

EASTERN JACKSON COUNTY MISSOURI BY THE NUMBERS

2010



Eastern Jackson County Development Alliance
www.jacksongov.org/econdev





MICHAEL D. SANDERS

Jackson County Executive

The Eastern Jackson County (EJC) Development Alliance and Jackson County are once again pleased to present the 2010 edition of *Eastern Jackson County by the Numbers*.

Through the Development Alliance, Jackson County strives to build a consensus and bring communities together to pursue economic development opportunities. Development Alliance members understand that they can more effectively spur growth through cooperating as partners rather than competing as rivals. Simply put, we recognize the fact that when one community experiences a development, the positive impact goes beyond its city limits. The benefits extend to each community's neighbors in the Alliance and throughout the entire County and region.

While the County's Web site, www.jacksongov/econdev, continues to be a vital source for viewing potential development sites, the Development Alliance has another program to further pool resources. "OneConnect EJC" brings under one umbrella, a multitude of Eastern Jackson County resources, including each community's economic development council or corporation, area chambers of commerce, the Full Employment Council and local colleges. Through www.OneConnectEJC.com, business leaders and entrepreneurs can tap into a wide array of information, ranging from workforce solutions and financing to educational support.

Jackson County and the Eastern Jackson County Development Alliance do more than just attract new businesses. Another equally crucial point of emphasis is helping already existing businesses grow. Approximately 70 percent of all new jobs created in Jackson County come from these existing businesses.

Visit our Web sites and review this report. They demonstrate that our region is a great place to live and work, to start or relocate a business, to grow and to prosper with your family.

Very truly yours,

A handwritten signature in black ink that reads "Michael D. Sanders". The signature is written in a cursive, flowing style.

Michael D. Sanders
Jackson County Executive

Eastern Jackson County by the Numbers

Welcome to the 2010 edition of Eastern Jackson County by the Numbers, a statistical profile of Eastern Jackson County, Missouri. The Eastern Jackson County area is comprised of the cities of Blue Springs, Greenwood, Grain Valley, Grandview, Independence, Lee's Summit, Oak Grove, Raytown and Sugar Creek. This profile provides information on:

- Demographic Characteristics
- Household Characteristics
- Household Lifestyle "Clusters"
- Labor Force Characteristics
- Employment Estimates
- Major Employers
- Non-residential Development
- Residential Development
- Education
- Area Attractions

The purpose of the statistical profile is to inform current and potential Eastern Jackson County businesses and residents about the region. The profile compares Eastern Jackson County to Jackson County, Missouri and the Kansas City metro area in order to put the data in a larger regional context. Following the discussion of the regional data, city specific information regarding population and household characteristics, labor force, major employers, development information, housing costs and schools is presented.

There is a significant amount of data presented in this document. Most of the key statistical information is summarized in descriptive text, but the reader should rely on the tables, charts and maps to get a complete picture of the area and its economic environment.

The Eastern Jackson County Development Alliance Web Site www.jacksongov.org/econdev/ contains additional information about the region.

Introduction

Eastern Jackson County Regional Market

Estimates for 2009 show that Eastern Jackson County has a population of approximately 327,077 people, comprising roughly 16 percent of the population of the Kansas City metro area.

Eastern Jackson County is located in the southeast part of the Kansas

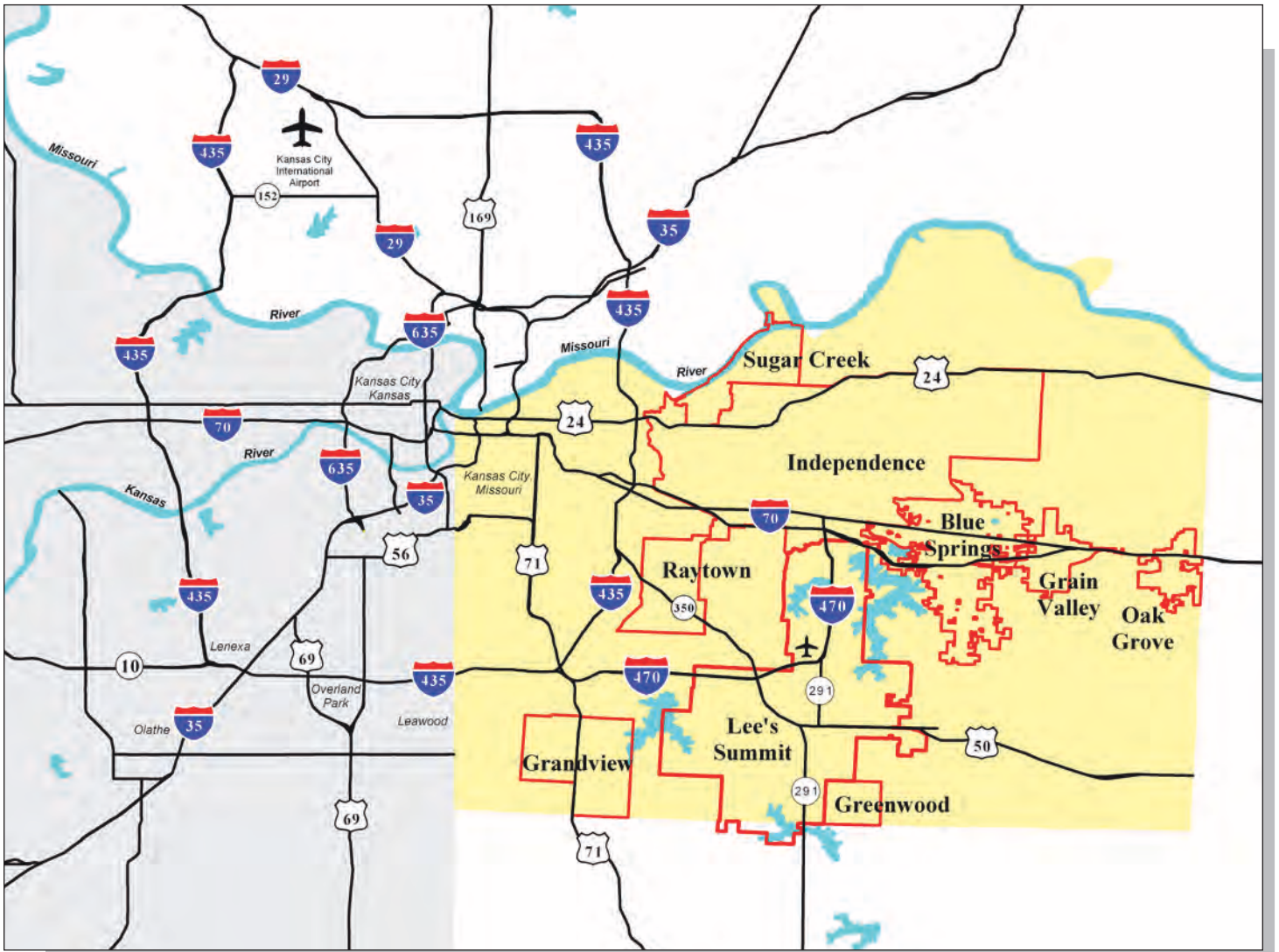
City metro area, near the geographic center of the United States in one of the nation's major transportation hubs. The region has access to major manufacturing and trade markets throughout the Midwest and South. Kansas City also offers advanced telecommunications infrastructure and is one of the prime locations for e-business.

The population of Eastern

Jackson County has grown steadily over the past 9 years due to the attractive quality of life offered by the region's cities and its accessibility to Kansas City.

Although the communities within Eastern Jackson County are quite varied in terms of their size and socioeconomic characteristics, the region as a whole closely mirrors the Kansas City metro area.

Metro Area Context



Vital Statistics

Eastern Jackson County is home to about 49 percent of the population of Jackson County and 16 percent of the metro area population. The area that makes up this region has an estimated population of 327,077 people and 129,266 households. The median age of 36.3 years is slightly younger than the metro area median age of 36.7 years.

Eastern Jackson County has a well-educated resident base with over 88 percent of adults having

completed a high school education, which is similar to the metro area average of 87.3 percent. The median household income of \$56,996 is 3.7 percent higher than the metro area median.

Eastern Jackson County has a potential labor force of more than 170,000 people. In addition, the area has an employment base of nearly 121,700 jobs at roughly 8,900 area businesses. This gives the Eastern Jackson County area a jobs-housing balance of 0.88, making it a well balanced region

with a healthy economic base.

The median value for existing homes in Eastern Jackson County is \$126,650, which is about 11 percent lower than the metro area median, but 5 percent higher than the Jackson County median value of \$120,840. Typical rents in Eastern Jackson County average about \$778 according to the 2008 American Community Survey, compared to a metro area median of \$747 and a Jackson County median of \$701.

Eastern Jackson County Vital Statistics

Statistic	Eastern Jackson	Jackson County	Kansas City MSA	E. Jackson % of MSA
Population 2009	327,077	669,287	2,015,519	16.2%
Median Age 2009	36.3	37.3	36.7	98.9%
Households 2009	129,266	275,092	791,638	16.3%
Median Household Income 2009	\$56,996	\$45,657	\$54,937	103.7%
% High School Graduates 2009 (Age 25 and Over)	88.1%	84.1%	87.3%	100.9%
Employed Persons 2009	170,322	328,439	1,036,129	16.4%
Employment 2007	121,664	340,553	918,352	13.2%
Businesses 2007	8,912	17,735	52,752	16.9%
Housing Units 2009	138,567	309,869	862,378	16.1%
Median Home Value 2009	\$126,650	\$120,840	\$143,017	88.6%
Median Gross Rent 2008	\$778	\$701	\$747	104.1%

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

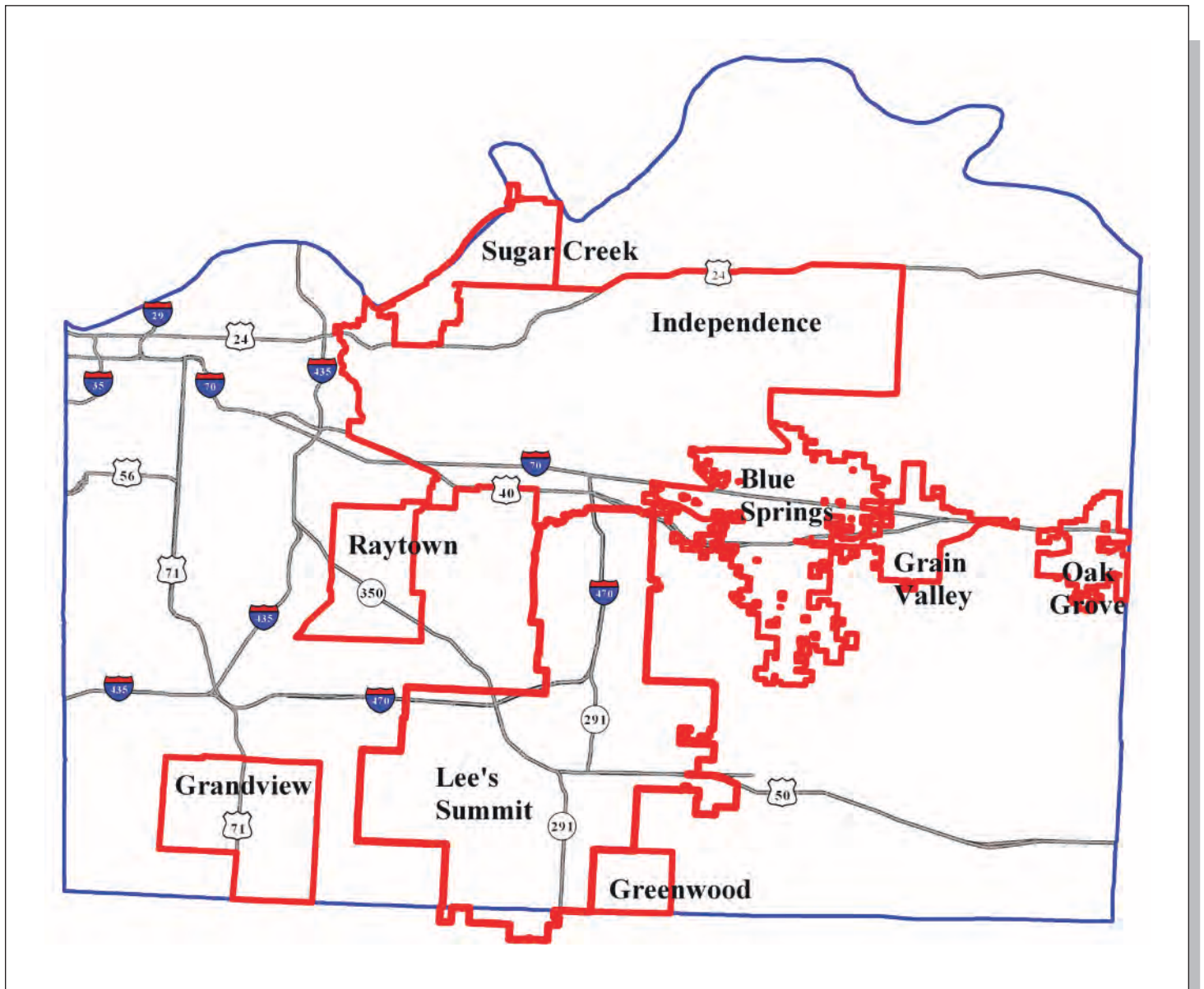
Geography

Eastern Jackson County lies south and east of Kansas City, Missouri and is comprised of 18 neighboring communities and the surrounding unincorporated area. The City of Grandview is located in the southern portion of the Kansas City metro area, directly off of US 71. Just to the east of Grandview and

across Longview Lake is the City of Lee's Summit and the community of Greenwood. Following I-470 north from Lee's Summit and east on I-70 are the communities of Blue Springs, Grain Valley, and Oak Grove. The Blue Springs Lake, Lake Jacomo and historic Missouri Town 1855 can also be found in this

vicinity. In the northeastern portion of the Eastern Jackson County region are the cities of Raytown, Independence and Sugar Creek. Bordered on the north by the Missouri River, this area is home to the Truman Presidential Museum and Library, and the National Frontier Trails Museum.

Eastern Jackson County



Location, Location

The entire Eastern Jackson County area is well connected to the regional freeway system, has local access to rail transportation and regional access to air transportation. US 71 is a convenient north-south corridor that connects the City of Grandview to Kansas City and the rest of the metro area. I-470 runs northeast through Lee's Summit and intersects I-70, a major east-west route that connects the cities of Independence, Blue Springs, Grain Valley, and Oak Grove with Kansas City to the west and St. Louis to the east. US 24 runs east-west through Independence and Sugar Creek, connecting with I-435 in the north-

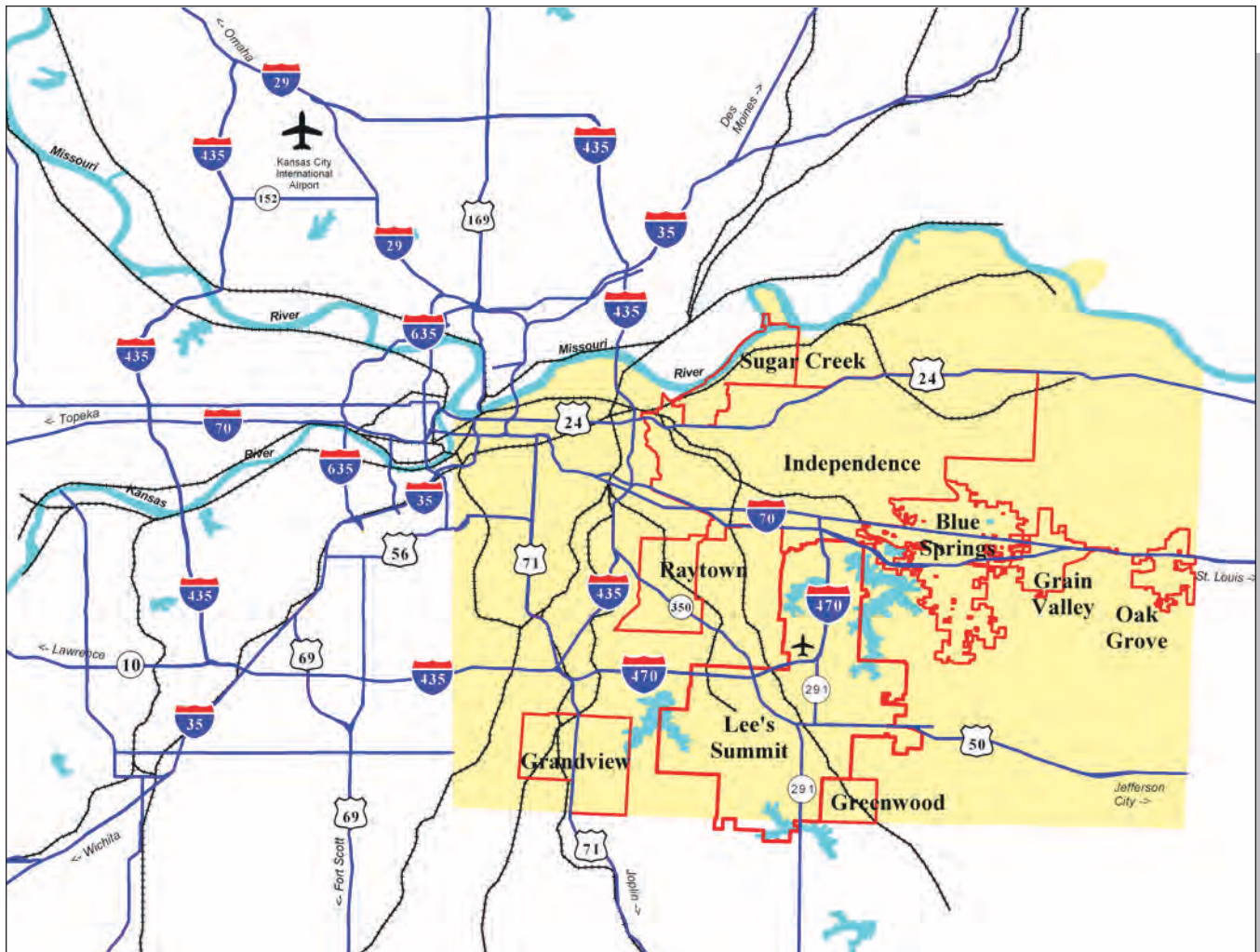
ern portion of the Kansas City metro area. US 50 comes from the southeast part of the county and runs through Lee's Summit and Raytown before connecting with I-435. Together, these freeways create a loop around the metro area that provides excellent accessibility to all of the communities of Eastern Jackson County and to regional interstate routes for long haul trucking.

The Kansas City metro area is the country's second largest rail center and is served by most major commercial rail lines and Amtrak. The Union Pacific and BNSF rail lines pass through the heart of the metro area and then head south, in the vicinity of US 71 and Grandview. Another line bisects the Eastern

Jackson County area, heading in a southeasterly direction passing Sugar Creek, Independence, Raytown, Lee's Summit, and Greenwood. Finally, the communities of Blue Springs, Grain Valley, and Oak Grove are adjacent to a rail line that heads east out of the metro area, following a route along I-70.

Two regional airports and the Kansas City International Airport serve businesses and residents of Eastern Jackson County. The Kansas City airport served approximately 10 million passengers in 2009 and offers convenient and efficient domestic and international service to travelers. Regional airports in Lee's Summit and Grain Valley provide general aviation service to the area.

Market Accessibility



Population

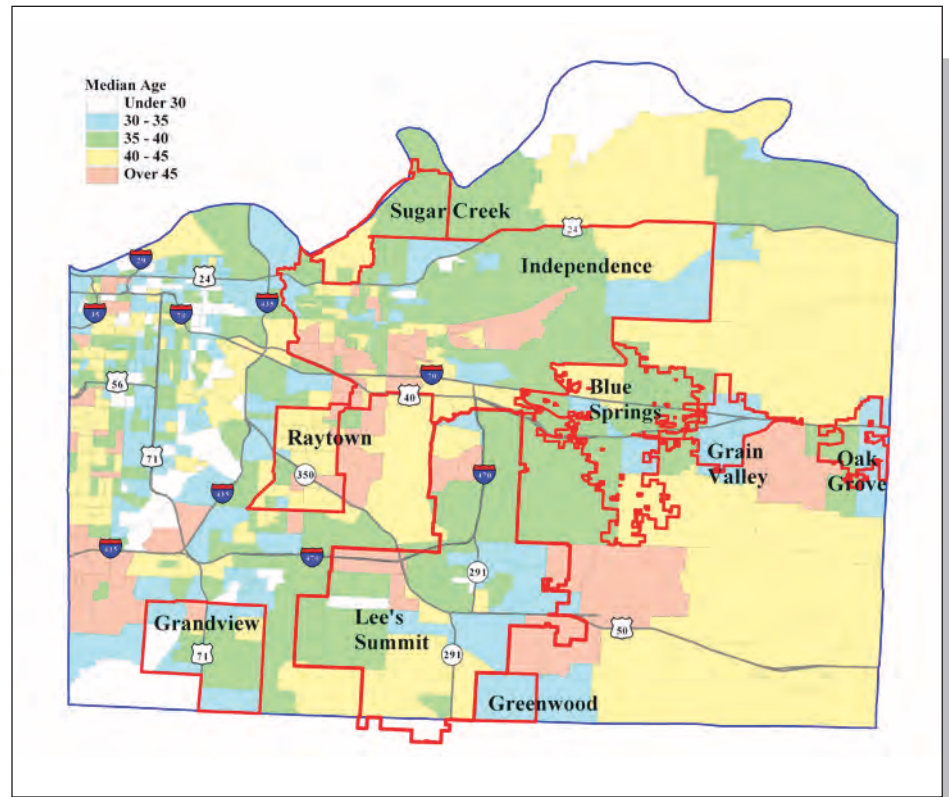
Profile and Growth Trends

Eastern Jackson County's population of 327,077 people in 2009 comprised 16.2 percent of the metro area population, which is slightly higher than the 14.8 percent share it represented in 1990. The annual growth rate of 2.3 percent from 2000 to 2009 was higher than the 0.2 percent growth experienced by Jackson County as a whole, and higher than the 1.1 percent growth rate for the metro area. As the population base increases during the next 5 years, Eastern Jackson County's growth rate is expected to gradually slow and more closely approximate the projected growth of the metro area.

