

GREAT LOCATION WITH LIBERTY SCHOOLS



913.380.6900

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EXECUTIVE SUMMARY

LOCATION

SWC of NE 104th Street and N Church Road, Liberty, MO.

PROPERTY DESCRIPTION

The property is part of Montage, a planned development district for single family, townhome, and commercial land uses. Access to MO Highway 291, I35, and Highway 69 is less than one mile away. The initial phase of development will have access through Amber Lakes as 104th Street is improved.

SIZE

± 91.09 Acres

SCHOOL DISTRICT

Liberty 53

LIST PRICE

\$3,647,970

ZONING

Planned Development Flex District
(Designated for single-family residential)

LAND USE CONSIDERATIONS

Newly constructed water and sewer service will be available along 104th Street and at the western connection to the Amber Lakes community. The eastern portion of the site will have sewer service along Church Road as part of the extension for Montage.

REAL ESTATE TAXES

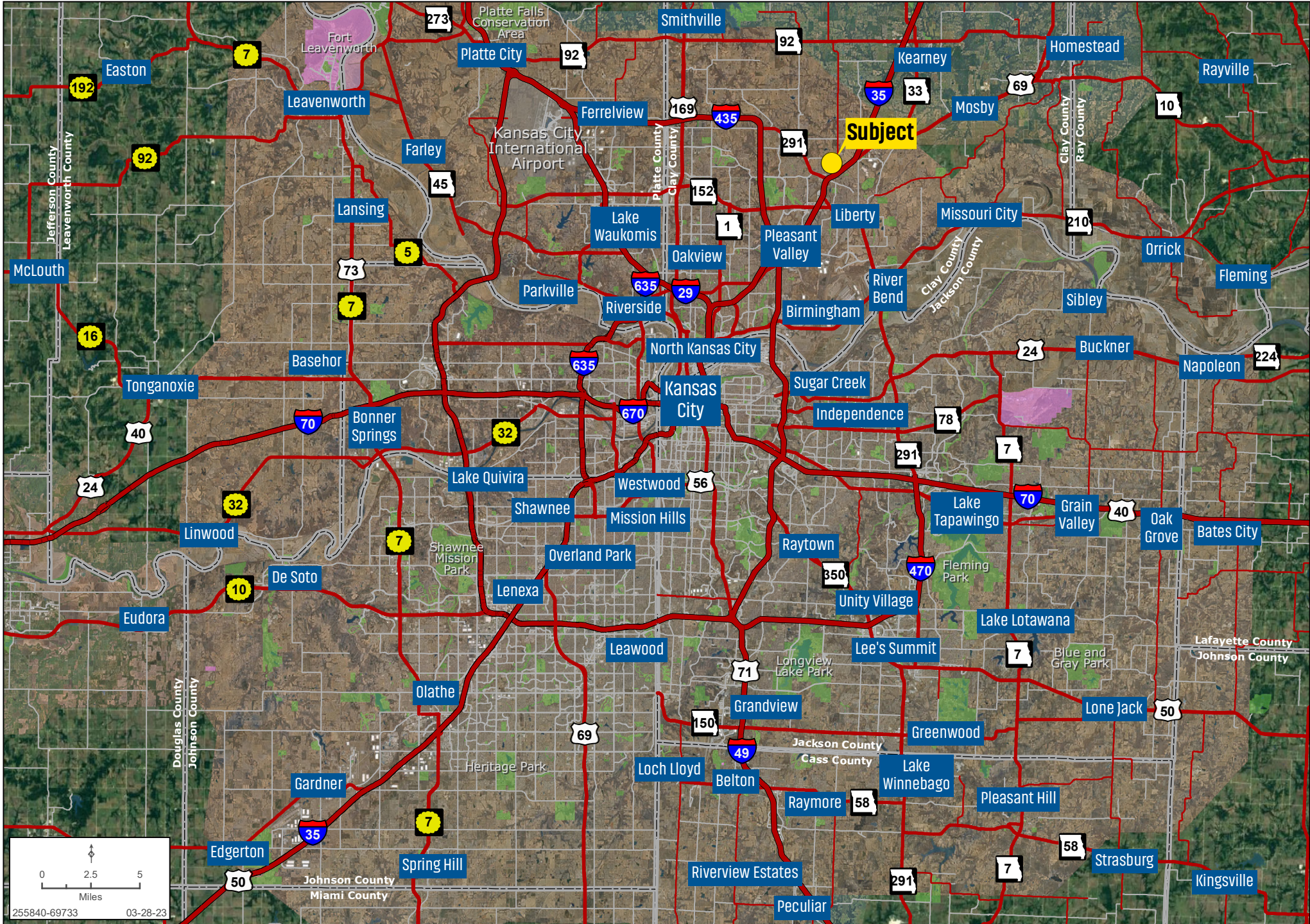
\$7,037

PARCEL NUMBERS

Part of 10916000100100

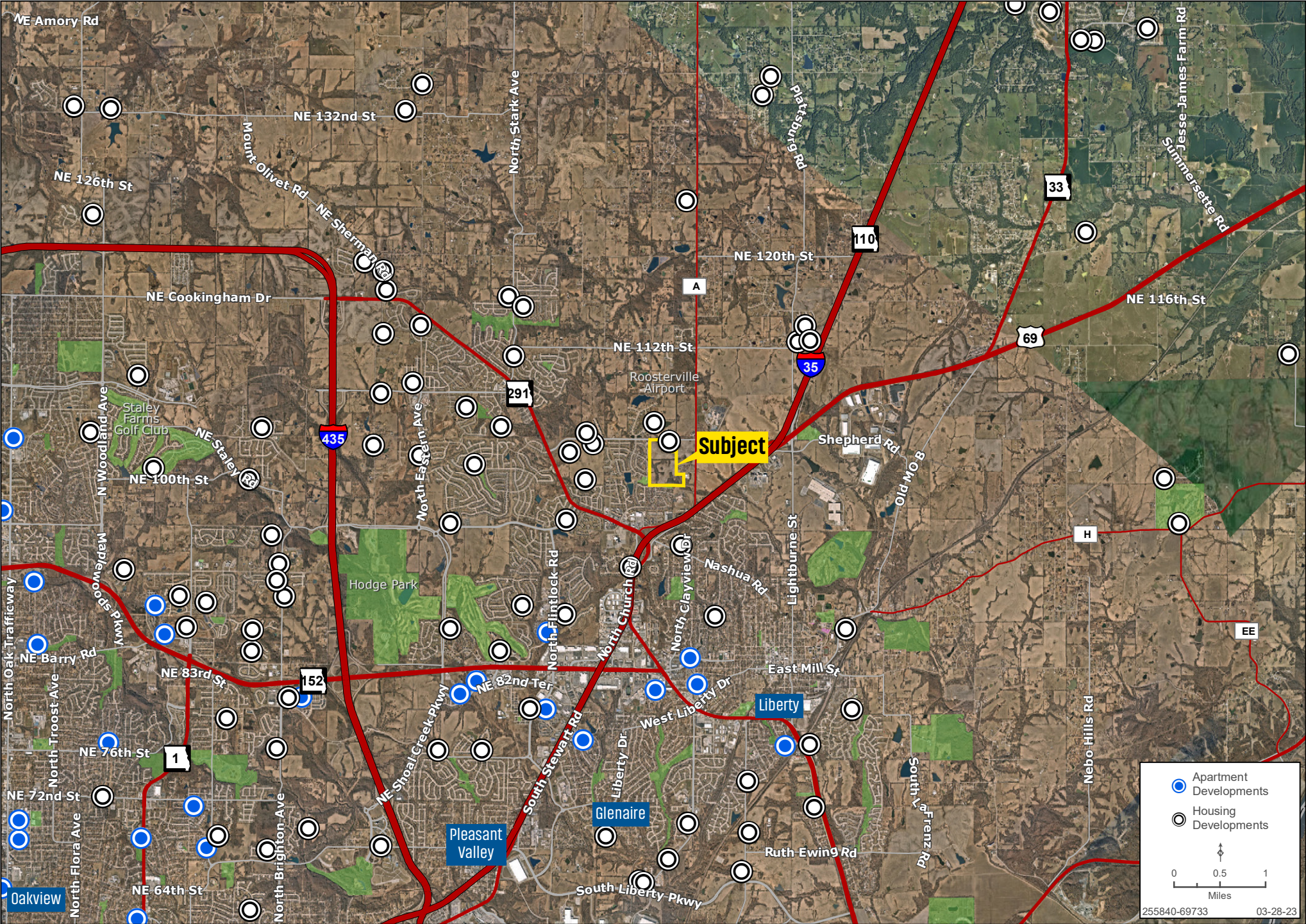


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ORGANIZATION



HOUSING AND DEVELOPMENT MAP

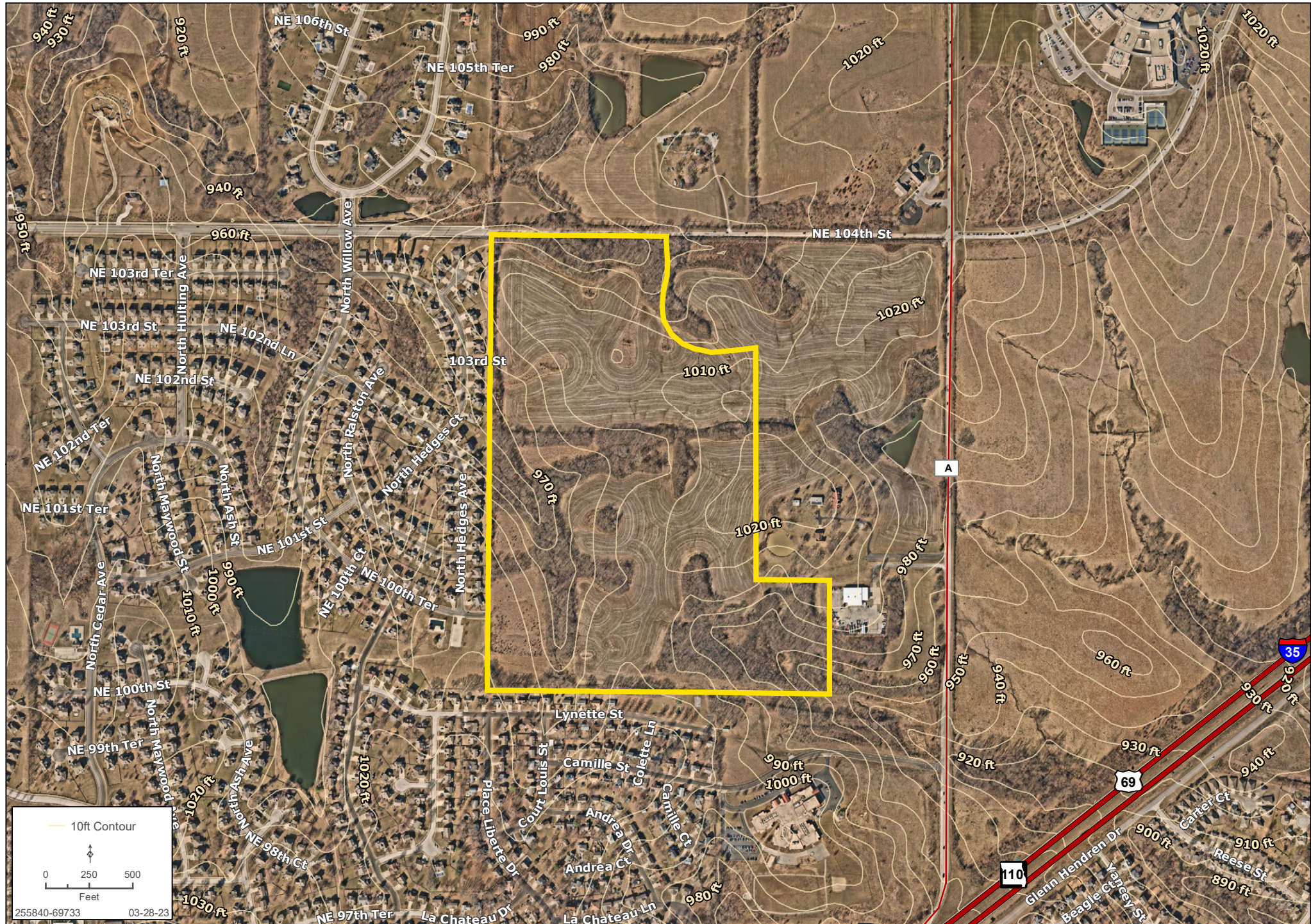
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AREA MAP

