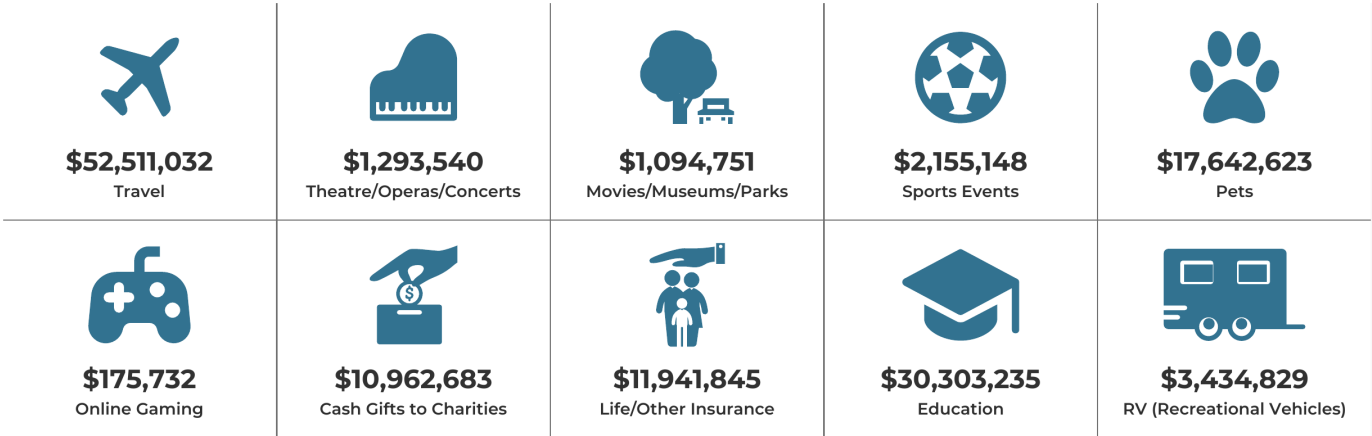
INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 10 MILE RADIUS)