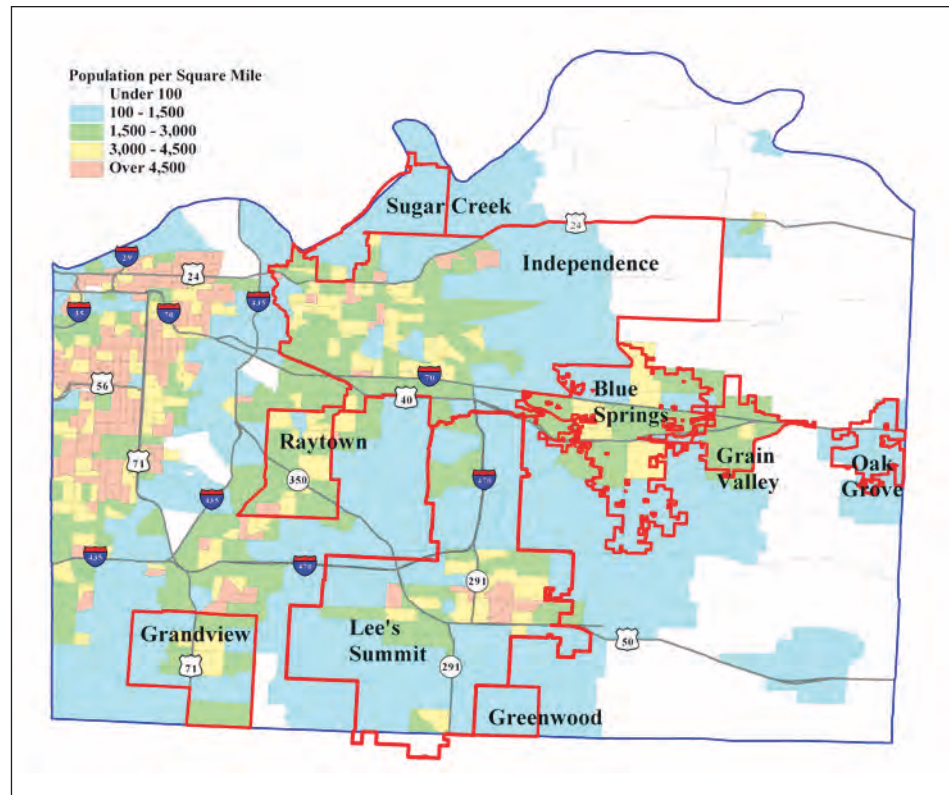
With a median age of 36.3 years, the age distribution in Eastern Jackson County is consistent with that of the Kansas City metro area and is representative of its family-oriented resident base. In 2009 about 30 percent of residents were under 21, very similar to the metro area average of 29.4 percent and the Jackson County average of 29.2 percent. Approximately 29.6 percent of the population is in the 35 to 54 year range, compared to 29.3 percent of the Kansas City metro population and 29.2 percent of the Jackson County population. About 57.6 percent of the population of Eastern Jackson County is working age, between 21 and 64, while 12.4 percent are over 65.

The racial composition of Eastern Jackson County differs significantly from Jackson County and the Kansas City metro area, with whites comprising 87.4 percent of the population and blacks comprising 6.9 percent, compared to 69.1 percent and 22.5 percent, respectively, in Jackson County. Only 4.5 percent of the residents are of Hispanic origin. Note that persons of Hispanic origin may be part of any race group.

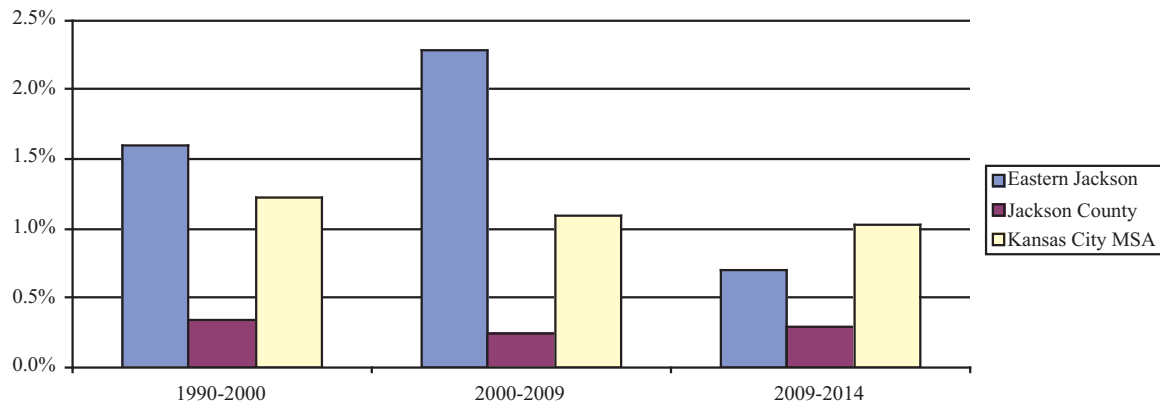
Median Age



Population Density 2000



Historic and Projected Annual Population Growth - 1990 to 2020



Sources: 1990 & 2000 Census; Claritas, 2009.

Population Growth and Characteristics

Population	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	234,233		633,232		1,636,528		14.3%
2000	271,483	1.6%	654,880	0.3%	1,836,038	1.2%	14.8%
2009	327,077	2.3%	669,287	0.2%	2,015,519	1.1%	16.2%
2014	338,583	0.7%	679,251	0.3%	2,118,551	1.0%	16.0%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	E. Jackson % of MSA
Under 21	98,189	30.0%	195,682	29.2%	592,892	29.4%	16.6%
21 - 34	53,687	16.4%	117,100	17.5%	365,802	18.1%	14.7%
35 - 54	96,809	29.6%	195,636	29.2%	591,126	29.3%	16.4%
55 - 64	37,989	11.6%	77,000	11.5%	230,047	11.4%	16.5%
65 & Over	40,403	12.4%	83,869	12.5%	235,652	11.7%	17.1%
Median	36.3		37.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	E. Jackson % of MSA
White	285,963	87.4%	462,705	69.1%	1,610,889	79.9%	17.8%
Black	22,649	6.9%	150,686	22.5%	241,602	12.0%	9.4%
American Indian	1,650	0.5%	3,333	0.5%	10,630	0.5%	15.5%
Asian	3,036	0.9%	9,514	1.4%	40,998	2.0%	7.4%
Other	13,779	4.2%	43,049	6.4%	111,400	5.5%	12.4%
Hispanic Origin	14,850	4.5%	52,395	7.8%	145,436	7.2%	10.2%

Source: 1990 & 2000 Census; Claritas, 2009.

Households

Profile and Growth Trends

In 2009, the 129,266 households in Eastern Jackson County accounted for 16.3 percent of the households in the Kansas City metro area. From 2000 to 2009, the number of households grew by 0.8 percent annually, compared to a countywide

annual growth rate of only 0.4 percent. The projected annual growth rate is expected to remain steady at 0.7 percent from 2009 to 2014. However, Eastern Jackson County will continue to grow slightly faster than the county as a whole over this period. Growth in the metro area is projected to

remain steady at 1.1 percent from 2009 to 2014.

Despite a large increase in household size since 2000, the average household is projected to remain unchanged at 2.53 persons through 2014. Current and projected household size is similar to the metro area average.

Household Growth and Characteristics

Households	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	103,337		252,582		629,122		16.4%
2000	120,507	1.7%	266,294	0.5%	717,761	1.4%	16.8%
2009	129,266	0.8%	275,092	0.4%	791,638	1.1%	16.3%
2014	133,747	0.7%	280,254	0.4%	833,397	1.1%	16.0%
Population per Household	Average	% Change	Average	% Change	Average	% Change	E. Jackson % of MSA
1990	2.27		2.51		2.60		87.1%
2000	2.25	-0.6%	2.46	-1.9%	2.56	-1.7%	88.1%
2009	2.53	12.3%	2.43	-1.1%	2.55	-0.5%	99.4%
2014	2.53	0.0%	2.42	-0.4%	2.54	-0.2%	99.6%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	E. Jackson % of MSA
< \$25,000	23,248	18.0%	69,652	25.3%	151,285	19.1%	15.4%
\$25,000 - \$49,999	36,745	28.4%	81,521	29.6%	211,380	26.7%	17.4%
\$50,000 - \$74,999	28,673	22.2%	54,657	19.9%	167,898	21.2%	17.1%
\$75,000 - \$99,999	18,057	14.0%	31,062	11.3%	108,113	13.7%	16.7%
\$100,000 to \$149,900	16,181	12.5%	26,867	9.8%	101,000	12.8%	16.0%
\$150,000 or more	6,362	4.9%	11,333	4.1%	51,962	6.6%	12.2%
Median	\$56,996		\$45,657		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	E. Jackson % of MSA
Married	71,132	55.0%	121,887	44.3%	419,875	53.0%	16.9%
Children under 18	33,499	25.9%	53,658	19.5%	198,198	25.0%	16.9%
No Children	37,633	29.1%	68,229	24.8%	221,677	28.0%	17.0%
Male	18,320	14.2%	49,444	18.0%	121,509	15.3%	15.1%
Children under 18	2,850	2.2%	5,926	2.2%	15,681	2.0%	18.2%
No Children	1,918	1.5%	5,293	1.9%	12,708	1.6%	15.1%
Female	34,353	26.6%	87,714	31.9%	207,844	26.3%	16.5%
Children under 18	9,008	7.0%	23,645	8.6%	53,833	6.8%	16.7%
No Children	5,265	4.1%	14,881	5.4%	32,145	4.1%	16.4%
Nonfamily	5,461	4.2%	16,047	5.8%	42,410	5.4%	12.9%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	E. Jackson % of MSA
Owner Occupied	93,317	72.2%	175,050	63.6%	549,607	69.4%	17.0%
Renter Occupied	35,949	27.8%	100,042	36.4%	242,031	30.6%	14.9%

Source: 1990 & 2000 Census; Claritas, 2009.

Household income distribution in Eastern Jackson County is comparable to the Kansas City metro area. According to the 2009 estimates, 28.4 percent of the households in Eastern Jackson County have incomes in the \$25,000 to \$49,999 range, and 22.2 percent are in the \$50,000 to \$74,999 range. At 14.0 percent, slightly more households in Eastern Jackson County than the metro area have incomes between \$75,000 and \$99,999. The median income in Eastern Jackson County is estimated at \$56,996,

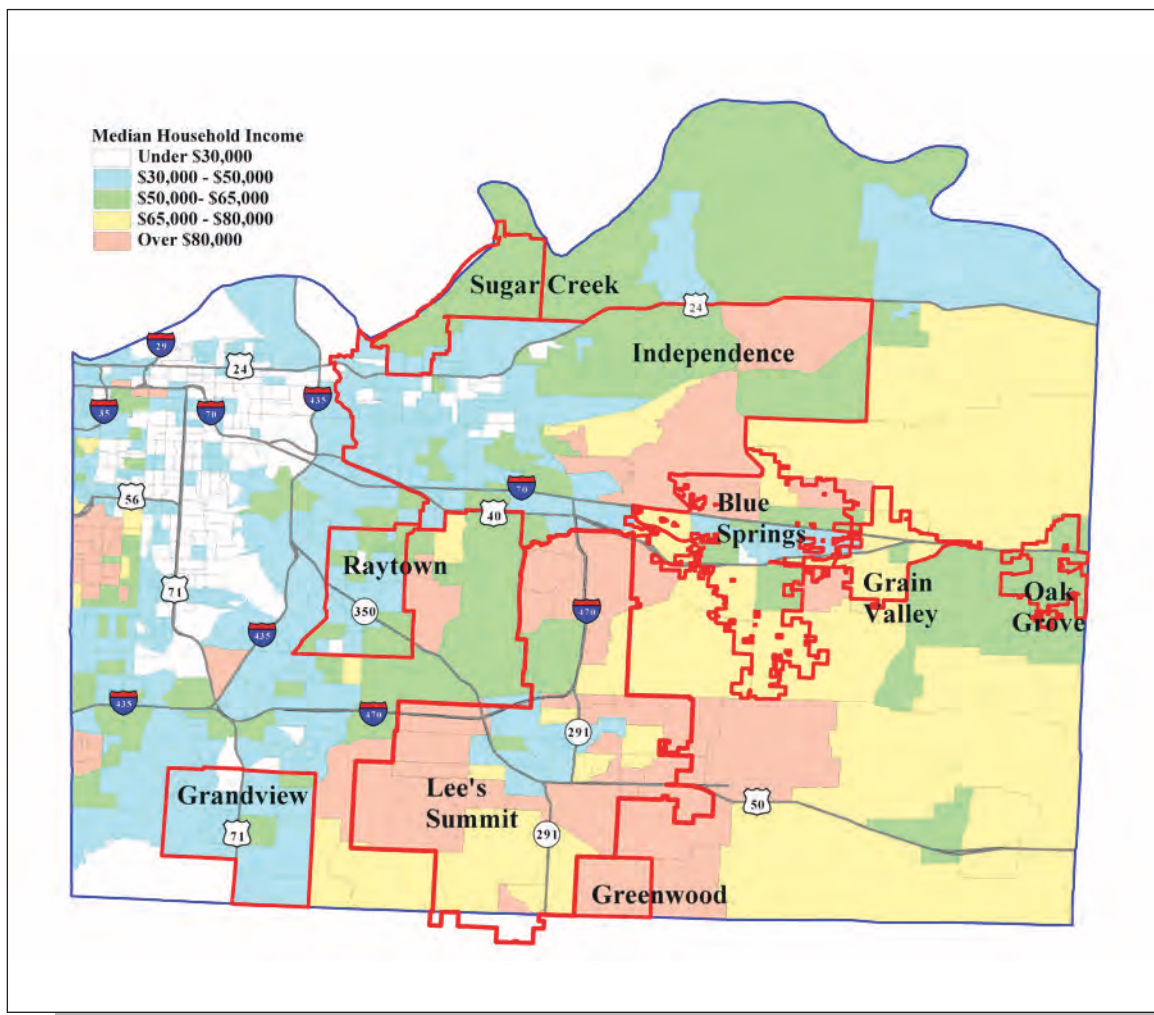
which is slightly higher than the metro area median of \$54,937. Eastern Jackson County's median income is also substantially higher than the \$45,657 median for Jackson County, due to the fact that Jackson County takes in part of the inner city area of Kansas City.

The majority of households in Eastern Jackson County are married couples (55 percent). An estimated 25.9 percent of these households have children under 18, while 29.1 percent have no children living at home. Only about 9.2 percent of

households are single parents with children under 18, which is comparable to the metro area and indicative of strong family-oriented communities.

The proportion of owner occupied households in Eastern Jackson County is greater than both the Jackson County average and the metro area average at 72.2 percent. This indicates greater stability, which is another positive feature of the region.

Median Household Income



Household Clusters

Introduction

This section summarizes the characteristics of Eastern Jackson County households through the process of clustering. Household clustering involves analyzing and weighting many individual characteristics to define unique, yet inclusive, groups of households. There are 14 clusters based on degree of urbanization, socioeconomic status and general demographic characteristics. The purpose of these clusters is to segment the lifestyle variables that define neighborhoods and communities.

These clusters are most valuable to retailers, health care providers and other personal service providers. They enable the identification of groups of people with common needs and resources.

The household clusters presented

in this Community Profile were purchased from Claritas, a national vendor of demographic market data. Claritas has developed “PRIZM” clusters as part of its line of products aimed at retailers and other consumer-oriented marketing.

Eastern Jackson County Household Clusters

Eastern Jackson County has no households in the “urban clusters” that are concentrated in other parts of the county and metro area. The majority of Eastern Jackson County’s households are in the Suburban (46.8 percent), Second City (33.7 percent), and Rural and Small Town (19.5 percent) clusters.

While the same three clusters are predominant at the regional level, there are some differences in the distribution among the clusters. For

instance, within the Kansas City MSA there is a higher percentage of households in the Rural and Small Town cluster (29.8 percent) and a lower percentage in the Second City cluster (23.6 percent).

Within the Suburban cluster, Eastern Jackson County residents are distributed similarly among the categories as the metro area. At 17.1 percent, the Middleburbs category is the largest. The next largest share, 15.9 percent, is in Inner Suburbs, followed by 10.4 percent in The Affluentials. At 13.6 percent, the 2nd City Centers are the dominant group within the Second City cluster, which is much higher than the nine percent seen in the metro area. Within the Rural and Small Town cluster, the largest category is Landed Gentry at 11.4 percent, which is similar to the metro area distribution for the same cluster.

Eastern Jackson County “PRIZM” Household Clusters

PRIZM Cluster	Eastern Jackson		Kansas City MSA		E. Jackson % of MSA
	Households	% of Total	Households	% of Total	
Total	129,266	100.0%	791,638	100.0%	16.3%
Urban	0	0.0%	77,574	9.8%	0.0%
Urban Uptown	0	0.0%	17,135	2.2%	0.0%
Midtown Mix	0	0.0%	29,658	3.7%	0.0%
Urban Cores	0	0.0%	30,781	3.9%	0.0%
Suburban	60,499	46.8%	291,575	36.8%	20.7%
Suburban Elite	4,416	3.4%	48,427	6.1%	9.1%
The Affluentials	13,488	10.4%	70,442	8.9%	19.1%
Middleburbs	22,085	17.1%	92,128	11.6%	24.0%
Inner Suburbs	20,510	15.9%	80,578	10.2%	25.5%
Second City	43,499	33.7%	186,752	23.6%	23.3%
2nd City Society	14,265	11.0%	63,120	8.0%	22.6%
2nd City Centers	17,627	13.6%	71,284	9.0%	24.7%
Micro -City Blues	11,607	9.0%	52,348	6.6%	22.2%
Rural and Small Town	25,268	19.5%	235,737	29.8%	10.7%
Country Comfort	6,040	4.7%	69,162	8.7%	NA
Middle America	2,731	2.1%	42,728	5.4%	6.4%
Rustic Living	1,708	1.3%	35,622	4.5%	4.8%
Landed Gentry	14,789	11.4%	88,225	11.1%	16.8%

Source: Claritas, 2009.

Claritas “PRIZM” Clusters Descriptions

Clusters divide all households into five major groups: Urban, Suburban, Second City, Rural and Small Town. Within these major groups, clusters of households are identified with similar characteristics. The following are descriptions of the 14 major clusters included in this profile.

Urban Clusters

Urban Uptown – Members of this social group tend to be affluent to middle class, college educated and ethnically diverse, with above-average concentrations of Asian and Hispanic Americans. Although this group is diverse in terms of housing styles and family sizes, residents share an upscale urban perspective that’s reflected in their marketplace choices.

Midtown Mix – Midtown Mix is the most ethnically diverse social group, besides containing a mix of singles and couples, homeowners and renters, college alumnae and high school graduates. These households are dominated by childless consumers who pursue active social lives.

Urban Cores – This segment is characterized by relatively modest incomes, educations and rental apartments, but affordable housing is part of the allure for the group’s young singles and aging retirees. One of the least affluent social groups, this cluster has a high concentration of Hispanics and African-Americans, and surveys indicate a fondness for both ethnic and mainstream media and products.

Suburban Clusters

Suburban Elite – The most affluent suburban social group, Elite Suburbs is a world of six-figure incomes, post-graduate degrees, single-family homes and managerial and

professional occupations. The segments here are predominantly white with significant concentrations of well-off Asian Americans. Befitting their lofty salaries, members are big consumers of large homes, expensive clothes, luxury cars and foreign travel.

The Affluentials – The Affluentials are one socioeconomic rung down from the Elite Suburbs—with a 25 percent drop in median income—but their residents still enjoy comfortable, suburban lifestyles. The median income is nearly \$60,000, the median home value is about \$200,000, and the mostly couples in this social group tend to have college degrees and white-collar jobs. Asian Americans make up an important minority in these predominantly white segments.

Middleburbs – This cluster includes a mix of homeowners and renters, as well as high school graduates and college alums. With good jobs and money in their jeans, the members of Middleburbs tend to have plenty of discretionary income.

Inner Suburbs – The Inner Suburbs social group are concentrated in the inner-ring suburbs of major metros—areas where residents tend to be high school educated, unmarried and lower-middle class. There’s diversity in this group, with segments that are racially mixed, divided evenly between homeowners and renters and filled with households that are either young or aging in place.