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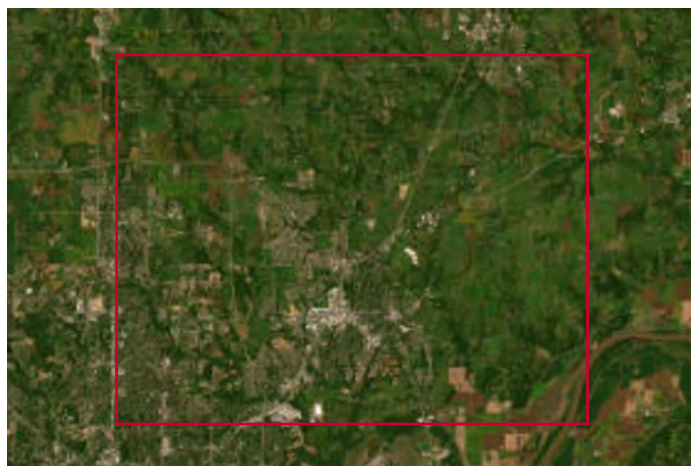
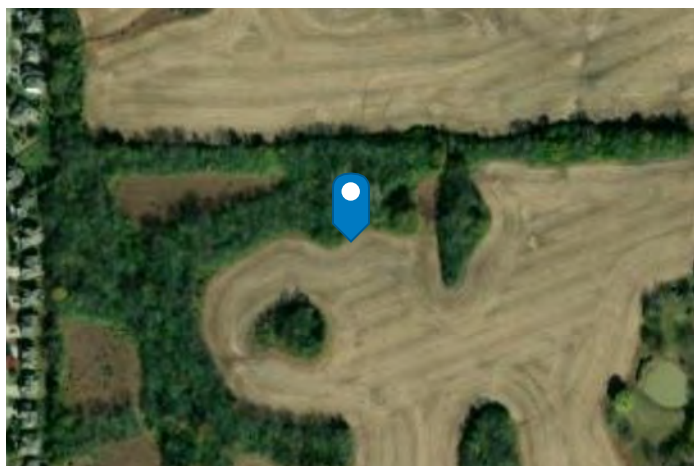
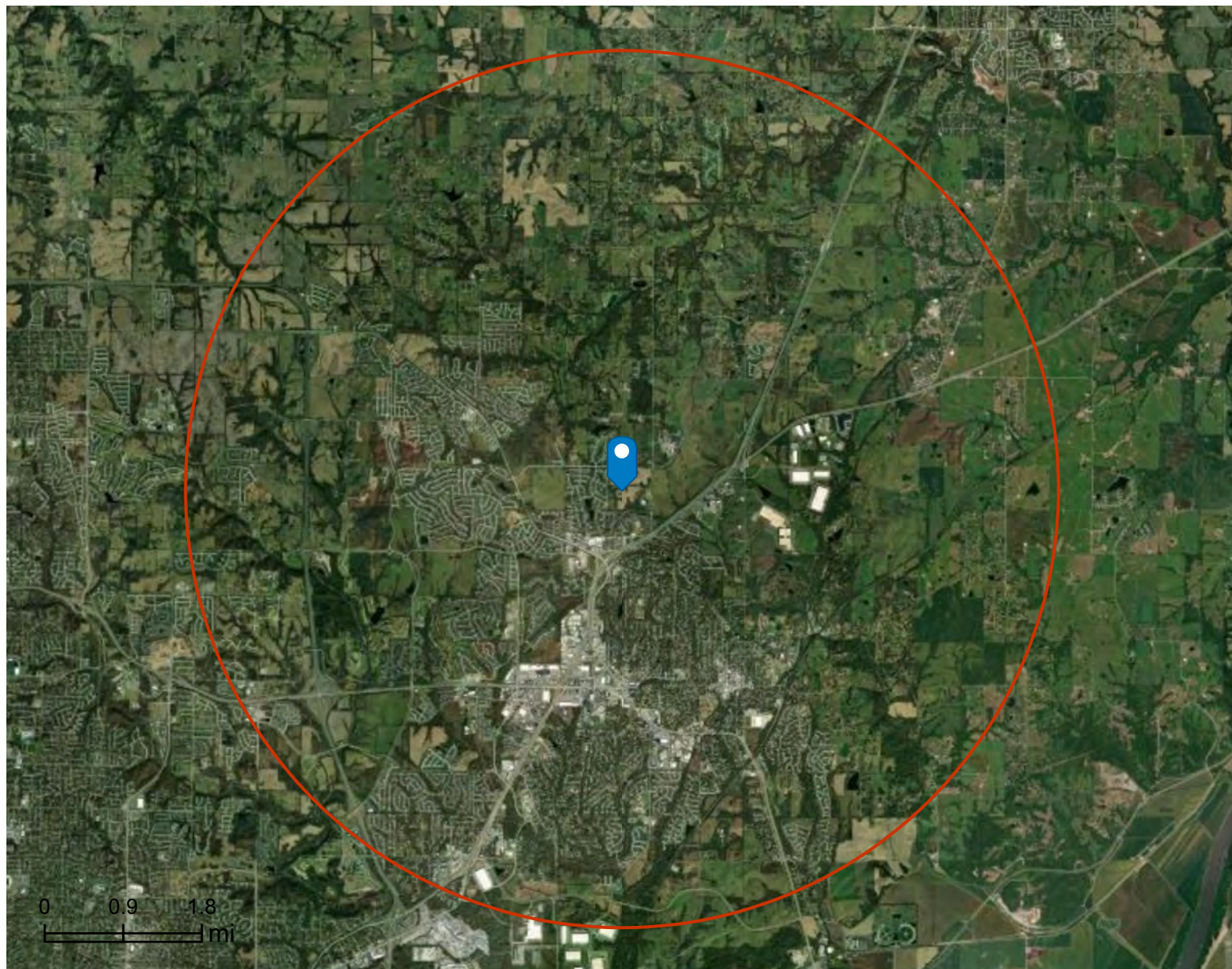
Site Map