Lifestyle and Tapestry Segmentation Infographic

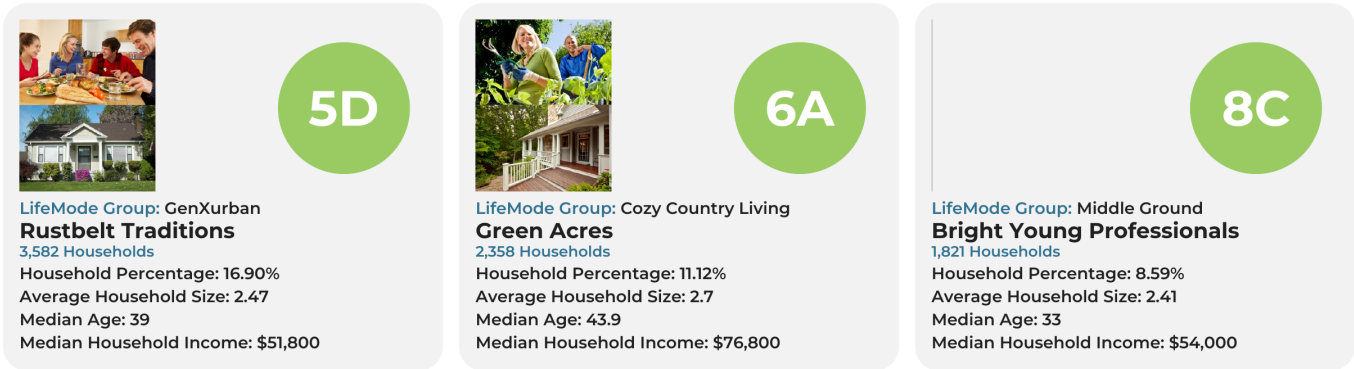
LIFESTYLE SPENDING



ANNUAL LIFESTYLE SPENDING



TAPESTRY SEGMENTS



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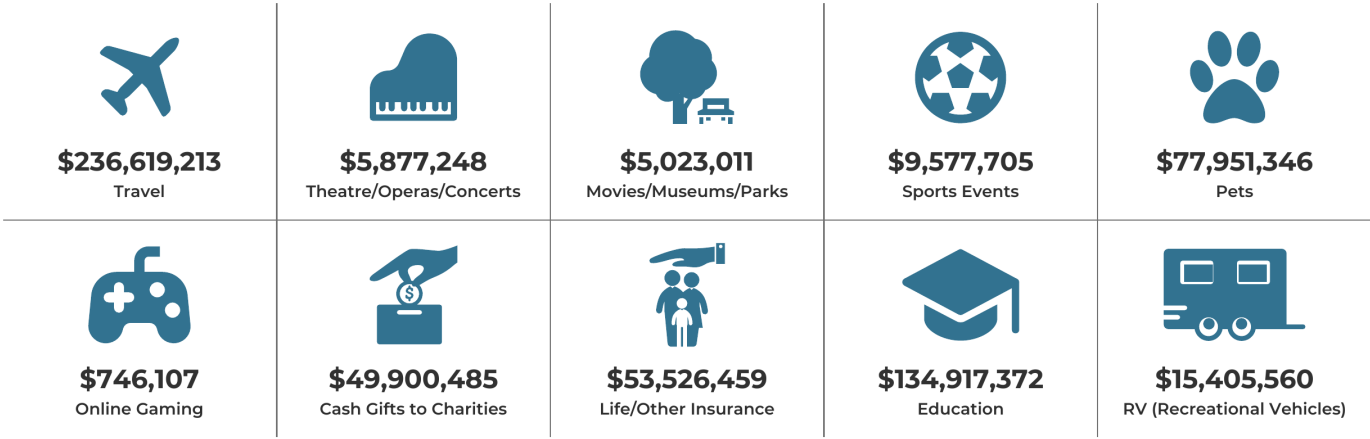
# INFOGRAPHIC: LIFESTYLE / TAPESTRY (RING: 15 MILE RADIUS)

## Lifestyle and Tapestry Segmentation Infographic

### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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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.

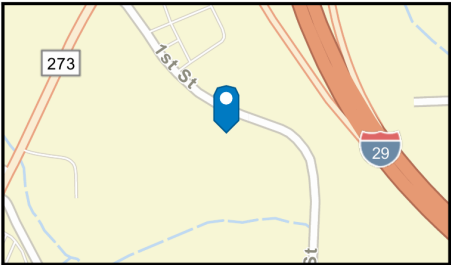
Segment 1A (Top Tier)	Segment 8C (Bright Young Professionals)
Segment 1B (Professional Pride)	Segment 8D (Downtown Melting Pot)
Segment 1C (Boomburbs)	Segment 8E (Front Porches)
Segment 1D (Savvy Suburbanites)	Segment 8F (Old and Newcomers)
Segment 1E (Exurbanites)	Segment 8G (Hardscrabble Road)
Segment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



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TRAFFIC COUNT MAP - CLOSE-UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).