2nd City

2nd City Society – Second City Society stands at the top of the heap, a social group consisting of the wealthiest families who live outside the nation’s metropolitan core. This group is dominated with married couples with children, college degrees, large homes, and executive jobs. Ethnically,

the residents are predominantly white with above-average rates of Asian Americans.

2nd City Centers – This social group consist of a mix of Americans—old and young, homeowners and renters, families and singles—who’ve settled in the nation’s satellite cities. What they share is a middle-class status, some college educations and a lifestyle heavy on leisure and recreation.

Micro-City Blues – A diverse social group, this segment contains a mix of old and young, singles and widowers, whites, African-Americans and Hispanics. Most of the workers hold blue-collar jobs and their marketplace behaviors reflect the segments’ varied lifestyles.

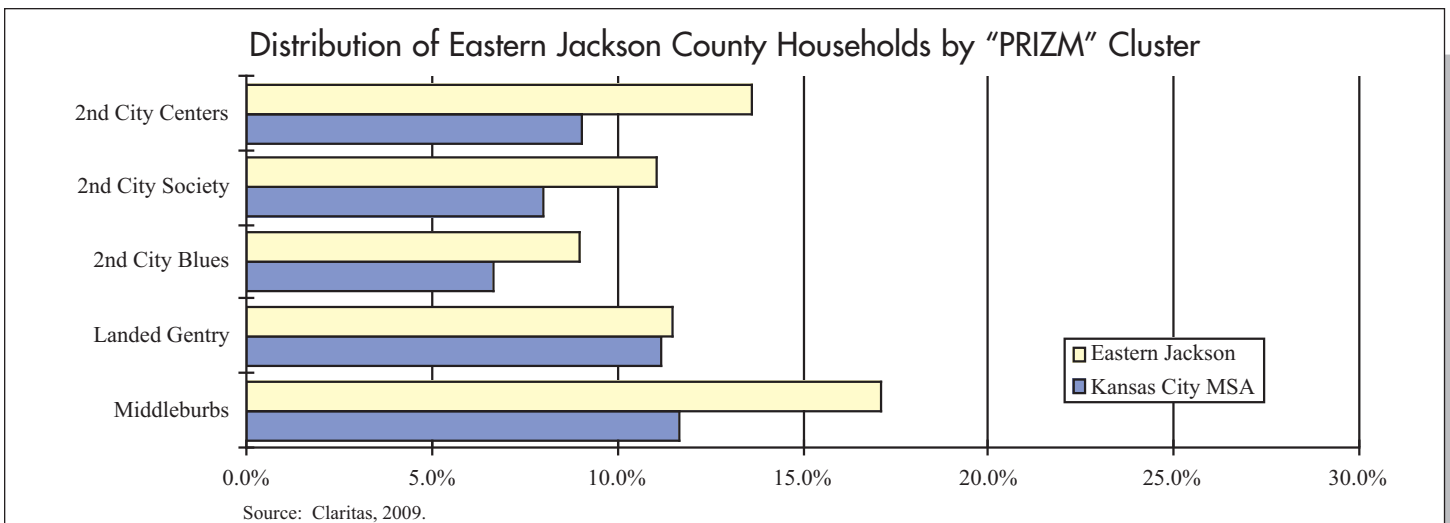
Rural and Small Town

Country Comfort – Country Comfort are filled with predominantly white, middle-class homeowners. These Americans tend to be married, between the ages of 25 and 54, with or without children.

Middle America – This segment is filled with middle-class homeowners living in small towns and remote exurbs. Middle Americans tend to be white, high school educated, living as couples or larger families, and ranging in age from under 25 to over 65.

Rustic Living – Rustic America residents have relatively modest incomes, low educational levels, aging homes and blue-collar occupations. Many of the residents, a mix of young singles and seniors, are unmarried.

Landed Gentry – The Landed Gentry social group consist of wealthy Americans who migrated to the smaller boomtowns beyond the nation’s beltways. Many of the households contain Boomer families and couples with college degrees, professional jobs.



Labor Force

In 2009 Eastern Jackson County contained about 16 percent of the metro area labor force with 170,322 employed persons. Of these employed people, 26 percent work at home or commute less than 15 minutes to work. Another 35 percent of these people commute 15 to 30 minutes, indicating that most people live a relatively short distance to surrounding job centers. Only 11 percent of commuters travel 45 minutes or more to work.

Overall, the labor force characteristics of Eastern Jackson County's population indicate they have a solid educational background. Approximately 88 percent of the area's adult residents have completed high school and a signif-

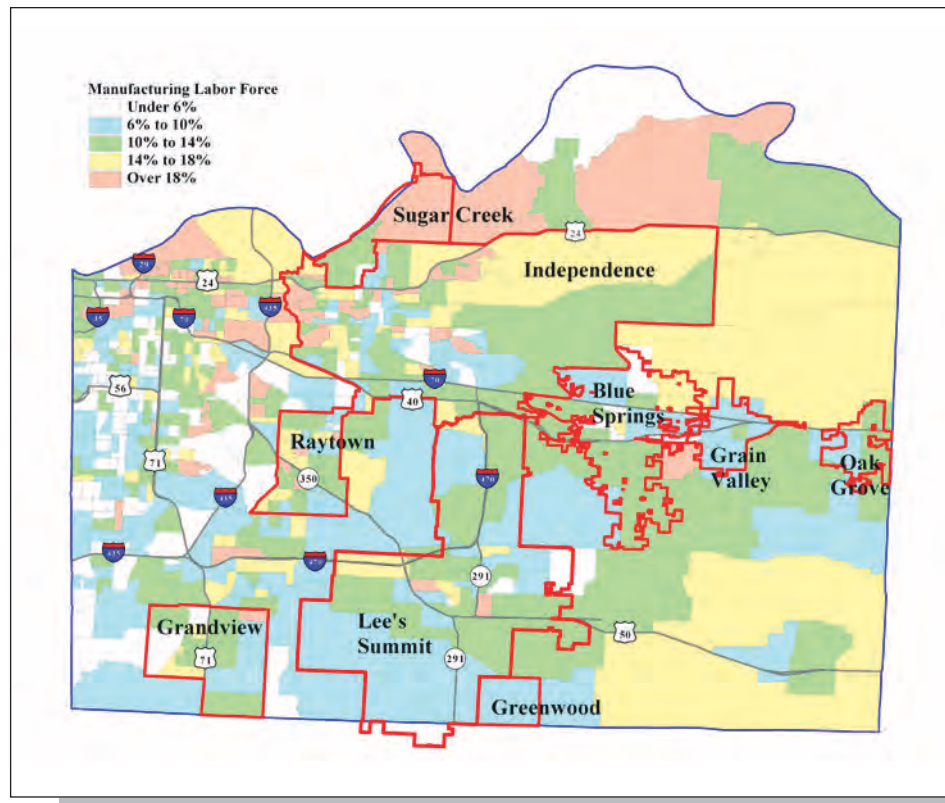
icant portion have some college education (26 percent). Nearly 31 percent of adults in this region have an associates degree or higher.

In general, the industry distribution of employed residents in Eastern Jackson County is most heavily weighted toward education, health and social services, which make up 18.1 percent of the workforce, similar to the metro area. Other significant sectors include retail with 12.2 percent of workers, manufacturing with 11.6 percent, finance, insurance and real estate with 9.1 percent and professional and administrative services with 8.5 percent. Generally, the distribution of resident workers by industry is similar to the metro area as a whole.

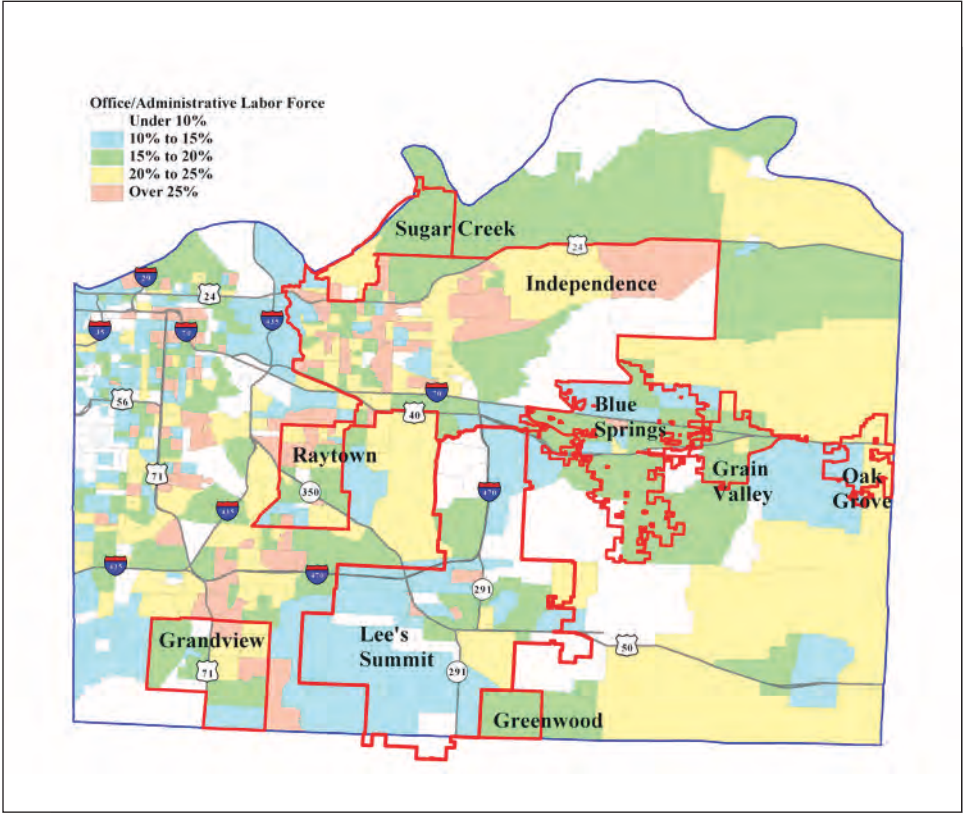
Eastern Jackson County is generally quite similar to the metro area in terms of its occupational mix, although Eastern Jackson County includes slightly more sales and office workers than the metro area, 30.1 percent versus 28.7 percent.

Looking at the detailed distribution of workers by occupation, the primary occupations of residents in Eastern Jackson County include office and administrative workers, managers in business and financial fields, sales workers and other professionals, including teachers. Compared to the metro area, Eastern Jackson County has a slightly higher concentration of office and administrative workers and slightly fewer managerial workers.

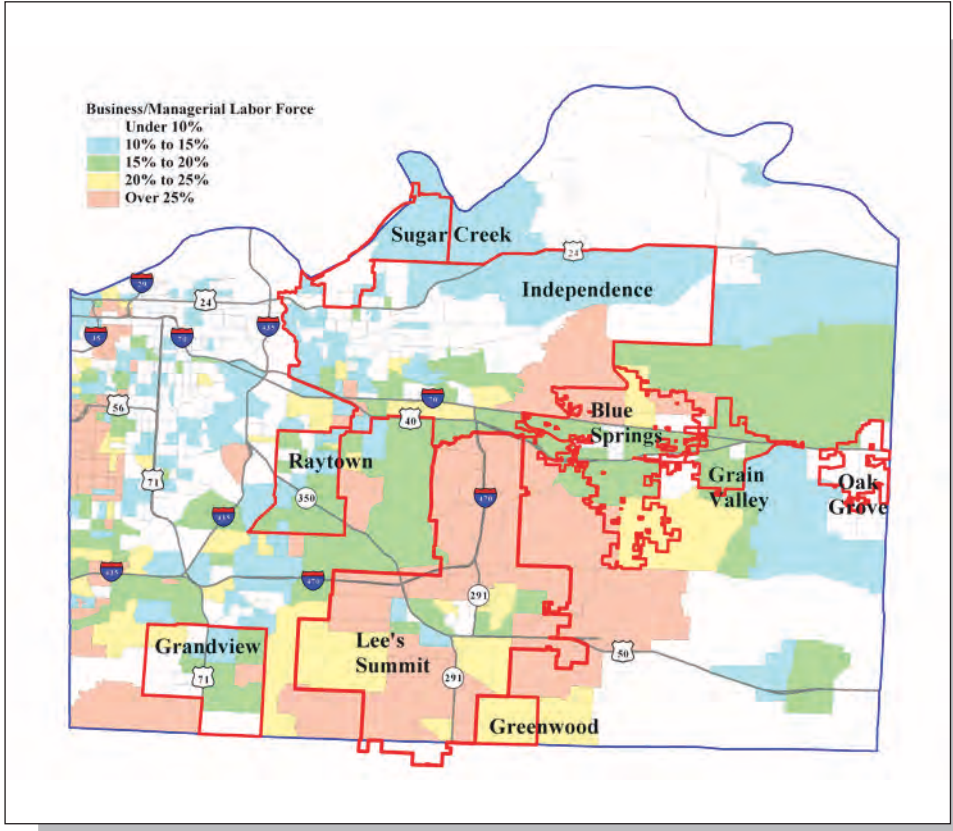
Manufacturing Labor Force



Office and Administrative Labor Force



Professional and Managerial Labor Force



Labor Force Characteristics

Educational Attainment (2009)	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	213,603	100.0%	442,121	100.0%	1,324,322	100.0%	16.1%
< 9th	6,543	3.1%	18,785	4.2%	48,773	3.7%	13.4%
9 - 12, no diploma	18,897	8.8%	51,613	11.7%	119,042	9.0%	15.9%
High School Grad.	66,552	31.2%	130,964	29.6%	374,293	28.3%	17.8%
Some College	56,100	26.3%	108,282	24.5%	317,354	24.0%	17.7%
Associate Degree	13,609	6.4%	25,074	5.7%	77,784	5.9%	17.5%
Bachelor Degree	35,419	16.6%	71,483	16.2%	258,627	19.5%	13.7%
Grad. or Prof. Degree	16,483	7.7%	35,920	8.1%	128,449	9.7%	12.8%
High School Graduate	188,163	88.1%	371,723	84.1%	1,156,507	87.3%	16.3%
Post High School Degree	65,511	30.7%	132,477	30.0%	464,860	35.1%	14.1%
Industry (2009)							
Employed Persons	170,322	100.0%	328,439	100.0%	1,036,129	100.0%	16.4%
Agriculture & Mining	451	0.3%	1,047	0.3%	9,275	0.9%	4.9%
Construction	12,611	7.4%	21,732	6.6%	71,779	6.9%	17.6%
Manufacturing	19,789	11.6%	36,140	11.0%	116,141	11.2%	17.0%
Wholesale Trade	7,527	4.4%	12,888	3.9%	45,151	4.4%	16.7%
Retail Trade	20,838	12.2%	37,327	11.4%	120,557	11.6%	17.3%
Transportation & Utilities	9,171	5.4%	17,631	5.4%	62,768	6.1%	14.6%
Information	9,803	5.8%	17,584	5.4%	55,583	5.4%	17.6%
F.I.R.E.	15,505	9.1%	29,125	8.9%	90,438	8.7%	17.1%
Professional, Administrative Svcs	14,513	8.5%	31,535	9.6%	106,384	10.3%	13.6%
Education, Health, Social Svcs	30,808	18.1%	61,412	18.7%	190,715	18.4%	16.2%
Arts, Entertainment, Hospitality	12,082	7.1%	27,064	8.2%	72,435	7.0%	16.7%
Other Services	8,889	5.2%	17,635	5.4%	47,485	4.6%	18.7%
Public Administration	8,335	4.9%	17,319	5.3%	47,418	4.6%	17.6%

F.I.R.E. - Finance, Insurance & Real Estate

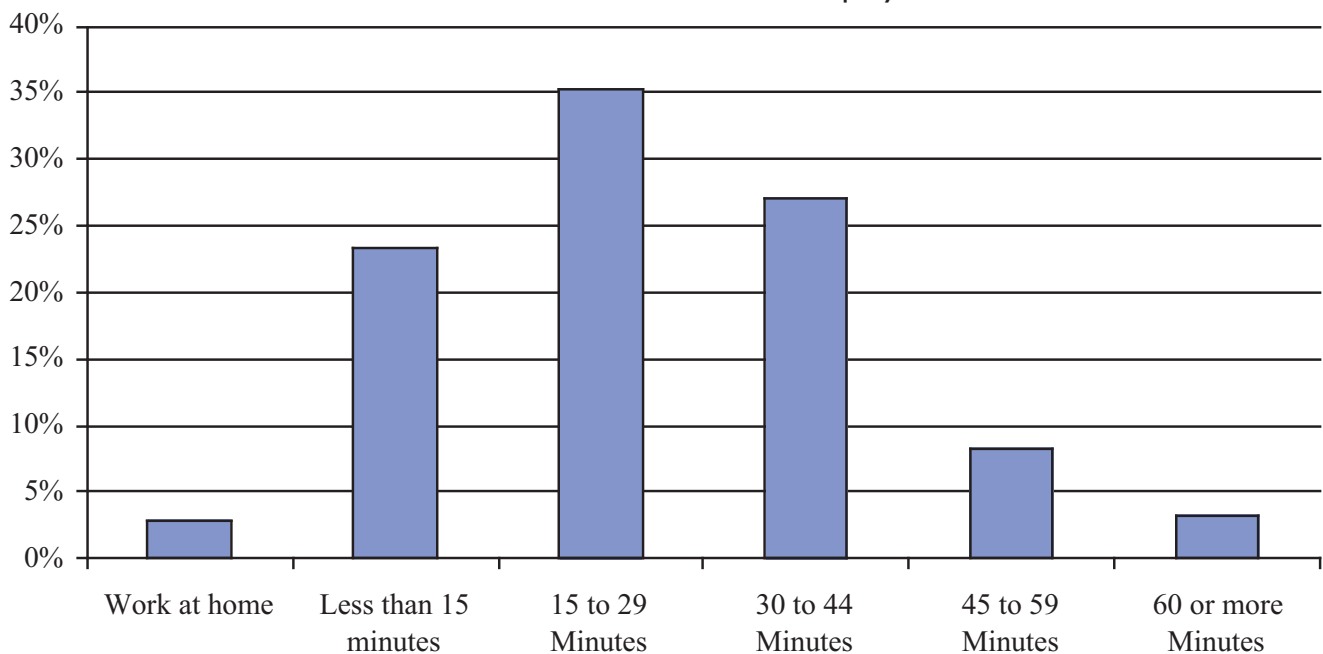
Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	170,322	100.0%	328,439	100.0%	1,036,129	100.0%	16.4%
Managerial	15,934	9.4%	28,904	8.8%	108,267	10.4%	14.7%
Business & Financial	8,897	5.2%	16,613	5.1%	55,640	5.4%	16.0%
Computer & Mathematical	5,820	3.4%	10,048	3.1%	35,709	3.4%	16.3%
Architectural & Engineering	3,575	2.1%	6,057	1.8%	21,529	2.1%	16.6%
Life, Physical & Social Sciences	999	0.6%	2,096	0.6%	7,742	0.7%	12.9%
Community and Social Services	2,431	1.4%	5,444	1.7%	14,546	1.4%	16.7%
Legal	1,701	1.0%	4,024	1.2%	12,084	1.2%	14.1%
Education and Training	8,709	5.1%	16,211	4.9%	54,909	5.3%	15.9%
Arts, Entertainment and Sports	2,559	1.5%	6,560	2.0%	18,777	1.8%	13.6%
Healthcare Practitioners & Technicians	7,970	4.7%	15,314	4.7%	51,505	5.0%	15.5%
Healthcare Support	2,581	1.5%	5,928	1.8%	15,817	1.5%	16.3%
Protective Services	2,596	1.5%	6,206	1.9%	17,968	1.7%	14.4%
Food Preparation	7,583	4.5%	16,800	5.1%	45,787	4.4%	16.6%
Building & Grounds Maintenance	3,808	2.2%	9,584	2.9%	26,481	2.6%	14.4%
Personal Services	4,852	2.8%	9,684	2.9%	28,550	2.8%	17.0%
Sales & Related	19,754	11.6%	36,598	11.1%	123,868	12.0%	15.9%
Office & Administrative	31,446	18.5%	58,881	17.9%	172,872	16.7%	18.2%
Farming, Fishing & Forestry	152	0.1%	335	0.1%	2,475	0.2%	6.1%
Construction & Extraction	9,886	5.8%	17,813	5.4%	55,267	5.3%	17.9%
Repair & Maintenance	7,242	4.3%	12,236	3.7%	38,724	3.7%	18.7%
Production	11,568	6.8%	23,406	7.1%	67,875	6.6%	17.0%
Transportation & Material Moving	10,259	6.0%	19,697	6.0%	59,737	5.8%	17.2%

Source: Claritas, 2009.

Travel Time to Work - Eastern Jackson Employed Residents



Source: Claritas, 2009.

Target Industries

A brief analysis was conducted to determine what industries would be most complementary to the existing workforce in Eastern Jackson County based on the current occupational distribution. Information on the occupational distribution of the resident workforce from Claritas was combined with information from the Missouri Department of Economic Development on rapidly growing occupations in the metro area to compile a list of key occupational categories. The focus was limited to

skilled and semi-skilled occupations. These included primarily professional and healthcare occupations such as customer service representatives, computer software engineers, computer system analysts and administrators, managerial and financial analysts, pharmacy technicians, and medical assistants.

This information on key occupations was analyzed using data from the Bureau of Economic Analysis to determine which industries could most effectively utilize this mix of occupations. The

results indicate a variety of industries, primarily service-based, that would be compatible with the resident labor force of this region. Many of these industries may already have some presence in the region and the metro area. Also, while labor is certainly a key factor in site location, there may be other business climate factors that could enhance or detract from the future growth of these industries in Eastern Jackson County.