Montage - 2280 N. Church Rd., Missouri 64068

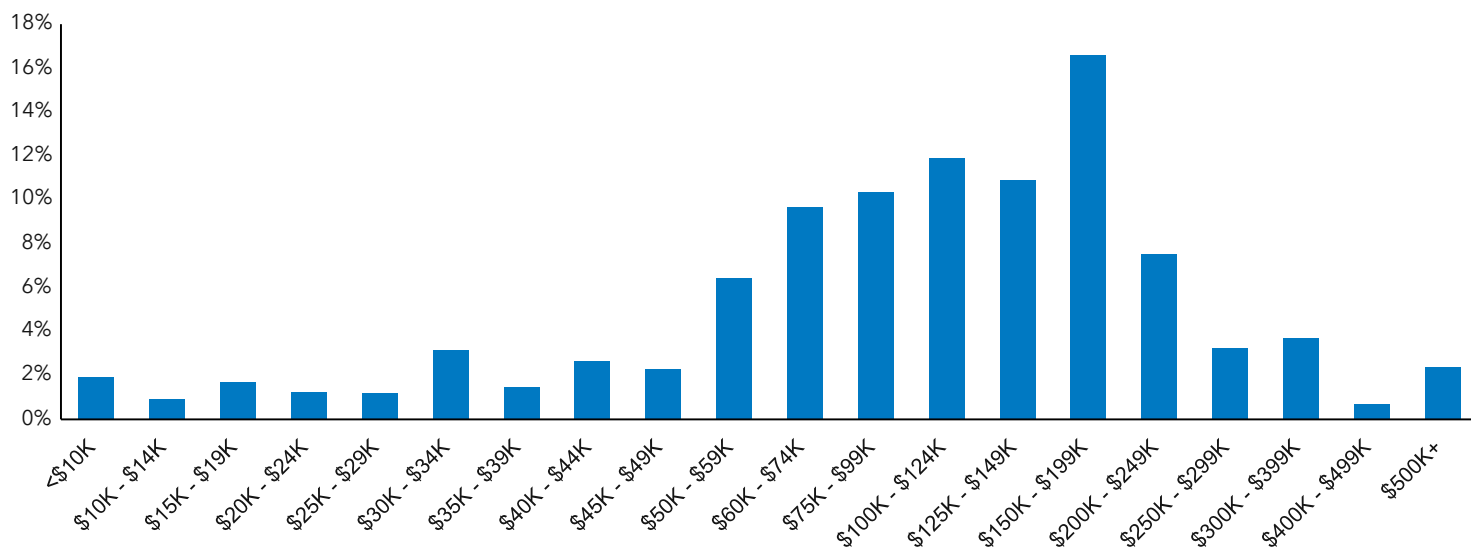
Liberty, Missouri

Rings: 5 mile radii

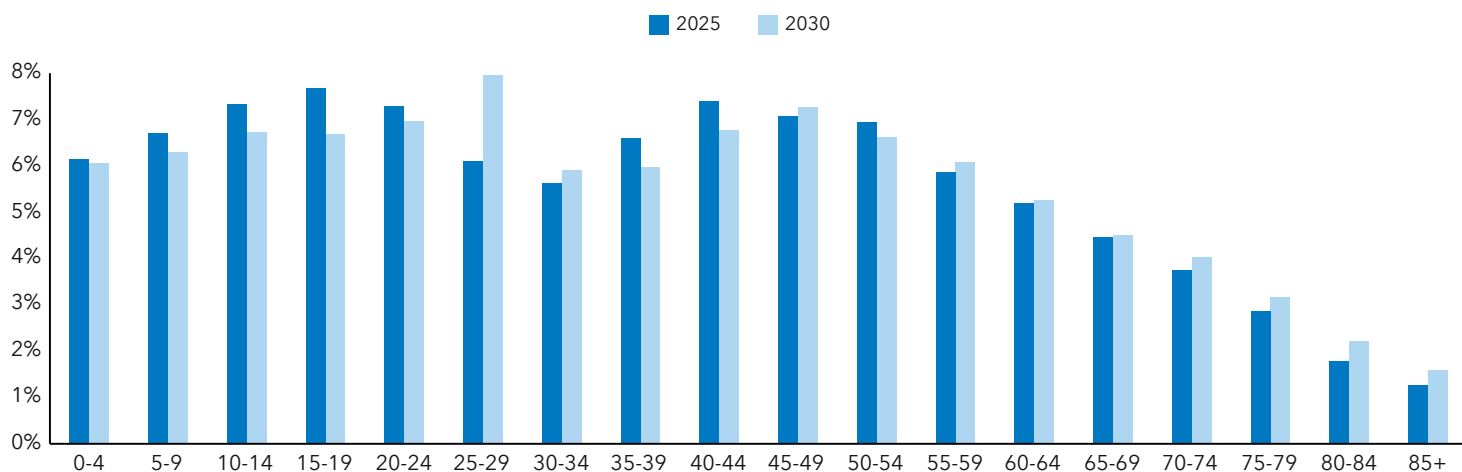
Prepared by Esri
Latitude: 39.27712
Longitude: -94.44289