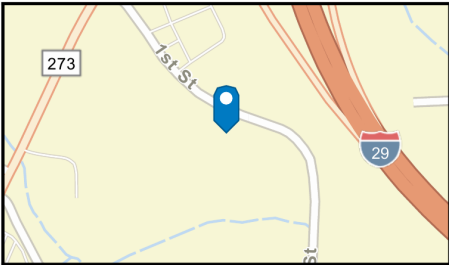
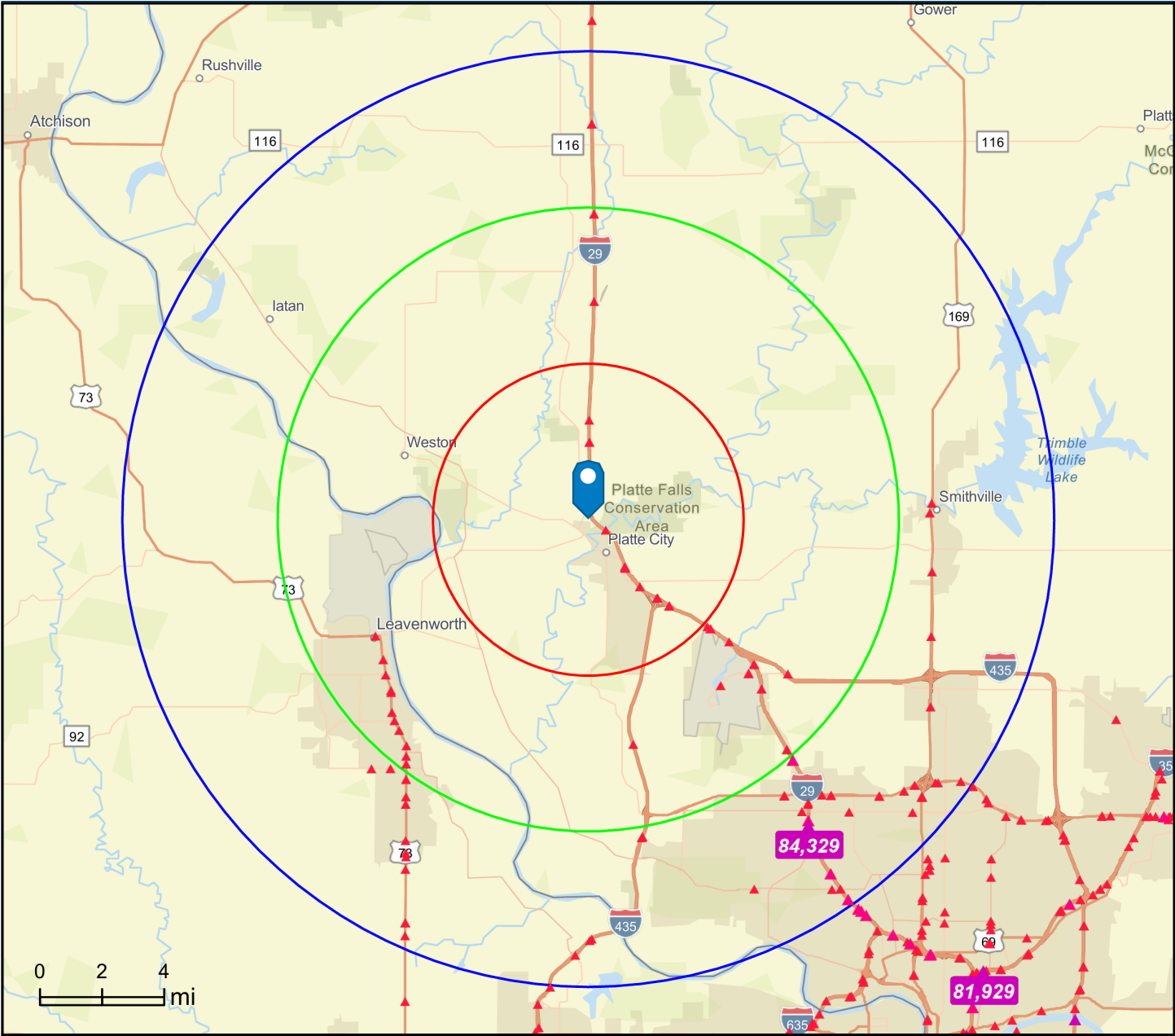


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# TRAFFIC COUNT - STUDY AREA (RINGS: 5, 10, 15 MILE RADIUS)