Primary and Fast Growing Occupations in Eastern Jackson County

	Metro Area Employment		Projected Growth
	2006	2016	
Customer Service Representatives	8,360	9,870	1,510
Personal and Home Care Aides	3,290	4,260	970
Computer Software Engineers, Applications	1,760	2,660	900
Computer Systems Analysts	2,510	3,380	870
Network Systems and Data Communications Analysts	1,140	1,680	540
Sales Representatives, Services, All Other	2,410	2,910	500
Network and Computer Systems Administrators	1,870	2,360	490
Management Analysts	1,880	2,280	400
Pharmacy Technicians	1,690	2,010	320
Medical Assistants	1,290	1,540	250
Advertising Sales Agents	880	1,120	240
Civil Engineers	1,120	1,330	210
Database Administrators	650	830	180
Financial Analysts	900	1,070	170
Industrial Engineers	610	770	160
Environmental Engineers	320	440	120
Social and Human Service Assistants	510	630	120

Source: Missouri Economic Research and Information Center, Occupational Studies, 2009.

Top Industries with Occupational Needs Complementary to Existing Labor Force

NAICS	Industry Name
Computer Services	
541500	Computer systems design and related services
516890	Internet and other information services
511200	Software publishers
518200	Data processing, hosting, and related services
518100	Internet service providers and Web search portals
454100	Electronic shopping and mail-order houses
Other Professional and Business Services	
561400	Business support services
541600	Management, scientific, and technical consulting
561420	Telephone call centers
541300	Architectural, engineering, and related services
541200	Accounting, bookkeeping, and payroll services
561100	Office administrative services
541800	Advertising and related services
Health Care	
622100	General medical and surgical hospitals
621600	Home health care services
623100	Nursing care facilities
621459	Outpatient, laboratory, and other ambulatory care services
622300	Specialty (except psychiatric and substance abuse) hospitals
622200	Psychiatric and substance abuse hospitals
541710	Research and development in the physical and life sciences
Finance and Insurance	
522300	Activities related to credit intermediation
522200	Nondepository credit intermediation
524210	Insurance agencies and brokerages
524120	Direct insurance (except life, health, and medical) carriers
Manufacturing	
334500	Navigational, measuring, electromedical, and control instruments
334100	Computer and peripheral equipment manufacturing
323100	Printing and related support activities

Source: Bureau of Economic Analysis, "Industry to Occupation Matrix"

According to projections by the Mid-America Regional Council, Eastern Jackson County accounts for about 10.4 percent of the Kansas City metro area employment. This figure is projected to remain fairly constant through 2020.¹ Between 2000 and 2020, employment in Eastern Jackson County is projected to increase by close to 44,800 jobs from the current base of 121,000 jobs. Most of the growth will be in office employment (51.8 percent), with moderate growth in retail employment (32.3 percent). In Jackson County and the metro area as a whole, employment will continue to shift away from industrial uses toward more office uses.

Industrial development in Eastern Jackson County has kept pace with that of Jackson County but is less than the metro area, while the level of retail employment in the area is much greater. Given its suburban location, Eastern Jackson County is not as developed in terms of office uses; however, this is changing as the area matures. By

2020, Eastern Jackson County is projected to maintain its edge in terms of retail development.

Employment and Establishment

Employment by place of work in Eastern Jackson County is currently estimated at about 121,700 workers, excluding government employees, or approximately 36 percent of Jackson County employment and 13 percent of metro area employment. There are more than 8,900 establishments in a variety of industry types in Eastern Jackson County.

Although the mix of employment by industry in Eastern Jackson County is similar to the metro area in many respects, there are some significant differences. Most significant is the large number of retail employees, which account for 18 percent of Eastern Jackson County's total employment compared to 12 percent for the metro area. Construction is also more dominant as an industry in Eastern Jackson County where it accounts for 10

percent of total employment, although this may have decreased with the recent downturn in construction activity. The information and wholesale trade sectors are somewhat smaller in Eastern Jackson County compared to Jackson County and the metro area. At 10 percent, manufacturing employment in Eastern Jackson County is slightly higher than both Jackson County and the metro area. In addition, Eastern Jackson County accounts for over 25 percent of all fabricated metal and plastics manufacturing employment in the region.

The largest share of employment in Eastern Jackson County, about 46 percent, is in the services sector. Key service industries include health care, and food and lodging. This is comparable to service employment shares for Jackson County (48 percent) and the metro area (47 percent).

1. Total employment by place of work estimates from Mid-America Regional Council (MARC) are somewhat different than estimates from County Business Patterns due to a difference in geography, and the fact that the MARC estimates include government employment.

Projected Employment by Industry

Employment By Place of Work	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	% of Total	Total	% of Total	Total	% of Total	
Total 2000	121,018	100.0%	479,203	100.0%	1,166,709	100.0%	10.4%
Office	60,007	49.6%	276,320	57.7%	626,004	53.7%	9.6%
Retail	29,865	24.7%	72,986	15.2%	192,095	16.5%	15.5%
Industrial	20,137	16.6%	85,374	17.8%	243,356	20.9%	8.3%
Other	11,009	9.1%	44,523	9.3%	105,254	9.0%	10.5%
Total 2020	165,786	100.0%	609,217	100.0%	1,659,344	100.0%	10.0%
Office	91,070	54.9%	387,022	63.5%	987,616	59.5%	9.2%
Retail	39,497	23.8%	86,764	14.2%	275,112	16.6%	14.4%
Industrial	22,797	13.8%	88,429	14.5%	270,491	16.3%	8.4%
Other	12,422	7.5%	47,002	7.7%	126,125	7.6%	9.8%
		% Change		% Change		% Change	
Growth 2000-2020	44,768	37.0%	130,014	27.1%	492,635	42.2%	9.1%
Office	31,063	51.8%	110,702	40.1%	361,612	57.8%	8.6%
Retail	9,632	32.3%	13,778	18.9%	83,017	43.2%	11.6%
Industrial	2,660	13.2%	3,055	3.6%	27,135	11.2%	9.8%
Other	1,413	12.8%	2,479	5.6%	20,871	19.8%	6.8%

Source: Mid-America Regional Council, 2004 Long Range Forecast (most current available).

*Office includes public administration

Employment and Establishments by Industry

Industry	Eastern Jackson County			Jackson County			Kansas City MSA			E. Jackson % of MSA
	Est.	Emp.	Dist.	Est.	Emp.	Dist.	Est.	Emp.	Dist.	
Agriculture, Forestry, Fishing	3	6	0%	9	47	0%	46	176	0%	3%
Mining	2	37	0%	6	68	0%	80	1,045	0%	4%
Construction	1,264	11,601	10%	1,744	22,008	6%	5,815	54,779	6%	21%
Manufacturing	352	11,940	10%	708	30,575	9%	2,000	84,736	9%	14%
Printing	43	514	0%	103	2,407	1%	310	8,299	1%	6%
Industrial Machinery	40	1,282	1%	59	7,500	2%	162	9,348	1%	14%
Fabricated Metal Products	80	2,724	2%	142	5,454	2%	318	11,097	1%	25%
Plastics	20	1,427	1%	30	2,069	1%	98	5,526	1%	26%
Transportation Equipment	20	745	1%	34	1,330	0%	68	11,633	1%	6%
Other	149	5,248	4%	340	11,815	3%	1,044	38,833	4%	14%
Transportation and Utilities	236	3,927	3%	452	10,077	3%	1,618	44,896	5%	9%
Wholesale Trade	458	4,750	4%	1,010	27,090	8%	3,385	60,344	7%	8%
Retail Trade	1,247	22,026	18%	2,330	37,626	11%	6,776	113,656	12%	19%
Building Materials	104	1,676	1%	171	3,320	1%	568	10,183	1%	16%
Food Stores	109	3,593	3%	260	6,427	2%	759	18,972	2%	19%
Automotive Dealers	187	3,159	3%	314	5,069	1%	812	13,834	2%	23%
General Merchandise	70	4,108	3%	113	7,227	2%	300	22,230	2%	18%
Other	777	9,490	8%	1,472	15,583	5%	4,337	48,437	5%	20%
F.I.R.E.	1,164	7,964	7%	2,224	32,439	10%	6,901	78,784	9%	10%
Information	122	3,247	3%	359	17,491	5%	1,062	44,946	5%	7%
Services	4,064	56,166	46%	8,893	163,132	48%	25,069	434,990	47%	13%
Prof., Scientific & Technical	875	5,391	4%	2,175	27,925	8%	6,392	70,649	8%	8%
Mgt and Admin Support	536	7,249	6%	1,120	27,632	8%	3,408	87,544	10%	8%
Private Education	99	1,616	1%	244	7,109	2%	634	16,932	2%	10%
Health Care and Social Svcs	811	15,169	12%	1,709	46,693	14%	4,823	116,155	13%	13%
Entertainment, Recreation	124	2,331	2%	222	4,858	1%	663	14,000	2%	17%
Food and Lodging	673	15,702	13%	1,418	30,056	9%	3,883	85,125	9%	18%
Other Services	946	8,708	7%	2,005	18,859	6%	5,266	44,585	5%	20%
Total	8,912	121,664	100%	17,735	340,553	100%	52,752	918,352	100%	13%

Source: Bureau of the Census, County Business Patterns, 2007.

T.C.P.U. - Transportation, Communication & Public Utilities

F.I.R.E. - Finance, Insurance & Real Estate

Major Employers

Eastern Jackson County has a broad spectrum of major employers. They include companies that manufacture everything from ammunition and truck safety lighting to tools, electronic components

and aircraft parts. In addition to manufacturing, there are a variety of distribution and warehousing centers, as well as services such as customer service centers for pharmaceuticals and telecommunica-

tions firms, insurance processing and educational institutions. There are 20 business sites in Eastern Jackson County with 500 employees or more, and 47 business sites with more than 250 employees.

Eastern Jackson County Major Employers (continued on next page)

NAICS	Company	City	Employment	Products
611110	Lee's Summit R-7 School District	Lee's Summit	2,603	Elementary & Secondary Education
332992	Alliant Tech Systems	Independence	2,500	Small arms ammunition manufacturing
611110	Independence School District	Independence	2,000	Elementary and secondary schools
611110	Blue Springs School District	Blue Springs	1,613	Elementary & Secondary Education
622110	Centerpoint Medical Center	Independence	1,600	Hospital
928120	National Benefits Center	Lee's Summit	1,325	Federal Government
622110	Truman Medical Center Lakewood	Lee's Summit	1,300	Hospital
611110	Raytown Quality Schools	Raytown	1,300	Elementary & Secondary Education
921190	City of Independence	Independence	1,176	City government
561422	AT&T, Inc.	Lee's Summit	1,146	Telecommunications - Customer Service
623311	John Knox Village	Lee's Summit	1,035	Retirement Community
611110	Consolidated School District #4	Grandview	675	Elementary and secondary schools
524114	Government Employee Hospital Association	Independence	650	Customer service and claims office
922119	City of Lee's Summit	Lee's Summit	645	City Government
921190	National Records Center	Lee's Summit	625	Federal Government
622110	St. Mary's Hospital	Blue Springs	615	Health care
541422	CVS/Caremark, Inc.	Lee's Summit	559	Pharmaceutical Customer Service
813110	Unity Practical School of Christianity	Lee's Summit	550	Seminary
611210	Metropolitan Community College-Longview	Lee's Summit	532	Educational Institution
541422	ExamOne (Quest Diagnostics)	Lee's Summit	500	Pharmaceutical Customer Service
326199	MeadWestVaco Calmar	Grandview	450	Spray Trigger Mechanisms
445110	Price Chopper	Blue Springs	402	Grocery store
452110	Wal-Mart	Blue Springs	400	Discount department store
45291	Wal-Mart	Raytown	400	Retail
332911	Fike Corporation (World Headquarters)	Blue Springs	380	Safety valve release manufacturer
622110	Saint Luke's East - Lee's Summit	Lee's Summit	368	Hospital
322211	Burd & Fletcher	Independence	350	Folding paperboard box manufacturing
493110	Toys R' Us	Lee's Summit	350	Toy Distribution Center
445110	HyVee Food Store	Blue Springs	340	Grocery store
813920	Owner Operator & Independent Drivers Assoc	Grain Valley	337	Professional association
622110	HCA - Lee's Summit Medical Center	Lee's Summit	332	Hospital
336321	Peterson Manufacturing Company	Grandview	330	Truck safety lighting
611110	Grain Valley R-5 Schools	Grain Valley	325	Elementary and secondary schools
333315	H&H Color Labs	Raytown	310	Photo Processing
541513	USA 800	Raytown	309	Inbound Customer Service Center
452110	Target	Blue Springs	300	Discount department store
488210	GE Transportation Systems	Grain Valley	300	Railroad signaling systems
421920	U.S. Toy	Grandview	300	Toy distributor
237130	KCPL	Raytown	300	Utility Provider
922110	Jackson County Circuit Court	Independence	274	Judicial courts
238220	GE Environmental (HQ)	Raytown	265	Commercial Air Systems
611110	Oak Grove School District	Oak Grove	260	Elementary and secondary schools
921190	City of Blue Springs	Blue Springs	256	City Government
339112	Thyssen Krupp Access	Grandview	250	Wheel chair lifts
334413	Diodes - FabTech, Inc.	Lee's Summit	250	Electronic Component Manufacturing
326199	Polytainers, Inc.	Lee's Summit	250	Plastic Container Manufacturing
333514	R & D Leverage	Lee's Summit	250	Tools Design, Parts & Distribution
514120	Mid-Continent Library	Independence	248	Library

Eastern Jackson County Major Employers - continued

NAICS	Company	City	Employment	Products
445110	Oak Grove Wal-Mart	Oak Grove	240	Food and Retail
623311	Stratford Companies	Raytown	235	Senior Living / Real Estate Development
336340	Haldex	Blue Springs	233	Brake manufacturer
921190	City of Grandview	Grandview	230	City government
448140	Kohl's Distribution Center	Blue Springs	225	Warehouse distribution
238340	Kenny's Tile	Grandview	223	Flooring & Tile Installation
311999	Unilever	Independence	220	Miscellaneous food manufacturing
221100	Independence Power & Light	Independence	220	Electric power generation, distribution
326199	Plastic Enterprises Co., Inc.	Lee's Summit	215	Plastic Container Manufacturing
621910	Life Care Center	Grandview	201	Health Care
561422	Sprint Relay Center	Independence	200	Telemarketing bureau
445110	Hy Vee Food Stores	Raytown	200	Retail Grocery
921190	Independence Events Center	Independence	198	CHL Hockey and event arena
323113	Gemaco, Inc.	Blue Springs	190	Playing card manufacturer
	Government Employees Health Association			Third Party Administration of Insurance and Pension Funds
524292	Association	Lee's Summit	176	
322211	Love Box Company	Independence	175	Corrugated box manufacturing
513322	AT&T	Independence	174	Cellular and other wireless communications
513210	Comcast Cable Communications	Independence	166	Cable networks
441110	Blue Springs Ford Sales	Blue Springs	163	Auto sales
922119	City of Raytown	Raytown	155	City government
493110	Space Center Kansas City Inc.	Independence	150	Warehousing and storage
445110	Cosentino's Grocery	Raytown	150	Retail Grocery
326199	Mission Plastics North	Grandview	143	Thermoplastic injection molding
454390	Recovery Management Corp.	Sugar Creek	142	Discount Retailer
332116	Ruskin Manufacturing	Grandview	135	Dampers and louvers
207000	Caravan Ingredients	Grandview	130	Food emulsifiers
339920	Heartland Tanning	Lee's Summit	130	Tanning Bed Manufacturing
447110	Oak Grove Petro Truck Stop	Oak Grove	126	Fuel, Food and Retail
321219	Stone Container (Fortune 500 Company)	Blue Springs	125	Fiberboard container manufacturer
238350	Shamrock Cabinet & Fixture	Raytown	125	Wood Products
325520	Sika Corporation	Grandview	120	Adhesives & sealants
332710	Triumph Structures - K.C., Inc.	Grandview	120	Aircraft machined parts
621511	ViraCor - IBT Laboratories	Lee's Summit	112	Clinical and Diagnostic Testing
332912	Growth Industries Incorporated	Grandview	110	Commercial aircraft parts
422300	Zorrel International	Grandview	110	Sportswear distributor
326199	Foundation Workshop Incorporated	Grandview	106	Packaging and assembly
331491	Maxi-Seal	Grandview	105	Automotive Wiring
	Saint Luke's Health System Information Systems			
541513	Systems	Lee's Summit	102	Data Center - Health Care
332510	Mr. Longarm	Greenwood	100	Extension Poles
621420	Comprehensive Mental Health	Independence	100	Mental health services
624310	IBS Industries	Independence	100	Vocational rehabilitation services
623110	Regency Care Center	Independence	100	Nursing care facility
332999	Ronson Machine and Manufacturing	Independence	100	Miscellaneous fabricated metal products
422490	American Food Service	Lee's Summit	100	Wholesale Groceries
621420	ReDiscover	Lee's Summit	100	Mental Health Services
623110	Oak Grove Nursing & Rehab	Oak Grove	100	Medical Services

Source: Lee's Summit Economic Development Council; City of Grain Valley; Independence Council for Economic Development; Grandview Chamber of Commerce; City of Oak Grove; City of Sugar Creek; Blue Springs Economic Development Corporation; City of Greenwood; City of Raytown.

Note: List only includes employers with 100 or more employees.

Industrial and Business Parks

The majority of large industrial and business parks are located in Lee's Summit and Independence. There are also two large business parks in Sugar Creek. Grandview has a sizeable inventory of building space, both manufacturing and warehouse, but not as many large parcels available.

Many of the business and industrial parks shown here are mixed use and can accommodate back office, manufacturing, warehousing, or R&D businesses. Most have sites available for build-to-suit, as well as buildings available for lease. There are several parks in Independence, as well as one in

Lee's Summit that have underground space available. The parks range in size from less than 10 acres to nearly 500 acres.

Between 2003 and 2008, nearly 5 million square feet in new non-residential construction has taken place in the region. Total valuation for non-residential projects averaged \$109 million each year.

Nonresidential Construction

	New Sq Feet Constructed			Total Sq Feet	Total Valuation*
	Retail	Office	Industrial		
2003	427,160	233,877	115,849	1,046,886	\$97,056,290
2004	370,212	272,075	349,912	1,254,199	\$109,046,210
2005	217,387	247,313	128,054	732,754	\$89,373,955
2006	405,858	135,379	261,107	692,195	\$152,007,234
2007	280,493	127,038	133,667	486,297	\$110,370,630
2008	554,498	30,462	39,900	714,829	\$94,013,441
Total	2,255,608	1,046,144	1,028,489	4,927,160	651,867,760

Note: Complete data was not available from all of the sources.

* Excludes alterations and additions

Source: Lee's Summit Economic Development Council; City of Grain Valley; Independence Council for Economic Development; Grandview Chamber of Commerce; City of Oak Grove; Blue Springs Economic Development Corporation; City of Raytown.