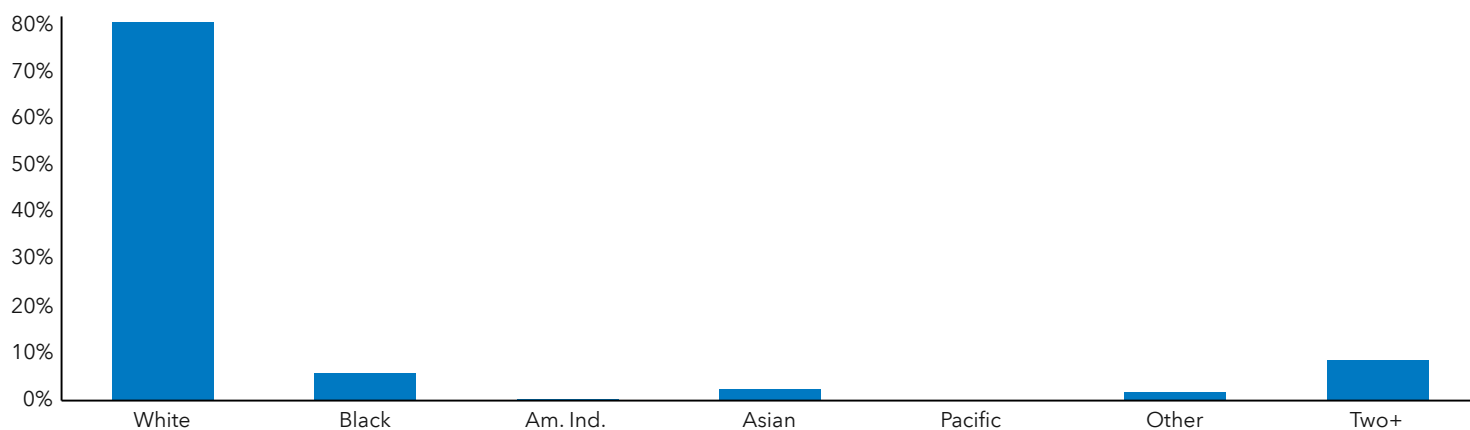
2025 Households by Income



Population by Age



2025 Population by Race



Disposable Income Profile

Montage - 2280 N. Church Rd., Missouri 64068
Liberty, Missouri
Ring: 5 mile radius



	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	73,006	75,844	78,304	2,460	0.64%
Median Age	36.5	37.4	37.9	0.5	0.27%
Households	26,362	27,814	28,985	1,171	0.83%
Average Household Size	2.72	2.68	2.65	-0.03	-0.22%

2025 Households by Disposable Income	Number	Percent
Total	27,812	100.0%
<\$15,000	889	3.2%
\$15,000-\$24,999	1,151	4.1%
\$25,000-\$34,999	1,519	5.5%
\$35,000-\$49,999	2,834	10.2%
\$50,000-\$74,999	4,699	16.9%
\$75,000-\$99,999	4,000	14.4%
\$100,000-\$149,999	7,527	27.1%
\$150,000-\$199,999	2,784	10.0%
\$200,000+	2,409	8.7%
Median Disposable Income	\$91,047	
Average Disposable Income	\$102,562	

2025 Disposable Income by Age of Householder	Number of Households						
	<25	25-34	35-44	45-54	55-64	65-74	75+
Total	805	4,209	5,648	5,887	4,736	3,704	2,822
<\$15,000	65	99	97	95	140	194	198
\$15,000-\$24,999	61	98	149	68	194	249	331
\$25,000-\$34,999	96	243	140	157	241	297	343
\$35,000-\$49,999	162	524	451	387	364	478	469
\$50,000-\$74,999	181	800	867	714	769	664	704
\$75,000-\$99,999	134	736	751	792	653	642	293
\$100,000-\$149,999	79	1,192	1,889	1,892	1,323	820	332
\$150,000-\$199,999	18	289	644	1,016	566	178	73
\$200,000+	9	228	660	766	485	182	79
Median Disposable Income	\$51,648	\$84,602	\$105,718	\$113,227	\$100,137	\$73,419	\$51,545
Average Disposable Income	\$59,737	\$92,540	\$116,803	\$127,623	\$109,465	\$82,660	\$63,519

Data Note: Disposable Income is after-tax household income and forecasts are based on the Current Population Survey, U.S. Census Bureau.