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



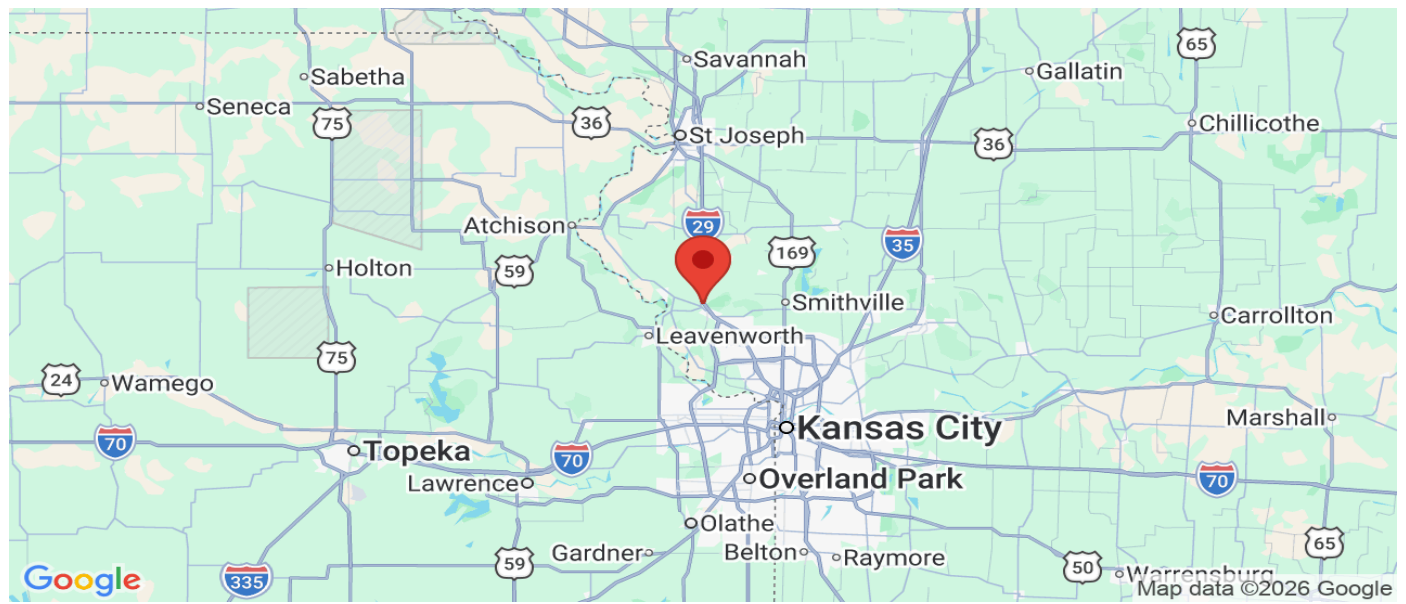
Source: ©2025 Kalibrate Technologies (Q1 2025).



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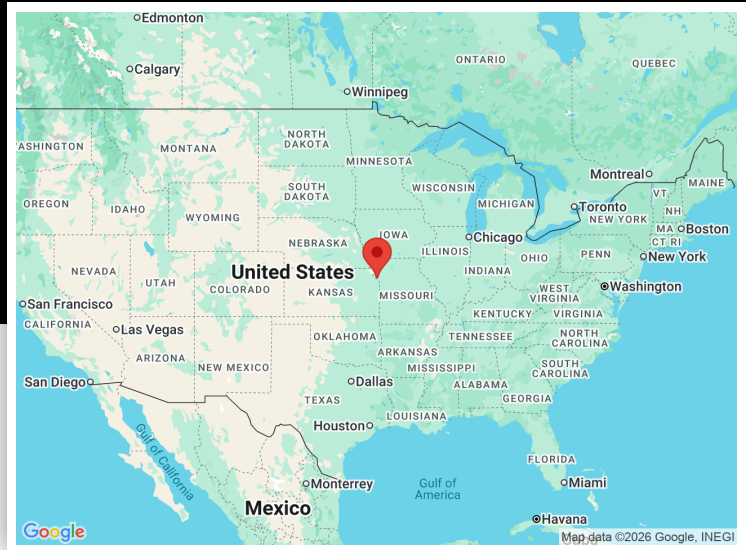
## AREA LOCATION MAP



# TRACY

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## AERIAL ANNOTATION MAP



### TRACY

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