Industrial and Business Parks (continued on next page)

Name	Location	City	Type of Development	Total Acres
Carefree Industrial Park	1600 N. 291 Highway	Independence/ Sugar Creek	Business Park	480
Summit Technology Campus	Chipman Road & I-470 & Highway 50	Lee's Summit	Business Park	300
The Bluffs at Sugar Creek	606 N. Sterling	Sugar Creek	Business Park	300
Lakewood Business Center	Independence Avenue & Strother Road	Lee's Summit	Industrial	251
Space Center Executive Park	1500 W. GeoSpace Drive	Independence/ Lee's Summit	Business Park	200
Lemone-Smith Business and Rail Center	Highway 291 & Thompson Road	Lee's Summit	Industrial	150
Summit Woods Crossing	Chipman Road & I-470	Lee's Summit	Commercial	124
Missouri Innovation Park	Adams Dairy Parkway and I-70, Phase I	Blue Springs	Science & Technology Park	117
Truman Road East	Truman Road	Independence	Industrial	100
Truman Road West	Truman Road	Independence	Industrial	100

Industrial and Business Parks - continued

Name	Location	City	Type of Development	Total Acres
Lee's Summit North Industrial Park	Douglas Street & Victoria Drive	Lee's Summit	Industrial	100
Lake City Business Center	E. Lake City Buckner Road	Independence	Mixed Use	92
Centerpoint Business Park	E. 39th & Selsa Road	Independence	Industrial	90
Big Industrial Land	139th & Botts Road	Grandview	Industrial	80
Rollins Meadows Business Park	Douglas Street & Mulberry Street	Lee's Summit	Office/Commercial	73
Kohl's Distribution Center	Jefferson & NE 20th	Blue Springs	Industrial	70
Chapel Ridge Business Park	I-470 & Ralph Powell	Lee's Summit	Office/Commercial	70
East Kansas City Industrial Park	1100 NW Pamela Blvd to 1330 W Jefferson	Grain Valley	Mixed Use	65
Summit Fair *	Highway 50 & Chipman	Lee's Summit	Commercial	57
Executive Lakes Center	Lakewood Way & Bowlin Road	Lee's Summit	Office/Commercial	51
Arrington Industrial Area	139th & Arrington Road	Grandview	Industrial	50
Lakewood Business Park	I-470 & Woods Chapel Road	Lee's Summit	Industrial	50
Charleston Park	Todd George & US 50	Lee's Summit	Office/Commercial	48
Newberry Landings	Hamblen Road & Bailey Drive	Lee's Summit	Industrial	47
Upland Industrial Park	142nd & Botts Road	Grandview	Industrial	45
Blue Parkway Business Center	Blue Parkway & I-470	Lee's Summit	Office/Commercial	43
Valley Ridge Center	1100 - 1224 Valley Ridge Dr.	Grain Valley	Mixed Use	41
St. Lukes Property	Douglas Street & I-470	Lee's Summit	Office/Commercial	41
Gateway Commons	150 & 71 Highways	Grandview	Commercial	40
Chapel Ridge West	Woods Chapel Road & Ralph Powell Road	Lee's Summit	Office/Commercial	38
Stoney Creek Offices/Retail *	Ward Road & M-150	Lee's Summit	Office/Commercial	35
Douglas Square Center	Douglas Street & I-470	Lee's Summit	Commercial	34
Bella Sera *	Pryor Road & Highway 150	Lee's Summit	Commercial	34
Saddlebrook Commons *	Highway 291 & Highway 150	Lee's Summit	Commercial	33
Bellmont Shoppes *	Ranson Road & Highway 50	Lee's Summit	Commercial	31
Hawthorne Business Park	Raytown Rd. & 59th Street	Raytown	Business Park	31
Chapel Ridge	Woods Chapel Road & I-470	Lee's Summit	Office/Commercial	30
Summit Tech Industrial Park	Commerce Drive & Chipman Road	Lee's Summit	Office/Industrial	30
Commercial Distribution Center	16500 E. Truman Road	Independence	Industrial	28
Eastside Business Park	Broadway Drive & US 50	Lee's Summit	Industrial	28
IHOP World Headquarters	125th & 71 Highway East	Grandview	Commercial	25
New Longview - Tower Park	View High & 3rd Street	Lee's Summit	Office	25
Douglas Station	Douglas Street & Tudor Road	Lee's Summit	Office/Commercial	25
Walnut Street Development Center	NW corner 40 Hwy & Adams Dairy Pkwy	Blue Springs	Business Park	24
GSKW Business Park	Buckner Tarsney / 40 Hwy	Grain Valley	Business Park	24
Mill Springs Business Park	Pink Hill & 7 Hwy	Blue Springs	Business Park	21
Raytown Central Industrial Park	Raytown Rd. & 65th Street	Raytown	Industrial	17
Independence Regional Ennovation Center	1509 W. Truman Road	Independence	Mixed Use	15
I-70 East Industrial Park	822 San Kar Dr.	Grain Valley	Business Park	13
Allis Chalmers Industrial Park	627 S. Cottage	Independence	Industrial	12
Interstate Development Park	200 - 400 Jefferson Dr	Grain Valley	Mixed Use	10
Breezeway Exclusive Business Park	102 - 205 Woodbury Dr.	Grain Valley	Mixed Use	10
Key Industrial Park	1st Street & Powell Road	Oak Grove	Industrial	10

* Indicates planned development.

Source: Lee's Summit Economic Development Council; City of Grain Valley; Independence Council for Economic Development; Grandview Chamber of Commerce; City of Oak Grove; City of Sugar Creek; Blue Springs Economic Development Corporation; City of Greenwood; City of Raytown.

Note: List only includes developments of 10 acres or more.

New Economy Indicators

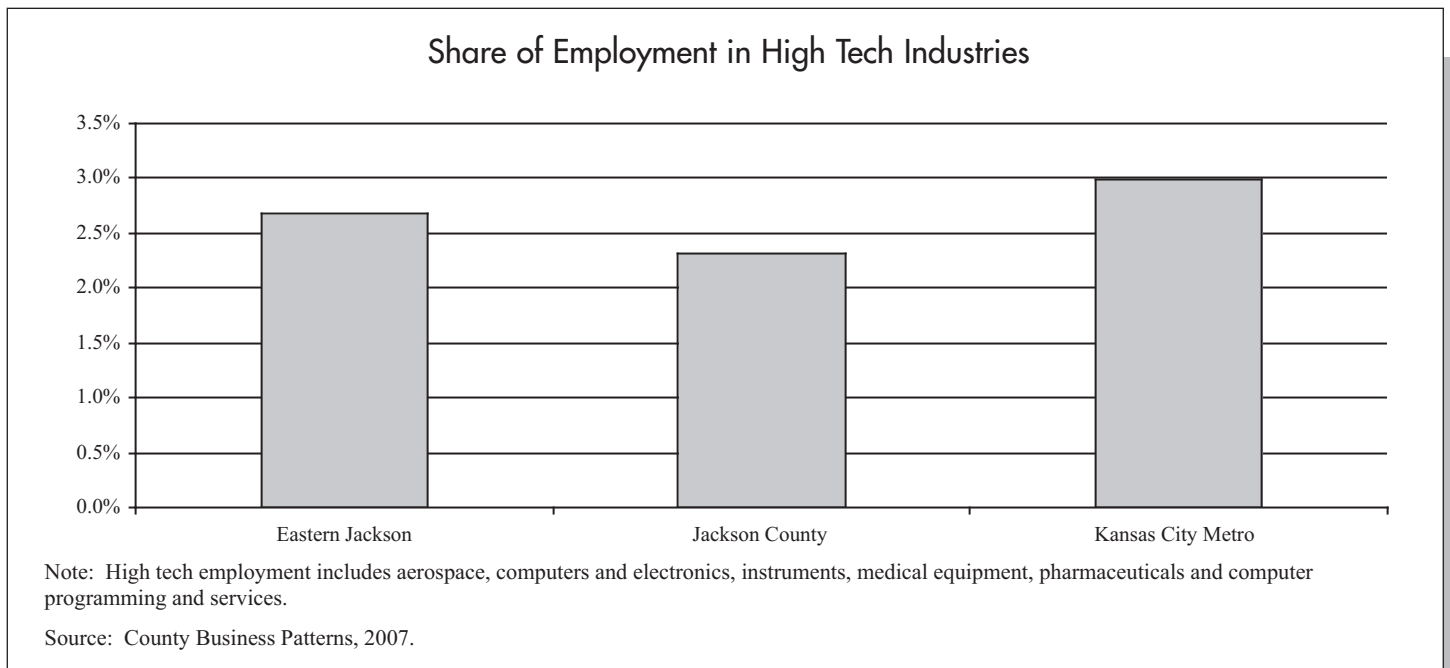
In the old economy, economic growth was the result of increases in the supply of capital, labor, or natural resources. While these factors are still important, growth in the new economy is fueled by increases in knowledge and innovation. High-tech industries, where innovations are adopted quickly, have grown faster than the overall economy. Because this trend is expected to continue, high-tech industries will be an important influence on overall economic growth going forward. While high-tech industries make up less than 3 percent of overall employment nationally, they are key drivers of the new economy. High tech employment tends to be most concentrated within metro areas and includes jobs in electronics, aerospace, software and computer-related services, instruments and biomedical industries. Within the Kansas City metro area overall, only about 3.0 percent of employment is within high tech industries. In Eastern Jackson County, 2.7

percent of the economic base is in high tech industries, compared to 2.3 percent in Jackson County.

Another measure of innovation capacity in the new economy is the share of college degrees granted in science and engineering fields. There is a critical shortage of scientists, engineers and programmers nationwide. As demand increases, the supply of these students graduating from universities stagnates, or even declines in some cases. So, growing a high-quality, scientific workforce is critical to boosting innovation and productivity. Within the Kansas City region there are 33 accredited colleges and universities surveyed annually by the National Science Foundation. Overall, 36 percent of the degrees awarded at these institutions are in science and engineering, compared to 33 percent nationally. Some schools in the region, such as DeVry Institute of Technology, Cleveland Chiropractic College, Concorde Career College, Vatterott College and St. Luke's

College, award 50 percent of more of their degrees in these fields.

While the number of people using computers may not directly affect economic activity or labor force quality in the short run, it is representative of an area's progress toward the digital economy. Regions where a higher percentage of residents have computers and internet access at home are generally more technologically savvy and open to change and innovation. Due to the declining cost of computers and web access, a broader range of people are starting to use the Internet. Although people of varying education levels are increasingly using computers and the Internet, areas with higher educational attainment are more likely to have higher computer usage. In 2003, the most recent data available, Jackson County had a somewhat higher share of people with computers in their homes and a significantly higher share of people using the Internet at home compared to the Kansas City metro area.



The use of technology in schools has increased rapidly over the past decade and, while the short term impact may be less measurable, the long term impact on educa-

tion quality is quite positive. The integration of computers into classroom learning is essential to properly train the next generation of workers. In general, school districts

in Eastern Jackson County have a fairly high level of computer and Internet usage that generally approximate or exceed statewide averages.

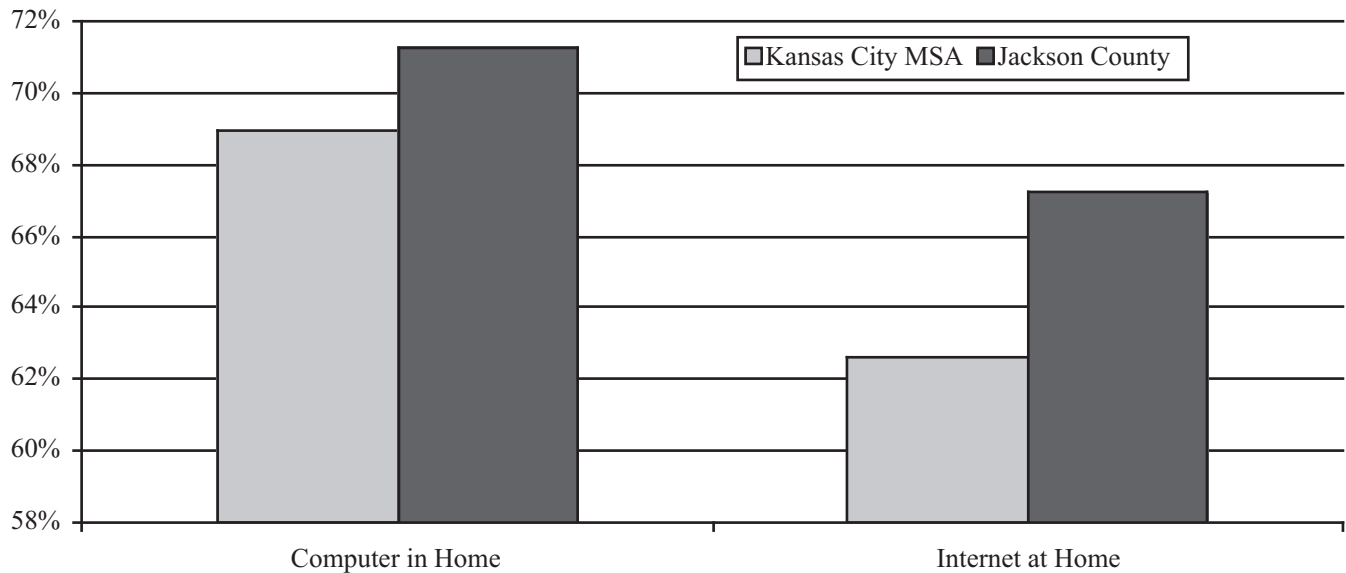
Share of Total Degrees Awarded in Science and Engineering

School	Location	Science & Engineering Degrees	Total Degrees	Share in Science & Engineering
Park University	Parkville, MO	3,065	13,498	23%
University of Missouri - Kansas City	Kansas City, MO	4,379	13,339	33%
University of Central Missouri	Warrensburg, MO	2,576	10,503	25%
Rockhurst University	Kansas City, MO	1,115	3,241	34%
Johnson County Community College	Overland Park, KS	1,205	3,189	38%
Metropolitan Community College - Penn Valley	Kansas City, MO	1,722	3,158	55%
DeVry University	Kansas City, MO	1,761	2,870	61%
Metropolitan Community College - Longview	Lee's Summit, MO	336	2,665	13%
Vatterott College	Kansas City, MO	1,337	2,554	52%
Metropolitan Community College - Maple Woods	Kansas City, MO	320	2,037	16%
Concorde Career Colleges	Kansas City, MO	1,982	1,982	100%
Avila University	Kansas City, MO	579	1,694	34%
Metropolitan Community College - Blue River	Independence, MO	77	1,641	5%
William Jewell College	Liberty, MO	558	1,454	38%
Colorado Technical University	Kansas City, MO	1,131	1,317	86%
Kansas City University of Medicine and Biosciences	Kansas City, MO	1,112	1,112	100%
Heritage College	Kansas City, MO	229	1,018	22%
High Tech Institute	Kansas City, MO	457	679	67%
Metropolitan Community College - Business & Technology	Kansas City, MO	564	628	90%
Pinnacle Career Institute	Kansas City, MO	492	595	83%
Kansas City Kansas Community College	Kansas City, KS	159	562	28%
University of Phoenix	Kansas City, MO	82	546	15%
Nazarene Theological Seminary	Kansas City, MO	0	410	0%
Kansas City Art Institute	Kansas City, MO	4	349	1%
Calvary Bible College	Kansas City, MO	0	326	0%
National American University - Independence	Independence, MO	115	244	47%
Saint Luke's College	Kansas City, MO	241	241	100%
Ottawa University Kansas City	Ottawa, KS	49	172	28%
Research College of Nursing	Kansas City, MO	146	146	100%
Aviation Institute of Maintenance	Kansas City, MO	0	75	0%
Donnelly College	Kansas City, KS	0	50	0%
National American University - Zona Rosa	Kansas City, MO	27	29	93%
ITT Technical Institute	Kansas City, MO	12	12	100%
Kansas City Regional Total		25,832	72,336	36%
United States Average		5,501,495	16,493,707	33%

Source: National Science Foundation, IPEDS Completions Survey 2007.

Note: Degrees awarded represent totals for 2003 through 2007 (most current data available).

Computer and Internet Use at Home



Source: Census Current Population Survey, Computer and Internet Supplement, October 2003.

Computer and Internet Use in Schools

District	Total Computers	Students per Computer	Students per Internet Connection
Lee's Summit (R-7)	5,884	2.95	2.95
Blue Springs (R-4)	5,422	2.57	5.15
Independence (30)	3,648	3.82	3.90
Grandview (C-4)	1,916	2.11	2.32
Fort Osage (R-1)	1,920	2.53	2.58
Grain Valley (R-V)	793	4.12	4.12
Oak Grove (R-VI)	739	2.87	3.68
Raytown (C-2)	3,791	2.32	2.40
State of Missouri	372,913	2.39	2.46

Source: Missouri Department of Education, Instructional Technology, Census of Technology, 2009.

Retail employment is one of Eastern Jackson County's larger sectors, comprising 18 percent of total employment. This is above average compared to Jackson County (11 percent) and the Kansas City metro area (12 percent).

There are two major regional retail centers in the area: Independence Center in

Independence and Summit Woods Crossing in Lee's Summit, each with more than 800,000 square feet. The new Adams Dairy Landing in Blue Springs also offers 600,000 square feet of retail space and Summit Fair in Lee's Summit another 655,000 square feet.

There are six other community centers ranging in size from 340,000

to 510,000 square feet in Grandview and Independence, as well as smaller neighborhood centers in the other Eastern Jackson County cities. The major retail centers listed here total more than 9 million square feet. The variety of retail outlets, services and entertainment venues that are available serve to enhance the quality of life of residents in this region.

Major Retail Centers

Name	City	Total Square Feet	Major Tenants
Independence Center	Independence	1,041,644	Abercrombie & Fitch, Dillards, The Jones Store, Sears, Chico's, Coldwater Creek
Summit Woods Crossing	Lee's Summit	800,000	Lowe's, Kohl's, Best Buy, Target, Border's Books, Eddie Bauer
Summit Fair	Lee's Summit	655,000	Macy's, JC Penney
Adams Dairy Landing	Blue Springs	600,000	Target, Gap, Maurices, Chipotle: under construction-Olive Garden, Kohl's & Gordmans
Truman Corners Center	Grandview	510,000	Sam's Club, Price Chopper, 54th Street Grill, UMB
Independence Commons	Independence	399,930	AMC Theaters, Barnes & Noble, Bed, Bath & Beyond, Commerce Bank, Kohl's, Marshall's
Hartman Heritage Center	Independence	383,500	Hartman Conference Ctr, Hilton Garden Inn, Joe's Crab Shack, O'Charley's, On the Border, Pavilions Shopping Plaza
Crossroads	Independence	357,800	NTW Store, PetsMart, Sam's Club, Wal-Mart
Bolger Square	Independence	356,100	24 Hour Fitness, Bank 10, Dick's Clothing & Sporting Goods, Jo-Ann Stores, Target, JC Penney
Eastland Business Park	Independence	340,000	Costco Wholesale, M&I Bank, Lowe's
Summit Shopping Center	Lee's Summit	260,000	Eckerd Drug, Summit Fitness
Gateway Commons Shopping Center	Grandview	250,000	Gail's Harley Davidson, Sonic, ZipZ
White Oak Plaza	Blue Springs	190,000	Beauty Brands, Radio Shack
Bass Pro Shops	Independence	160,000	Bass Pro Shops, Islamorada restaurant, Mardel, Hobby Lobby
Cedar Creek Mall	Lee's Summit	155,000	HyVee Food Store, Osco Drug
Mall at Fall Creek	Blue Springs	150,000	Golden Corral, 54th Street Bar & Grill, Side Pockets, Culvers, Mirro Image Carwash
Oaks at Woods Chapel	Blue Springs	150,000	Under construction
Super Wal-Mart	Raytown	150,000	Wal-Mart Super Store
Adams Dairy Crossing	Blue Springs	135,000	Home Depot, Wal-Mart
Pinetree Plaza	Lee's Summit	133,137	Price Chopper Foods
Home Depot	Lee's Summit	132,500	Home Depot
Summit Springs Shopping Center	Lee's Summit	121,674	Hobby Lobby, Westlake Hardware
Grandview Plaza Shopping Center	Grandview	115,000	IHOP University
Douglas Square Shops	Lee's Summit	119,585	East Glen 16 Theaters
Chapel Ridge	Lee's Summit	110,000	Price Chopper Foods
Hen House Market Place	Lee's Summit	108,000	Hen House Market
Raintree North	Lee's Summit	105,960	Price Chopper Foods
Raytown Square	Raytown	101,300	Hy-Vee, Fashion Bug, Hallmark, Buffalo Wild Wings
Parkway Shopping Center	Raytown	100,000	Cosentino's Market, Fiesta Axteca, Dry Cleaners
Grandview Crossing	Grandview	100,000	Grainger Industrial Supply, E. Edwards
Truman Farm Business Center	Grandview	94,400	Subway, PRP Wine International, Cricket Wireless, Yourtel America
Raytown Park Plaza	Raytown	92,000	Mr. Goodcent's, Mixed Martial Arts, Laundry
Old Towne Market Place	Grain Valley	87,500	Patricia's Grocery, Sears, El Maguey, Grain Valley Pool, Dollar General, Red Cross Pharmacy
Woodson Village Shopping Center	Raytown	87,000	Cosentino's Market, Dollar General
Sunset Plaza S/C	Blue Springs	68,000	Tanners, Mailboxes Etc., Joker's Pizza, Fazoli's
Southridge Center	Blue Springs	57,000	Legends of Asia
HayMarket Center	Blue Springs	55,000	Laundromat, Clark Tools
Parkway Place	Blue Springs	54,200	Under construction
Blue Ridge Plaza	Raytown	54,000	Family Dollar, McDonald's
South Seven Plaza	Blue Springs	53,184	Asian Tiger, Phillips 66
Coronado Place	Blue Springs	52,687	Texas Roadhouse, Sonic, Taco Bell, Panda Express, NTB, Panera, AT&T, Adams Dairy Bank
King's Ridge S/C	Blue Springs	52,518	QuickTrip, World Gym, Two Men & A Truck

Source: Lee's Summit EDC; City of Grain Valley; Independence Council for ED; Grandview Chamber; City of Oak Grove; Blue Springs EDC; City of Greenwood; City of Raytown. List only includes retail centers over 50,000 square feet.

Residential Development

According to 2009 estimates, Eastern Jackson County contains more than 138,567 housing units, of which 73.6 percent are single-family dwellings. This figure is higher than the Jackson County single-family share of 67.2 percent and the metro area single-family share of 70.0 percent.

At 5.0 percent, the share of townhouses in Eastern Jackson County

is slightly higher than the metro area at 4.5 percent.

Eastern Jackson County's share of multi-family units is lower than both the Kansas City metro area and Jackson County, each of which includes the more densely developed portions of Kansas City. In general, the housing unit mix in Eastern Jackson County is much more similar to the metro area as a

whole than to Jackson County.

Between 2003 and 2008, more than 11,700 new residential units were constructed in Eastern Jackson County, of which 68 percent were single family units. Total valuation associated with residential construction fell to just under \$55 million in 2008, and the average value per single family unit dropped to \$148,665.

Housing Inventory by Unit Type

Housing Units By Type (2009)	Eastern Jackson		Jackson County		Kansas City MSA		E. Jackson % of MSA
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	138,567	100.0%	309,869	100.0%	862,378	100.0%	16.1%
Single Family	101,973	73.6%	208,239	67.2%	603,893	70.0%	16.9%
Townhouse	6,724	4.9%	12,196	3.9%	39,139	4.5%	17.2%
Multi Family	27,853	20.1%	85,179	27.5%	191,566	22.2%	14.5%
Mobile Home	1,952	1.4%	3,995	1.3%	26,244	3.0%	7.4%
Other	65	0.0%	260	0.1%	1,536	0.2%	4.2%

Source: Claritas, 2009.