 [Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data.

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Market Profile

Montage - 2280 N. Church Rd., Missouri 64068
Liberty, Missouri
Rings: 5 mile radii



Population Summary	5 miles
2010 Total Population	60,676
2020 Total Population	73,006
2020 Group Quarters	1,416
2025 Total Population	75,844
2025 Group Quarters	1,417
2030 Total Population	78,304
2025-2030 Annual Rate	0.64%
2025 Total Daytime Population	66,422
Workers	32,730
Residents	33,692

Household Summary	
2010 Total Households	21,704
2010 Average Household Size	2.73
2020 Total Households	26,362
2020 Average Household Size	2.72
2025 Total Households	27,814
2025 Average Household Size	2.68
2030 Total Households	28,985
2030 Average Household Size	2.65
2025-2030 Annual Rate	0.83%
2025 Families	20,048
2025 Average Family Size	3.15
2030 Families	20,814
2030 Average Family Size	3.13
2025-2030 Growth Rate	0.8%

Median Household Income	
2025	\$113,092
2030	\$127,830



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	5 miles
2025	\$51,102
2030	\$57,294

2025 Households by Income	
Household Income Base	27,812
<\$10,000	1.9%
\$10,000-14,999	0.9%
\$15,000-19,999	1.7%
\$20,000-24,999	1.2%
\$25,000-29,999	1.2%
\$30,000-34,999	3.1%
\$35,000-39,999	1.5%
\$40,000-44,999	2.7%
\$45,000-49,999	2.3%
\$50,000-59,999	6.4%
\$60,000-74,999	9.7%
\$75000-99999	10.4%
\$100,000-124,999	11.9%
\$125,000-149,999	10.9%
\$150000-199999	16.6%
\$200,000-249,999	7.5%
\$250,000-299,999	3.2%
\$300,000-399,999	3.7%
\$400,000-499,999	0.7%
\$500,000+	2.4%
Average Household Income	\$139,135

2025 Affordability, Mortgage and Wealth	
Housing Affordability Index	110
Percent of Income for Mortgage	20.2%
Wealth Index	116

Median Home Value	
2025	\$364,765
2030	\$404,318

Market Profile

| Montage - 2280 N. Church Rd., Missouri 64068 | Rings: 5 mile radii

2025 Home Value

5 miles

Total Owner Occupied Housing Units	21,478
<\$50,000	2.3%
\$50,000 - \$99,999	0.6%
\$100,000 - \$149,999	2.0%
\$150,000 - \$199,999	4.4%
\$200,000 - \$249,999	9.3%
\$250,000 - \$299,999	13.3%
\$300,000 - \$399,999	28.0%
\$400,000 - \$499,999	22.1%
\$500,000 - \$749,999	14.3%
\$750,000 - \$999,999	3.1%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.2%
Average Home Value	\$392,786

Housing Unit Summary

2010 Total Housing Units	23,147
Owner Occupied Housing Units	78.0%
Renter Occupied Housing Units	22.0%
Vacant Housing Units	6.2%
2020 Housing Units	27,653
Owner Occupied Housing Units	75.2%
Renter Occupied Housing Units	24.8%
Vacant Housing Units	4.7%
2025 Housing Units	28,857
Owner Occupied Housing Units	77.2%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	3.6%
2030 Total Housing Units	30,033
Owner Occupied Housing Units	78.2%
Renter Occupied Housing Units	21.8%
Vacant Housing Units	3.5%



Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

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