Residential Construction

	New Units Constructed			Total Units	Total Single Family Valuation	Avg Value per SF Unit
	Single Family	Duplex	Multi-Family			
2003	1,923	111	840	2,874	\$235,676,308	\$122,557
2004	2,032	51	426	2,509	\$235,397,512	\$115,845
2005	1,824	110	428	2,362	\$220,195,202	\$120,721
2006	994	48	512	1,884	\$191,841,545	\$193,000
2007	875	62	469	1,508	\$185,337,394	\$211,814
2008	370	22	215	606	\$55,006,049	\$148,665
Total	8,018	404	2,890	11,743	1,123,454,010	

Note: Complete data was not available from all of the sources.

** Excludes alterations and additions

Source: Lee's Summit Economic Development Council; City of Grain Valley; Independence Council for Economic Development; Grandview Chamber of Commerce; City of Oak Grove; Blue Springs Economic Development Corporation; City of Raytown; City of Greenwood.

Overall Cost of Living

The overall cost of living in Kansas City is less than the national average. The overall index for the area is 96.3, compared to the national norm of 100.0. Cost of living in Kansas City is less than in many larger Midwestern and Western metro areas, including Denver, Chicago, Minneapolis, San Jose, and Phoenix.

The median value of a home in Eastern Jackson County in 2009 was \$126,650, which is 11.4 percent less than the metro area median of \$143,017, and 4.8 percent higher than the Jackson County median of \$120,840. Home values in the area have increased by roughly 3 percent annually since 2000.

About 28 percent of housing units in Eastern Jackson County have a value of less than \$100,000, which is comparable to the metro area as a whole. However, the share of homes in the \$100,000 to \$149,999 range in Eastern Jackson County (35.3 percent) is substantially higher than the metro area share of 27.0 percent. The share of units in the \$300,000 and over range in Eastern Jackson County is notably less than the share of units in the similar value range for the metro area. In general, Eastern Jackson County as a region appears to be more affluent than Jackson County, and more affordable than the metro area, in terms of housing values. However, there is wide variation in housing values among the communities in

Eastern Jackson County, with median values ranging from a high of \$181,753 in Lee's Summit to a low of \$85,174 in Sugar Creek. Detailed community information is shown in the city sections of By the Numbers.

Using the 2008 American Community Survey, median rent in Eastern Jackson County is estimated at \$778, compared to \$701 for Jackson County and \$747 in the metro area. The majority of units (48.9 percent) in Eastern Jackson County have rents in the range of \$750 or more. Similarly high percentages of units in this price range can be found in the metro area as a whole, while the percentage in Jackson County is somewhat less, at 42.4 percent.

Home Economics

Home Values	Eastern Jackson		Jackson County		Kansas City, MSA		E. Jackson % of MSA
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$67,710		\$58,000		\$91,200		74.2%
2000	\$97,917	4.5%	\$85,000	4.7%	\$107,494	1.8%	91.1%
2009	\$126,650	3.3%	\$120,840	4.7%	\$143,017	3.7%	88.6%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	% of MSA
Owned Units	93,317	100.0%	175,050	100.0%	549,607	100.0%	17.0%
< \$100,000	26,261	28.1%	66,255	37.8%	147,173	26.8%	17.8%
\$100,000 - \$149,999	32,929	35.3%	51,033	29.2%	148,350	27.0%	22.2%
\$150,000 - \$199,999	17,723	19.0%	26,630	15.2%	108,170	19.7%	16.4%
\$200,000 - \$299,999	11,163	12.0%	19,646	11.2%	90,500	16.5%	12.3%
\$300,000 or More	5,241	5.6%	11,486	6.6%	55,414	10.1%	9.5%
Gross Rent (2008)	Total*	% of Total	Total	% of Total	Total	% of Total	% of MSA
Rented Units	34,370	100.0%	94,787	100.0%	231,148	100.0%	14.9%
< \$300	1,760	5.1%	5,031	5.3%	10,829	4.7%	16.3%
\$300 - \$499	3,210	9.3%	10,946	11.5%	22,222	9.6%	14.4%
\$500 - \$749	12,588	36.6%	38,619	40.7%	83,480	36.1%	15.1%
\$750 or More	16,812	48.9%	40,191	42.4%	114,617	49.6%	14.7%
Median	\$778		\$701		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

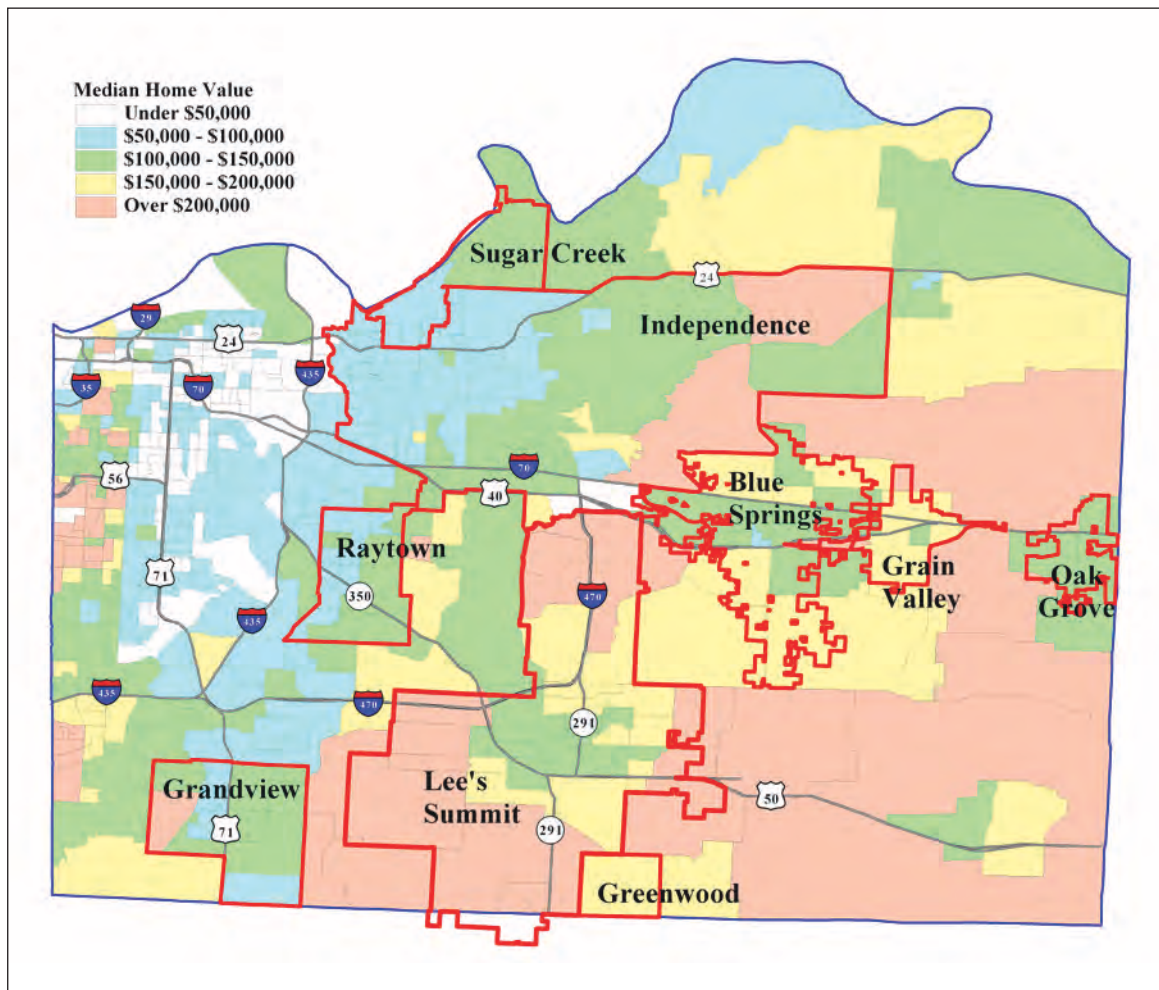
Cost of Living Index

	Composite Index	Percent Difference
Houston, TX	88.2	-6.0%
Memphis, TN	89.4	0.2%
Oklahoma City, OK	89.8	-7.0%
St. Louis, MO	89.8	0.1%
Dallas, TX	91.0	0.4%
Charlotte, NC	94.5	-1.9%
Atlanta, GA	95.4	3.3%
Kansas City, MO	96.3	0.0%
Phoenix, AZ	96.3	6.2%
Denver, CO	104.3	6.4%
Minneapolis/St. Paul, MN	111.0	6.5%
Chicago, IL	112.3	19.8%
San Jose, CA	153.1	40.4%

Note: U.S. Average = 100.0

Source: ACCRA, 3rd Quarter 2009.

Median Housing Value



There are 34 higher educational institutions located within the Kansas City metro area and accessible to the residents of Eastern Jackson County. These include

large public institutions such as the University of Missouri, as well as several local community colleges.

There are also a number of high quality private colleges in the

region offering bachelor's and graduate degrees including Rockhurst University, Park University, and DeVry Institute of Technology, to name a few.

Higher Education and Training Facilities in the Kansas City Metro Area

School	Location	Enrollment	Highest Degree Level
Johnson County Community College	Overland Park, KS	19,055	Associate
University of Missouri - Kansas City	Kansas City, MO	14,481	1st Professional
Park University	Parkville, MO	12,457	Master's
University of Central Missouri	Warrensburg, MO	11,063	Master's
Metropolitan Community College - Longview	Lee's Summit, MO	5,848	Associate
Kansas City Kansas Community College	Kansas City, KS	5,820	Associate
Metropolitan Community College - Maple Woods	Kansas City, MO	4,549	Associate
Metropolitan Community College - Penn Valley	Kansas City, MO	4,340	Associate
Rockhurst University	Kansas City, MO	3,086	Doctorate
Metropolitan Community College - Blue River	Independence, MO	3,060	Associate
William Woods University	Blue Springs, MO	3,000	Master's
Avila University	Kansas City, MO	1,939	Master's
DeVry University	Kansas City, MO	1,450	Master's
William Jewell College	Liberty, MO	1,210	Bachelor's
Kansas City University of Medicine and Biosciences	Kansas City, MO	1,069	1st Professional
University of Phoenix	Kansas City, MO	807	Master's
ITT Technical Institute	Kansas City, MO	730	Bachelor's
Concorde Career Colleges	Kansas City, MO	705	Associate
Heritage College	Kansas City, MO	702	Associate
Colorado Technical University	Kansas City, MO	679	Bachelor's
Kansas City Art Institute	Kansas City, MO	665	Bachelor's
Pinnacle Career Institute	Kansas City, MO	664	Associate
Metropolitan Community College - Business & Technology	Kansas City, MO	647	Associate
Donnelly College	Kansas City, KS	634	Associate
Ottawa University	Ottawa, KS	553	Master's
Cleveland Chiropractic College	Kansas City, MO	519	1st Professional
National American University - Independence	Independence, MO	424	Bachelor's
Vatterott College	Kansas City, MO	399	Associate
Research College of Nursing	Kansas City, MO	382	Master's
National American University - Zona Rosa	Kansas City, MO	318	Bachelor's
Calvary Bible College	Kansas City, MO	302	Master's
Nazarene Theological Seminary	Kansas City, MO	300	Master's
High-Tech Institute	Kansas City, Mo	192	Associate
Saint Luke's College	Kansas City, MO	120	Bachelor's
Aviation Institute of Maintenance	Kansas City, MO	117	Associate

Source: National Center for Education Statistics, Collegeview.com, Petersons.com, 2009.

Primary and Secondary Education

Eight public school districts serve Eastern Jackson County. These districts range in size from the Lee's Summit District with nearly 16,000 students to Oak Grove with roughly 2,000 students. All of the districts report attendance rates of 94 percent or higher, and graduation rates are

generally high. A majority of graduates from all of the districts go on to college.

Based on Missouri Assessment Program (MAP) test scores, the Missouri Department of Education compiles a list of the top ten

elementary, middle and high schools by subject area. The 2008 report shows that two of the districts in Eastern Jackson County (Blue Springs and Lee's Summit) appeared numerous times on these top ten lists that measure performance.

Education Statistics

District	Average Daily Attendance	ACT Scores Above Nat'l Average	Current Expenditures per ADA	Attendance Rate	Students per Teacher	Graduation Rate	Percent of Grads going to College
Blue Springs (R-4)	13,179	44.9%	\$8,581	94.5%	20	93.9%	81.6%
Fort Osage (R-1)	4,645	22.4%	\$9,721	93.8%	18	89.8%	59.5%
Grain Valley (R-V)	2,621	39.3%	\$8,389	94.8%	17	93.9%	67.9%
Grandview (C-4)	3,867	20.9%	\$12,408	94.9%	15	83.8%	66.3%
Independence (30)	10,481	26.9%	\$10,051	94.7%	19	84.9%	64.2%
Lee's Summit (R-7)	15,711	50.0%	\$9,205	94.8%	19	93.5%	74.8%
Oak Grove (R-VI)	2,049	30.3%	\$7,325	94.6%	17	95.7%	60.9%
Raytown (C-2)	8,989	25.7%	\$8,089	95.3%	19	83.5%	77.7%
State of Missouri	851,104	35.2%	\$9,338	94.0%	18	85.2%	66.7%

Source: Missouri Department of Education, 2007-2008 School Accountability Report Cards.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Blue Springs (R-4)	3.3%	37.1%	41.6%	18.0%	2.1%	32.9%	47.0%	17.9%
Fort Osage (R-1)	2.7%	50.0%	34.2%	13.0%	5.4%	51.1%	30.7%	12.8%
Grain Valley (R-V)	1.6%	38.4%	44.5%	15.5%	1.2%	33.5%	49.8%	15.5%
Grandview (C-4)	6.7%	56.0%	32.4%	4.9%	12.6%	58.6%	25.3%	3.5%
Independence (30)	5.6%	44.8%	37.2%	12.5%	4.9%	46.0%	41.8%	7.3%
Lee's Summit (R-7)	3.9%	35.9%	42.3%	17.9%	3.1%	39.7%	47.0%	10.2%
Oak Grove (R-VI)	10.0%	47.5%	33.1%	9.4%	11.9%	59.4%	23.1%	5.6%
Raytown (C-2)	11.2%	51.5%	28.2%	9.1%	13.1%	51.4%	28.2%	7.2%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Blue Springs (R-4)	3.9%	29.4%	46.0%	20.7%	5.0%	27.8%	48.4%	18.9%
Fort Osage (R-1)	14.4%	44.8%	31.5%	9.4%	17.6%	43.3%	31.7%	7.4%
Grain Valley (R-V)	4.4%	39.0%	41.5%	15.1%	4.4%	39.0%	41.5%	15.1%
Grandview (C-4)	14.1%	47.0%	33.2%	5.7%	24.4%	51.2%	20.5%	3.9%
Independence (30)	8.4%	39.4%	39.3%	12.9%	11.1%	33.8%	41.8%	13.4%
Lee's Summit (R-7)	5.3%	31.9%	43.4%	19.4%	4.5%	25.5%	44.7%	25.2%
Oak Grove (R-VI)	14.0%	40.4%	37.4%	8.2%	14.6%	43.9%	36.3%	5.3%
Raytown (C-2)	9.5%	45.4%	33.6%	11.5%	16.1%	40.8%	31.2%	11.9%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Blue Springs (R-4)	5.8%	41.5%	35.5%	17.2%	10.2%	31.5%	37.6%	20.6%
Fort Osage (R-1)	8.8%	53.3%	26.6%	11.3%	27.0%	35.4%	30.5%	7.1%
Grain Valley (R-V)	3.6%	50.6%	31.5%	14.3%	12.7%	35.0%	40.0%	12.3%
Grandview (C-4)	15.6%	57.4%	21.1%	5.9%	41.3%	36.4%	21.3%	1.0%
Independence (30)	13.0%	49.4%	27.1%	10.5%	18.6%	30.2%	37.9%	13.3%
Lee's Summit (R-7)	7.4%	38.1%	33.1%	21.4%	9.6%	23.8%	43.7%	23.0%
Oak Grove (R-VI)	15.9%	53.7%	23.8%	6.7%	8.5%	31.7%	50.0%	9.9%
Raytown (C-2)	13.4%	51.9%	26.1%	8.6%	22.5%	36.3%	33.4%	7.8%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

One of the most attractive quality of life features of Eastern Jackson County is the number and variety of recreational amenities that are available. With thousands of

acres of developed park space, numerous historical sites, museums, sporting venues and shopping centers, there is sure to be something for everyone.

Recreational and Cultural Attractions (continued on next page)

Attraction	Location	Type of Facility
Adams Pointe Conference Center	Blue Springs	Conference Center
Adams Pointe Golf Club	Blue Springs	Golf Course
Blue Springs Historical Society	Blue Springs	Museum/Historical Site
Blue Springs Lake	Blue Springs	Recreation
BMX Motocross	Blue Springs	Race Track
Burr Oak Woods Nature Center	Blue Springs	Recreation
Centennial Pool-Plex	Blue Springs	Recreation
Lake Jacomo	Blue Springs	Recreation
Lunar Bowl	Blue Springs	Bowling
Armstrong Park	Grain Valley	Recreation / Sporting Events
Blue & Grey Park	Grain Valley	Recreation / Equine Trails / Camping
Grain Valley Aquatic Center	Grain Valley	Recreation
Grain Valley Community Center	Grain Valley	Recreation / Community Center
Grain Valley Historical Society	Grain Valley	Museum
Grain Valley Pavilion	Grain Valley	Recreation
Grain Valley Skate Park	Grain Valley	Skating Park
Landahl Park	Grain Valley	Trails - Hiking/Equine/Biking/Cross Country Ski - Shooting Range
Monkey Mountain Reserve	Grain Valley	Nature Trails / Horse Trails
Monkey Mountain Sports Complex	Grain Valley	Sporting Events
Race Track	Grain Valley	Entertainment
Depot Museum	Grandview	Museum
Grand Summit Golf Course	Grandview	Golf Course
Grandview Skate Park	Grandview	Skating Park/Recreation
Harry S. Truman Farm Home	Grandview	Museum/Historical Site
River Oaks Golf Course	Grandview	Golf Course
The View Community Center	Grandview	Recreation
Freedom Park	Greenwood	Recreation
Hitt Park	Greenwood	Recreation
1827 Log Courthouse	Independence	Historical Site
1859 Jail & Marshal's Home	Independence	Museum/Historical Site
Adventure Oasis Water Park	Independence	Recreation
Bass Pro	Independence	Sporting Goods/Shopping/Recreation/Dining
Bingham-Waggoner Estate	Independence	Historical Site
Center for the Study of the Korean Conflict	Independence	Museum
Chicago & Alton Depot	Independence	Historical Site
Children's Peace Pavilion	Independence	Museum
Community of Christ Temple & Auditorium	Independence	World Headquarters
Drumm Farm Golf Course	Independence	Golf Course
George Owens Nature Park	Independence	Recreation
Harry S. Truman Home	Independence	Historical Site
Harry S. Truman Presidential Museum & Library	Independence	Museum/Library
Historic Independence Square	Independence	Recreation/Dining/Shopping/Historical Site
Independence Center	Independence	Dining/Shopping
Independence Events Center	Independence	Event Center
Jackson County Historical Society	Independence	Museum/Library
Jim Bridger Burial Site	Independence	Museum/Historical Site
Mormon Visitor Center	Independence	Museum

Area Attractions

Recreational and Cultural Attractions - continued

Attraction	Location	Type of Facility
National Frontier Trails Museum	Independence	Museum
Powerhouse Theater	Independence	Community Theater
Rockwood Golf Course	Independence	Golf Course
Roger T. Sermon Community Center	Independence	Recreation/Community Center
Vaile Mansion	Independence	Historical Site
Winterstone Golf Course	Independence	Golf Course
Arrowhead Stadium	Kansas City	Sporting Events (NFL)
Bartle Hall	Kansas City	Convention Hall
Cabela's	Kansas City	Sporting Goods/Shopping/Recreation/Dining
CoCo Key Water Park	Kansas City	Water Park
Country Club Plaza	Kansas City	Shopping
Crowne Center	Kansas City	Recreation/Dining/Shopping
Fred Arbanas Golf Course at Longview Lake	Kansas City	Golf Course
Great Wolf Lodge	Kansas City	Themed Water Attraction
Kansas City Museum	Kansas City	Museum/Planetarium
Kansas City Zoo	Kansas City	Zoo
Kansas Speedway	Kansas City	NASCAR Racing
Kaufman Stadium	Kansas City	Sporting Events (American Baseball League)
Kemper Arena	Kansas City	Large Hall Venue
Nelson-Atkins Museum	Kansas City	Museum
Oceans of Fun	Kansas City	Outdoor Water Park
River Market	Kansas City	Dining/Shopping/Seasonal Recreation
Royal Meadows Golf Course	Kansas City	Golf Course
Science City Museum	Kansas City	Children's Museum
Steamboat Arabia Museum	Kansas City	Museum
Teetering Rocks Golf Course	Kansas City	Golf Course
Westport	Kansas City	Recreation/Dining/Shopping
Worlds of Fun	Kansas City	Outdoor Amusement Park
Historic Depot	Lees Summit	Museum/Historical Site
Historic Downtown District	Lees Summit	Historical Site/Special Events/Dining/Shopping
James A. Reed Wildlife Reserve	Lees Summit	Recreation
Lee's Summit Historical Cemetery	Lees Summit	Historical Site
Legacy Park	Lees Summit	Recreation/Community Center
Longview Lake	Lees Summit	Recreation
Longview Mansion	Lees Summit	Historical Site/Special Events
Missouri Town	Lees Summit	Museum
Paradise Park	Lees Summit	Recreation
Stonehaus Winery	Lees Summit	Winery and Event Hall
Summit Waves	Lees Summit	Outdoor Water Park
Bent Oaks Golf Course	Oak Grove	Golf Course
Oak Grove Horse Arena	Oak Grove	Equine Events
Oak Grove Skate Park	Oak Grove	Skating park
Oak Grove Soccer Fields	Oak Grove	Sporting events
Pool and Civic Center	Oak Grove	Community Center
Webb Park	Oak Grove	Sporting events
BMX Track	Raytown	Bicycle Race Track
Cave Springs	Raytown	Nature Center & Historic Site
Kenagy Park	Raytown	Skateboard Park
Raytown Historical Society & Museum	Raytown	Museum
Rice-Tremonti Farm Home	Raytown	Historical Site
Super Splash USA	Raytown	Outdoor Water Park
Fort Osage Historical Landmark	Sibley	Historical Site
Sugar Creek Heritage Center	Sugar Creek	Museum
Unity Village	Unity Village	Historical Site/Special Events

Source: Lee's Summit Economic Development Council; City of Grain Valley; Independence Council for Economic Development; Grandview Chamber of Commerce; City of Oak Grove; City of Sugar Creek; Blue Springs Economic Development Corporation; City of Greenwood; City of Raytown.

<u>City</u>	<u>Pages</u>
Blue Springs	37-45
Grain Valley	47-54
Grandview	55-63
Greenwood	65-71
Independence	73-81
Lee's Summit	83-91
Oak Grove	93-101
Raytown	103-111

Blue Springs, the tenth largest city in Missouri, has a population of about 55,200 people, which is nearly 17 percent of the Eastern Jackson County population. The median age of the city's population is 35.6 years and is slightly younger than the Eastern Jackson County median age of 36.3 years.

Blue Springs is located in the eastern part of Eastern Jackson County, along I-70 and just north of Fleming Park and the Blue Springs Lake. It offers residents and businesses convenient access to the regional freeway system as well as to regional recreational amenities.

According to 2009 estimates, there are more than 30,800 employed residents in Blue Springs. The city has a very well-educated resident base with 92.4 percent of

adults having a high school education, compared to a regional average of 87.3 percent. The median household income of \$63,580 is nearly 11.6 percent higher than the Eastern Jackson County median.

The median value of existing homes in Blue Springs is \$145,398, which is about 15 percent higher than the Eastern Jackson County median. Typical rents in the area are about \$812 according to the 2008 American Community Survey, which is similar to the Eastern Jackson County median.

There is a broad range of major employers in Blue Springs. They include manufacturers, health care providers, local governments, construction and retail. Products manufactured in Blue Springs range from playing cards and machine

tools, to commercial brakes and fiberboard containers. There are 13 business sites in Blue Springs with 100 employees or more.

Blue Springs has a well-developed local retail base. There are over 20 community and retail centers with 10,000 square feet or more, and five of these include over 100,000 square feet. Some of the larger retail developments currently under construction include Oaks at Woods Chapel (150,000 sf), and Parkway Place (54,200 sf).

Blue Springs also has a number of business and industrial parks. The largest is the Missouri Innovation Park that will ultimately encompass over 500 acres. The park will target knowledge driven innovation and commercialization industries in western Missouri.

Blue Springs Vital Statistics

Statistic	Blue Springs	Eastern Jackson	Kansas City MSA
Population 2009	55,291	327,077	2,015,519
Median Age 2009	35.6	36.3	36.7
Households 2009	20,227	129,266	791,638
Median Household Income 2009	\$63,580	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	92.4%	88.1%	87.3%
Employed Persons 2009	30,823	170,322	1,036,129
Housing Units 2009	21,049	138,567	862,378
Median Home Value 2009	\$145,398	\$126,650	\$143,017
Median Gross Rent 2008	\$812	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Blue Springs		Eastern Jackson		Kansas City MSA		Blue Springs % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	40,124		234,233		1,636,528		17.1%
2000	48,080	2.0%	271,483	1.6%	1,836,038	1.2%	17.7%
2009	55,291	1.7%	327,077	2.3%	2,015,519	1.1%	16.9%
2014	59,060	1.4%	338,583	0.7%	2,118,551	1.0%	17.4%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
Under 21	17,683	32.0%	98,189	30.0%	592,892	29.4%	18.0%
21 - 34	9,539	17.3%	53,687	16.4%	365,802	18.1%	17.8%
35 - 54	16,711	30.2%	96,809	29.6%	591,126	29.3%	17.3%
55 - 64	6,566	11.9%	37,989	11.6%	230,047	11.4%	17.3%
65 & Over	4,792	8.7%	40,403	12.4%	235,652	11.7%	11.9%
Median	35.6		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
White	51,118	92.5%	285,963	87.4%	1,610,889	79.9%	17.9%
Black	1,621	2.9%	22,649	6.9%	241,602	12.0%	7.2%
American Indian	252	0.5%	1,650	0.5%	10,630	0.5%	15.3%
Asian	510	0.9%	3,036	0.9%	40,998	2.0%	16.8%
Other	1,790	3.2%	13,779	4.2%	111,400	5.5%	13.0%
Hispanic Origin	2,316	4.2%	14,850	4.5%	145,436	7.2%	15.6%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Blue Springs		Eastern Jackson		Kansas City MSA		Blue Springs % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	13,433		103,337		629,122		13.0%
2000	17,286	2.9%	120,507	1.7%	717,761	1.4%	14.3%
2009	20,227	1.9%	129,266	0.8%	791,638	1.1%	15.6%
2014	21,732	1.5%	133,747	0.7%	833,397	1.1%	16.2%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Blue Springs % of E. Jackson
1990	2.99		2.27		2.60		131.8%
2000	2.78	-6.9%	2.25	-0.6%	2.56	-1.7%	123.5%
2009	2.73	-1.7%	2.53	12.3%	2.55	-0.5%	108.0%
2014	2.72	-0.6%	2.53	0.0%	2.54	-0.2%	107.4%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
< \$25,000	2,326	11.5%	23,248	18.0%	151,285	19.1%	10.0%
\$25,000 - \$49,999	4,959	24.5%	36,745	28.4%	211,380	26.7%	13.5%
\$50,000 - \$74,999	5,207	25.7%	28,673	22.2%	167,898	21.2%	18.2%
\$75,000 - \$99,999	3,346	16.5%	18,057	14.0%	108,113	13.7%	18.5%
\$100,000 to \$149,900	3,253	16.1%	16,181	12.5%	101,000	12.8%	20.1%
\$150,000 or more	1,136	5.6%	6,362	4.9%	51,962	6.6%	17.9%
Median	\$63,580		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
Married	12,754	63.1%	71,132	55.0%	419,875	53.0%	17.9%
Children under 18	6,710	33.2%	33,499	25.9%	198,198	25.0%	20.0%
No Children	6,044	29.9%	37,633	29.1%	221,677	28.0%	16.1%
Male	2,357	11.7%	18,320	14.2%	121,509	15.3%	12.9%
Children under 18	492	2.4%	2,850	2.2%	15,681	2.0%	17.3%
No Children	248	1.2%	1,918	1.5%	12,708	1.6%	12.9%
Female	4,327	21.4%	34,353	26.6%	207,844	26.3%	12.6%
Children under 18	1,377	6.8%	9,008	7.0%	53,833	6.8%	15.3%
No Children	692	3.4%	5,265	4.1%	32,145	4.1%	13.1%
Nonfamily	789	3.9%	5,461	4.2%	42,410	5.4%	14.4%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
Owner Occupied	15,119	74.7%	175,050	63.6%	549,607	69.4%	8.6%
Renter Occupied	5,108	25.3%	100,042	36.4%	242,031	30.6%	5.1%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Blue Springs		Eastern Jackson		Kansas City MSA		Blue Springs % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	34,813	100.0%	213,603	100.0%	1,324,322	100.0%	16.3%
< 9th	535	1.5%	6,543	3.1%	48,773	3.7%	8.2%
9 - 12, no diploma	2,094	6.0%	18,897	8.8%	119,042	9.0%	11.1%
High School Grad.	10,230	29.4%	66,552	31.2%	374,293	28.3%	15.4%
Some College	9,654	27.7%	56,100	26.3%	317,354	24.0%	17.2%
Associate Degree	2,572	7.4%	13,609	6.4%	77,784	5.9%	18.9%
Bachelor Degree	6,971	20.0%	35,419	16.6%	258,627	19.5%	19.7%
Grad. or Prof. Degree	2,757	7.9%	16,483	7.7%	128,449	9.7%	16.7%
High School Graduate	32,184	92.4%	188,163	88.1%	1,156,507	87.3%	17.1%
Post High School Degree	12,300	35.3%	65,511	30.7%	464,860	35.1%	18.8%
Industry (2009)							
Employed Persons	30,823	100.0%	170,322	100.0%	1,036,129	100.0%	18.1%
Agriculture & Mining	100	0.3%	451	0.3%	9,275	0.9%	22.2%
Construction	2,152	7.0%	12,611	7.4%	71,779	6.9%	17.1%
Manufacturing	3,193	10.4%	19,789	11.6%	116,141	11.2%	16.1%
Wholesale Trade	1,291	4.2%	7,527	4.4%	45,151	4.4%	17.2%
Retail Trade	4,039	13.1%	20,838	12.2%	120,557	11.6%	19.4%
Transportation & Utilities	1,907	6.2%	9,171	5.4%	62,768	6.1%	20.8%
Information	1,738	5.6%	9,803	5.8%	55,583	5.4%	17.7%
F.I.R.E.	3,000	9.7%	15,505	9.1%	90,438	8.7%	19.3%
Professional, Administrative Svcs	2,633	8.5%	14,513	8.5%	106,384	10.3%	18.1%
Education, Health, Social Svcs	5,633	18.3%	30,808	18.1%	190,715	18.4%	18.3%
Arts, Entertainment, Hospitality	2,128	6.9%	12,082	7.1%	72,435	7.0%	17.6%
Other Services	1,300	4.2%	8,889	5.2%	47,485	4.6%	14.6%
Public Administration	1,709	5.5%	8,335	4.9%	47,418	4.6%	20.5%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Blue Springs		Eastern Jackson		Kansas City MSA		Blue Springs % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	30,823	100.0%	170,322	100.0%	1,036,129	100.0%	18.1%
Managerial	3,046	9.9%	15,934	9.4%	108,267	10.4%	19.1%
Business & Financial	1,858	6.0%	8,897	5.2%	55,640	5.4%	20.9%
Computer & Mathematical	1,264	4.1%	5,820	3.4%	35,709	3.4%	21.7%
Architectural & Engineering	623	2.0%	3,575	2.1%	21,529	2.1%	17.4%
Life, Physical & Social Sciences	164	0.5%	999	0.6%	7,742	0.7%	16.4%
Community and Social Services	397	1.3%	2,431	1.4%	14,546	1.4%	16.3%
Legal	365	1.2%	1,701	1.0%	12,084	1.2%	21.5%
Education and Training	1,810	5.9%	8,709	5.1%	54,909	5.3%	20.8%
Arts, Entertainment and Sports	520	1.7%	2,559	1.5%	18,777	1.8%	20.3%
Healthcare Practitioners & Technicians	1,401	4.5%	7,970	4.7%	51,505	5.0%	17.6%
Healthcare Support	365	1.2%	2,581	1.5%	15,817	1.5%	14.1%
Protective Services	619	2.0%	2,596	1.5%	17,968	1.7%	23.8%
Food Preparation	1,318	4.3%	7,583	4.5%	45,787	4.4%	17.4%
Building & Grounds Maintenance	557	1.8%	3,808	2.2%	26,481	2.6%	14.6%
Personal Services	839	2.7%	4,852	2.8%	28,550	2.8%	17.3%
Sales & Related	3,922	12.7%	19,754	11.6%	123,868	12.0%	19.9%
Office & Administrative	5,279	17.1%	31,446	18.5%	172,872	16.7%	16.8%
Farming, Fishing & Forestry	31	0.1%	152	0.1%	2,475	0.2%	20.4%
Construction & Extraction	1,540	5.0%	9,886	5.8%	55,267	5.3%	15.6%
Repair & Maintenance	1,528	5.0%	7,242	4.3%	38,724	3.7%	21.1%
Production	1,710	5.5%	11,568	6.8%	67,875	6.6%	14.8%
Transportation & Material Moving	1,667	5.4%	10,259	6.0%	59,737	5.8%	16.2%

Source: Claritas, 2009.

Blue Springs Major Employers

NAICS	Company	Address	Employment	Products
611110	Blue Springs School District	1801 NW Vesper	1,613	Public schools
622110	St. Mary's Hospital	201 RD Mize Road	615	Health care
445110	Price Chopper	1100 S Highway 7	402	Grocery store
452110	Wal-Mart	918 SW Highway 7	400	Discount department store
332911	Fike Corporation (World Headquarters)	704 S 10th Street	380	Safety valve release manufacturer
445110	HyVee Food Store	601 SW Highway 40	340	Grocery store
452110	Target	1040 NE Coronado Drive	300	Discount department store
921190	City of Blue Springs	903 W Main Street	256	City Government
336340	Haldex	2400 NE Coronado Drive	233	Brake manufacturer
448140	Kohl's Distribution Center	2310 NE Duncan Road	225	Warehouse distribution
323113	Gemaco, Inc.	2925 N Highway 7	190	Playing card manufacturer
441110	Blue Springs Ford Sales	3200 S Outer Road	163	Auto sales
321219	Stone Container (Fortune 500 Company)	100 South Avenue	125	Fiberboard container manufacturer
423840	Meyer Laboratory	2401 NW Jefferson	85	Industrial Cleaning Products
623110	Blue Springs Care Center	930 NE Duncan Road	85	Health care
332322	Baker Smith Sheet Metal	604 S 10th Street	75	Metal products manufacturer
611420	Go Fluent - iTi Solutions	710 Main Street, Suite N	70	Training
235990	Guier Fence Company	2501 NW Jefferson Street	60	Fences
333512	Brogdon Tool & Die Incorporated	304 NW 12th Street	49	Machine tool manufacturer
327310	LaFarge Construction Materials	Highway 40 East	38	Construction
811310	Parts Unlimited	705 W 10th Street	32	Retail
234910	Beemer Construction	2811 Moreland School Road	30	Construction
325412	Durvet	100 SE Magellan Drive	27	Veterinary supplies
423450	HMP/DME	1120 SW 28th Street	24	Medical equipment and supplies
311411	Campobello Foods	1121 SW 28th Street	NA	Grocery packaging

Source: Blue Springs Economic Development Corporation, 2009.

Industrial and Business Parks

Name	Location	Total Acres	Type of Facility
Missouri Innovation Park	Adams Dairy Parkway and I-70, Phase I	117.0	Science & Technology Park
Kohl's Distribution Center	Jefferson & NE 20th	70.0	Industrial
Walnut Street Development Center	NW corner 40 Hwy & Adams Dairy Pkwy	24.0	Business Park
Mill Springs Business Park	Pink Hill & 7 Hwy	21.0	Business Park
Weatherstone Industrial Park	SW corner 40 Hwy & Adams Dairy Pkwy	9.2	Industrial
Jacomo Acres	40 Hwy & Woods Chapel Road	8.7	Business Park
Lowe & Ward Industrial Park	40 Hwy & Industrial Drive	7.0	Industrial
Sunnyside Industrial Park	AA Hwy & Sunnyside School Road	6.0	Industrial
Onawa Acres Industrial Park	40 Hwy & SW 28th Street	5.5	Industrial

Source: Blue Springs Economic Development Corporation, 2009.

Major Retail Centers

Name	Location	Total Square Feet	Major Tenants
Adams Dairy Landing	I-70 & Adams Dairy Parkway	600,000	Target, Gap, Maurices, Chipotle: under construction-Olive Garden, Kohl's & Gordmans
White Oak Plaza	40 Highway & 7 Highway	190,000	Beauty Brands, Radio Shack
Oaks at Woods Chapel	Woods Chapel & Valley View	150,000	Under construction
Mall at Fall Creek	S.W. 7 Highway & Victor Drive	150,000	Golden Corral, 54th Street Bar & Grill, Side Pockets, Culvers, Mirro Image Carwash
Adams Dairy Crossing	I-70 & Adams Dairy Parkway	135,000	Home Depot, Wal-Mart
Sunset Plaza S/C	746-798 W. 40 Highway	68,000	Tanners, Mailboxes Etc., Joker's Pizza, Fazoli's
Southridge Center	S.W. 7 Highway	57,000	Legends of Asia
HayMarket Center	40 Highway & 7 Highway	55,000	Laundromat, Clark Tools
Parkway Place	Adams Dairy Parkway & RD Mize	54,200	Under construction
Coronado Place	I-70 & Adams Dairy Parkway	52,687	Texas Roadhouse, Sonic, Taco Bell, Panda Express, NTB, Panera, AT&T, Adams Dairy Bank
South Seven Plaza	1501-1715 S. 7 Highway	53,184	Asian Tiger, Phillips 66
King's Ridge S/C	N.W. Woods Chapel Road & N.W.	52,518	QuickTrip, World Gym, Two Men & A Truck
Copperleaf Village Shopping Center	701-705 N.W. 7 Highway	45,300	Fosters Cleaners, Godfather's Pizza, Sprint, Taco Bueno
40 West Commercial Center	1901-1924 S.W. 40 Highway	34,500	House of Signs, Excessive Motorsports, USA Rentals, Rhonda's Dance Studio
Park Plaza	710-804 N.W. 7 Highway	32,000	Lamar's, Medicine Shoppe, Encore Staffing, Thai Place, Dominos, Parker Construction
Park Plaza II	N.W. 7 Highway		Rent-a-Center
Country Club Shops	1312-1342 N. 7 Highway	28,087	Mr. Goodcents, Blue Springs Fitness, Sterling National Bank
Mock Plaza S/C	621-629 NW Mock Avenue	23,511	Trouser Mouse, Russell Stover, Hair Shapers, Merle Norman
Feldman's Plaza	305 S. 7 Highway	20,000	Feldman's, Advanced Auto
Plaza Center Place	2404-2422 S. 7 Highway	16,332	Betty's Fried Chicken, Molly Maid, Safari Computers
Keystone Plaza	1606-1730 S. 7 Highway	12,000	Wonder Bread, Cute Stuff, GNC, Pizza Hut, Mr. Goodcents
Blue Springs Market	40 Highway & 7 Highway	NA	Under construction
Moreland Ridge Center	3111-3121 SE 7th	NA	Commercial Federal
Prestige Plaza	1401 S.W. 7 Highway	NA	Quizno's, Pride Cleaners, Great Clips
Burdett Crossing			Under construction
Keystone Shops	1416-1424 S. 7 Highway	NA	Funhouse, Fosters Cleaners, Creative Images
Plaza Center West	1400-1428 W. 40 Highway	NA	Meyer Music, Texaco, Tanning Salon
HyVee Complex	601-625 W. 40 Highway	NA	HyVee, Hallmark, Sally's Beauty Supply
Price Chopper Complex	1305 N. 7 Highway	NA	Price Chopper, Bank of America
Westlake Complex	918 S. 7 Highway	NA	Westlake Hardware, Goodwill, Deals, Block Buster, Taco Bell, Kennedy's Jewelers
Price Chopper North Complex	1305 N.W. 7 Highway	NA	Price Chopper
Spring Commons	1601-1701 N.W. 7 Highway	NA	Walgreen's, Blockbuster
Maenza Plaza	2402-2420 S.E. 7th Street	NA	Blockbuster, Papa Murphy's, Pickermans, Dollar Zone, Celsius Tanning
Hobby Lobby Center	500 N.W. 7 Highway	NA	Hobby Lobby, Office Depot, Payless Shoes, Enterprise Rent A Center
Village Square	1701 W. 40 Highway	NA	Blue Springs Carpet & Tile, Kare N Hair, Scrapbook Addicts
Coronado Plaza	1001-1005 N.E. Coronado	NA	Burger King, Breakplace

Source: Blue Springs Economic Development Corporation, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Blue Springs		Eastern Jackson		Kansas City MSA		Blue Springs % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	21,049	100.0%	138,567	100.0%	862,378	100.0%	15.2%
Single Family	15,965	75.8%	101,973	73.6%	603,893	70.0%	15.7%
Townhouse	1,173	5.6%	6,724	4.9%	39,139	4.5%	17.4%
Multi Family	3,819	18.1%	27,853	20.1%	191,566	22.2%	13.7%
Mobile Home	79	0.4%	1,952	1.4%	26,244	3.0%	4.0%
Other	13	0.1%	65	0.0%	1,536	0.2%	20.0%

Source: Claritas, 2009.

Home Values

Home Values	City of Blue Springs		Eastern Jackson		Kansas City, MSA		Blue Springs % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$77,300		\$67,710		\$91,200		114.2%
2000	\$108,300	4.0%	\$97,917	4.5%	\$107,494	1.8%	110.6%
2009	\$145,398	3.8%	\$126,650	3.3%	\$143,017	3.7%	114.8%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Blue Springs % of E. Jackson
Owned Units	15,119	100.0%	93,317	100.0%	549,607	100.0%	16.2%
< \$100,000	1,221	8.1%	26,261	28.1%	147,173	26.8%	4.6%
\$100,000 - \$149,999	6,981	46.2%	32,929	35.3%	148,350	27.0%	21.2%
\$150,000 - \$199,999	4,195	27.7%	17,723	19.0%	108,170	19.7%	23.7%
\$200,000 - \$299,999	2,133	14.1%	11,163	12.0%	90,500	16.5%	19.1%
\$300,000 or More	589	3.9%	5,241	5.6%	55,414	10.1%	11.2%
Gross Rent (2008)	Total	% of Total	Total*	% of Total	Total	% of Total	Blue Springs % of E. Jackson
Rented Units	4,620	100.0%	34,370	100.0%	231,148	100.0%	13.4%
< \$300	106	2.3%	1,760	5.1%	10,829	4.7%	6.0%
\$300 - \$499	225	4.9%	3,210	9.3%	22,222	9.6%	7.0%
\$500 - \$749	1,546	33.5%	12,588	36.6%	83,480	36.1%	12.3%
\$750 or More	2,743	59.4%	16,812	48.9%	114,617	49.6%	16.3%
Median	\$812		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Blue Springs (R-4)	3.3%	37.1%	41.6%	18.0%	2.1%	32.9%	47.0%	17.9%
Thomas J. Ultican	3.3%	50.8%	31.1%	14.8%	1.6%	39.3%	42.6%	16.4%
Franklin Smith	6.0%	44.8%	35.8%	13.4%	4.5%	41.8%	46.3%	7.5%
James Lewis	2.0%	31.3%	50.5%	16.2%	2.0%	33.3%	53.5%	11.1%
William Yates	6.3%	41.7%	41.7%	10.4%	4.2%	54.2%	25.0%	16.7%
Lucy Franklin	2.7%	30.4%	49.1%	17.9%	1.8%	33.0%	54.5%	10.7%
Cordill-Mason	2.1%	25.5%	35.1%	37.2%	1.1%	13.8%	43.6%	41.5%
James Walker	5.3%	34.7%	48.0%	12.0%	1.3%	22.7%	41.3%	34.7%
John Nowlin	1.2%	47.6%	38.1%	13.1%	0.0%	40.5%	54.8%	4.8%
Daniel Young	2.9%	34.3%	42.9%	20.0%	0.0%	25.7%	47.1%	27.1%
William Bryant	5.3%	43.6%	38.3%	18.8%	4.3%	37.2%	48.9%	9.6%
Chapel Lakes	4.8%	36.9%	41.7%	16.7%	2.4%	33.3%	44.0%	20.2%
Sunny Pointe	4.8%	41.0%	34.9%	19.3%	4.8%	27.7%	47.0%	20.5%
Voy Spears, Jr.	0.0%	32.1%	45.3%	22.6%	0.9%	35.8%	48.1%	15.1%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Blue Springs (R-4)	3.9%	29.4%	46.0%	20.7%	5.0%	27.8%	48.4%	18.9%
Brittany Hill	4.0%	28.6%	49.5%	17.9%	5.9%	29.7%	50.9%	13.6%
Moreland Ridge	5.4%	35.8%	43.1%	15.7%	4.3%	27.8%	46.5%	21.4%
Delta Woods	3.8%	23.0%	46.5%	26.8%	6.1%	23.0%	50.2%	20.7%
Sunny Vale	1.8%	28.3%	45.3%	24.7%	3.6%	30.0%	46.2%	20.2%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Blue Springs (R-4)	5.8%	41.5%	35.5%	17.2%	10.2%	31.5%	37.6%	20.6%
Valley View	NA	NA	NA	NA	NA	NA	NA	NA
Blue Springs	6.4%	39.1%	36.2%	18.4%	10.4%	29.6%	37.2%	22.8%
Blue Springs South	5.1%	44.6%	34.7%	15.6%	10.0%	34.1%	38.3%	17.6%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Grain Valley, Missouri is a city with a 2009 population of about 12,200 people, or approximately 4 percent of the Eastern Jackson County population. The median age of the city's population is 31.6 years and is considerably younger than the Eastern Jackson County median of 36.3 years.

Grain Valley is located in the far eastern part of Eastern Jackson County, along I-70 and east of Blue Springs. In addition to its close proximity to the regional freeway system, the East Kansas City Airport and local rail lines offer businesses several

convenient transportation options.

According to 2009 estimates, there are about 5,800 employed residents in Grain Valley. The resident base is very well educated with 89 percent of adults having a high school education. The median household income of \$64,859 is nearly 14 percent higher than the Eastern Jackson County median.

The median value of existing homes in Grain Valley is \$140,104, which is 10.6 percent higher than the Eastern Jackson County median. Roughly 28 percent of the homes in Grain Valley are valued between \$150,000 and \$199,999,

which is higher than both Eastern Jackson County (19 percent) and the region (19.7 percent).

Major employers in Grain Valley include Grain Valley Schools and a large manufacturer of railroad equipment. There are seven employers with more than 50 employees.

The main retail center in Grain Valley, Old Towne Market Place, is approximately 87,500 square feet. The city is also home to 10 industrial business parks, of which the East Kansas City Industrial Park is the largest at 65 acres.

Grain Valley Vital Statistics

Statistic	Grain Valley	Eastern Jackson	Kansas City MSA
Population 2009	12,175	327,077	2,015,519
Median Age 2009	31.6	36.3	36.7
Households 2009	4,647	129,266	791,638
Median Household Income 2009	\$64,859	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	89.3%	88.1%	87.3%
Employed Persons 2009	5,802	170,322	1,036,129
Housing Units 2009	4,923	138,567	862,378
Median Home Value 2009	\$140,104	\$126,650	\$143,017
Median Gross Rent 2008	na	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007; City of Grain Valley.

Population Growth and Characteristics

Population	City of Grain Valley		Eastern Jackson		Kansas City MSA		Grain Valley % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	1,898		234,233		1,636,528		0.8%
2000	5,160	17.2%	271,483	1.6%	1,836,038	1.2%	1.9%
2009	12,175	15.1%	327,077	2.3%	2,015,519	1.1%	3.7%
2014	12,912	1.2%	338,583	0.7%	2,118,551	1.0%	3.8%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
Under 21	4,336	35.6%	98,189	30.0%	592,892	29.4%	4.4%
21 - 34	2,517	20.7%	53,687	16.4%	365,802	18.1%	4.7%
35 - 54	3,643	29.9%	96,809	29.6%	591,126	29.3%	3.8%
55 - 64	908	7.5%	37,989	11.6%	230,047	11.4%	2.4%
65 & Over	772	6.3%	40,403	12.4%	235,652	11.7%	1.9%
Median	31.6		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
White	11,665	95.8%	285,963	87.4%	1,610,889	79.9%	4.1%
Black	68	0.6%	22,649	6.9%	241,602	12.0%	0.3%
American Indian	49	0.4%	1,650	0.5%	10,630	0.5%	3.0%
Asian	85	0.7%	3,036	0.9%	40,998	2.0%	2.8%
Other	308	2.5%	13,779	4.2%	111,400	5.5%	2.2%
Hispanic Origin	408	3.4%	14,850	4.5%	145,436	7.2%	2.7%

Source: 1990 & 2000 Census; Claritas, 2009; City of Grain Valley.

Household Growth and Characteristics

Households	City of Grain Valley		Eastern Jackson		Kansas City MSA		Grain Valley % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	666		103,337		629,122		0.6%
2000	1,921	18.8%	120,507	1.7%	717,761	1.4%	1.6%
2009	4,647	15.8%	129,266	0.8%	791,638	1.1%	3.6%
2014	4,972	1.4%	133,747	0.7%	833,397	1.1%	3.7%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Grain Valley % of E. Jackson
1990	2.85		2.27		2.60		125.7%
2000	2.69	-5.7%	2.25	-0.6%	2.56	-1.7%	119.2%
2009	2.62	-2.5%	2.53	12.3%	2.55	-0.5%	103.5%
2014	2.60	-0.9%	2.53	0.0%	2.54	-0.2%	102.6%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
< \$25,000	434	10.9%	23,248	18.0%	151,285	19.1%	1.9%
\$25,000 - \$49,999	1,037	26.1%	36,745	28.4%	211,380	26.7%	2.8%
\$50,000 - \$74,999	869	21.9%	28,673	22.2%	167,898	21.2%	3.0%
\$75,000 - \$99,999	991	24.9%	18,057	14.0%	108,113	13.7%	5.5%
\$100,000 to \$149,900	519	13.1%	16,181	12.5%	101,000	12.8%	3.2%
\$150,000 or more	125	3.1%	6,362	4.9%	51,962	6.6%	2.0%
Median	\$64,859		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
Married	2,416	60.8%	71,132	55.0%	419,875	53.0%	3.4%
Children under 18	1,403	35.3%	33,499	25.9%	198,198	25.0%	4.2%
No Children	1,013	25.5%	37,633	29.1%	221,677	28.0%	2.7%
Male	536	13.5%	18,320	14.2%	121,509	15.3%	2.9%
Children under 18	108	2.7%	2,850	2.2%	15,681	2.0%	3.8%
No Children	57	1.4%	1,918	1.5%	12,708	1.6%	3.0%
Female	869	21.9%	34,353	26.6%	207,844	26.3%	2.5%
Children under 18	267	6.7%	9,008	7.0%	53,833	6.8%	3.0%
No Children	113	2.8%	5,265	4.1%	32,145	4.1%	2.1%
Nonfamily	154	3.9%	5,461	4.2%	42,410	5.4%	2.8%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
Owner Occupied	3,483	74.9%	93,317	72.2%	549,607	69.4%	3.7%
Renter Occupied	1,164	25.1%	35,949	27.8%	242,031	30.6%	3.2%

Source: 1990 & 2000 Census; Claritas, 2009; City of Grain Valley.

Labor Force Characteristics

Educational Attainment (2009)	City of Grain Valley		Eastern Jackson		Kansas City MSA		Grain Valley % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	6,246	100.0%	213,603	100.0%	1,324,322	100.0%	2.9%
< 9th	174	2.8%	6,543	3.1%	48,773	3.7%	2.7%
9 - 12, no diploma	497	8.0%	18,897	8.8%	119,042	9.0%	2.6%
High School Grad.	2,170	34.7%	66,552	31.2%	374,293	28.3%	3.3%
Some College	1,905	30.5%	56,100	26.3%	317,354	24.0%	3.4%
Associate Degree	291	4.7%	13,609	6.4%	77,784	5.9%	2.1%
Bachelor Degree	1,038	16.6%	35,419	16.6%	258,627	19.5%	2.9%
Grad. or Prof. Degree	171	2.7%	16,483	7.7%	128,449	9.7%	1.0%
High School Graduate	5,575	89.3%	188,163	88.1%	1,156,507	87.3%	3.0%
Post High School Degree	1,500	24.0%	65,511	30.7%	464,860	35.1%	2.3%
Industry (2009)							
Employed Persons	5,802	100.0%	170,322	100.0%	1,036,129	100.0%	3.4%
Agriculture & Mining	21	0.4%	451	0.3%	9,275	0.9%	4.7%
Construction	807	13.9%	12,611	7.4%	71,779	6.9%	6.4%
Manufacturing	537	9.3%	19,789	11.6%	116,141	11.2%	2.7%
Wholesale Trade	353	6.1%	7,527	4.4%	45,151	4.4%	4.7%
Retail Trade	665	11.5%	20,838	12.2%	120,557	11.6%	3.2%
Transportation & Utilities	318	5.5%	9,171	5.4%	62,768	6.1%	3.5%
Information	381	6.6%	9,803	5.8%	55,583	5.4%	3.9%
F.I.R.E.	431	7.4%	15,505	9.1%	90,438	8.7%	2.8%
Professional, Administrative Svcs	319	5.5%	14,513	8.5%	106,384	10.3%	2.2%
Education, Health, Social Svcs	937	16.1%	30,808	18.1%	190,715	18.4%	3.0%
Arts, Entertainment, Hospitality	408	7.0%	12,082	7.1%	72,435	7.0%	3.4%
Other Services	311	5.4%	8,889	5.2%	47,485	4.6%	3.5%
Public Administration	314	5.4%	8,335	4.9%	47,418	4.6%	3.8%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Grain Valley		Eastern Jackson		Kansas City MSA		Grain Valley % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	5,802	100.0%	170,322	100.0%	1,036,129	100.0%	3.4%
Managerial	468	8.1%	15,934	9.4%	108,267	10.4%	2.9%
Business & Financial	227	3.9%	8,897	5.2%	55,640	5.4%	2.6%
Computer & Mathematical	235	4.1%	5,820	3.4%	35,709	3.4%	4.0%
Architectural & Engineering	152	2.6%	3,575	2.1%	21,529	2.1%	4.3%
Life, Physical & Social Sciences	17	0.3%	999	0.6%	7,742	0.7%	1.7%
Community and Social Services	81	1.4%	2,431	1.4%	14,546	1.4%	3.3%
Legal	27	0.5%	1,701	1.0%	12,084	1.2%	1.6%
Education and Training	254	4.4%	8,709	5.1%	54,909	5.3%	2.9%
Arts, Entertainment and Sports	0	0.0%	2,559	1.5%	18,777	1.8%	0.0%
Healthcare Practitioners & Technicians	274	4.7%	7,970	4.7%	51,505	5.0%	3.4%
Healthcare Support	149	2.6%	2,581	1.5%	15,817	1.5%	5.8%
Protective Services	123	2.1%	2,596	1.5%	17,968	1.7%	4.7%
Food Preparation	238	4.1%	7,583	4.5%	45,787	4.4%	3.1%
Building & Grounds Maintenance	97	1.7%	3,808	2.2%	26,481	2.6%	2.5%
Personal Services	134	2.3%	4,852	2.8%	28,550	2.8%	2.8%
Sales & Related	495	8.5%	19,754	11.6%	123,868	12.0%	2.5%
Office & Administrative	1,060	18.3%	31,446	18.5%	172,872	16.7%	3.4%
Farming, Fishing & Forestry	13	0.2%	152	0.1%	2,475	0.2%	8.6%
Construction & Extraction	649	11.2%	9,886	5.8%	55,267	5.3%	6.6%
Repair & Maintenance	280	4.8%	7,242	4.3%	38,724	3.7%	3.9%
Production	449	7.7%	11,568	6.8%	67,875	6.6%	3.9%
Transportation & Material Moving	380	6.5%	10,259	6.0%	59,737	5.8%	3.7%

Source: Claritas, 2009.

Grain Valley Major Employers

NAICS	Company	Address	Employment	Products
813920	Owner Operator & Independent Drivers Assoc.	1 Ooida Drive	337	Professional association
611110	Grain Valley R-5 Schools	P.O. Box 304	325	Public school system
488210	GE Transportation Systems	2712 Dillingham Road	300	Railroad signaling systems
334511	Digital Ally, Inc.	1218 Valley Ridge Drive	90	Electronics manufacturing
238210	Dish Network	615 NW Valley Ridge Court	86	Satellite installation service
921190	City of Grain Valley	711 Main Street	75	Municipal government
238210	Cable Television Installation Systems	713 Squire Court	53	Cable installation service
238390	Design Metals	400 James Rollo Drive	45	Metal fabrication

Source: City of Grain Valley, 2009.

Industrial and Business Parks

Name	Location	Total Acres	Type of Facility
East Kansas City Industrial Park	1100 N.W. Pamela Blvd to 1330 W. Jefferson	65	Office, Warehouse and Available Land
Valley Ridge Center	1100 - 1224 Valley Ridge Drive	41	Office, Warehouse and Available Land
GSKW Business Park	Buckner Tarsney / 40 Hwy	24	Warehouse and Available Land
I-70 East Industrial Park	822 San Kar Drive	13	Commercial and Available Land
Interstate Development Park	200 - 400 Jefferson Drive	10	Office, Warehouse and Available Land
Breezeway Exclusive Business Park	102 - 205 Woodbury Drive	10	Office, Warehouse and Available Land
Bush Business Park	500 Block Jefferson Drive	7	Available Land
SNI-A-Bar Industrial Park	1101 S Seymour Road	3	Available Land
James Rollo Business Park	307 - 405 James Rollo Drive	3	Fully developed industrial park
James Rollo Industrial Park	501 - 599 James Rollo Drive	2	Fully developed industrial park

Source: City of Grain Valley, 2009.

Major Retail Centers

Name	Location	Total Square Feet	Major Tenants
Old Towne Market Place	AA Highway & S. Buckner Tarsney Road	87,500	Patricia's Grocery, Sears, El Maguey, Grain Valley Pool, Dollar General, Red Cross Pharmacy

Source: City of Grain Valley, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Grain Valley		Eastern Jackson		Kansas City MSA		Grain Valley % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	4,923	100.0%	138,567	100.0%	862,378	100.0%	3.6%
Single Family	3,674	74.6%	101,973	73.6%	603,893	70.0%	3.6%
Townhouse	471	9.6%	6,724	4.9%	39,139	4.5%	7.0%
Multi Family	773	15.7%	27,853	20.1%	191,566	22.2%	2.8%
Mobile Home	0	0.0%	1,952	1.4%	26,244	3.0%	0.0%
Other	5	0.1%	65	0.0%	1,536	0.2%	7.7%

Source: City of Grain Valley.

Home Values

Home Values	City of Grain Valley		Eastern Jackson		Kansas City, MSA		Grain Valley % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$54,600		\$67,710		\$91,200		80.6%
2000	\$102,800	8.8%	\$97,917	4.5%	\$107,494	1.8%	105.0%
2009	\$140,104	4.0%	\$126,650	3.3%	\$143,017	3.7%	110.6%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
Owned Units	2,979	100.0%	93,317	100.0%	549,607	100.0%	3.2%
< \$100,000	681	22.9%	26,261	28.1%	147,173	26.8%	2.6%
\$100,000 - \$149,999	1,008	33.8%	32,929	35.3%	148,350	27.0%	3.1%
\$150,000 - \$199,999	841	28.2%	17,723	19.0%	108,170	19.7%	4.7%
\$200,000 - \$299,999	396	13.3%	11,163	12.0%	90,500	16.5%	3.5%
\$300,000 or More	53	1.8%	5,241	5.6%	55,414	10.1%	1.0%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Grain Valley % of E. Jackson
Rented Units	na	na	34,370	100.0%	231,148	100.0%	na
< \$300	na	na	1,760	5.1%	10,829	4.7%	na
\$300 - \$499	na	na	3,210	9.3%	22,222	9.6%	na
\$500 - \$749	na	na	12,588	36.6%	83,480	36.1%	na
\$750 or More	na	na	16,812	48.9%	114,617	49.6%	na
Median	na		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary								
(Grade 4)								
Grain Valley R-V	1.6%	38.4%	44.5%	15.5%	1.2%	33.5%	49.8%	15.5%
Mathews	3.3%	41.7%	41.7%	13.3%	1.7%	25.0%	55.0%	18.3%
SNI-A-Bar	0.0%	39.3%	42.9%	17.9%	1.8%	48.2%	35.7%	14.3%
Prairie BranchRAIRIE	1.4%	39.7%	45.2%	13.7%	1.4%	39.7%	46.6%	12.3%
Stony Point	1.8%	32.1%	48.2%	17.9%	0.0%	19.6%	62.5%	17.9%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools								
(Grade 7)								
Grain Valley R-V	4.4%	39.0%	41.5%	15.1%	4.4%	39.0%	41.5%	15.1%
Grain Valley	4.4%	39.0%	41.5%	15.1%	4.4%	39.0%	41.5%	15.1%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools								
(Grade 10 or 11)								
Grain Valley R-V	3.6%	50.6%	31.5%	14.3%	12.7%	35.0%	40.0%	12.3%
Grain Valley	3.6%	50.6%	31.5%	14.3%	12.7%	35.0%	40.0%	12.3%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Grandview, Missouri is a city of about 23,700 people, and makes up about 7 percent of the Eastern Jackson County population. The median age of 36.2 years is very comparable to the Eastern Jackson County median of 36.3 years.

Grandview is located in the southern most part of Eastern Jackson County, along US 71 and west of Longview Lake. Grandview is bordered on the north and west by Kansas City. The city's location offers residents and businesses convenient access to the regional free-way system, as well as to regional recreational amenities.

According to 2009 estimates, there are about 12,500 employed residents in Grandview. Approximately 84 percent of the adults in Grandview have a high school education. The median household income is \$42,454.

The median value of existing homes in Grandview is \$103,428, which is very affordable and about 18 percent less than the Eastern Jackson County median. Typical rents in the area are \$697 according to the Census, which is significantly less than the Eastern Jackson County median of \$778.

Major employers in Grandview

include a variety of manufacturers and distributors with products ranging from toys to aircraft parts. There are 17 employers with 100 or more employees.

There are five industrial and commercial business sites in the city, the largest of which is Big Industrial Land which encompasses approximately 80 acres.

There are six major retail centers in Grandview ranging in size from 35,000 square feet to 510,000 square feet. Key tenants include Sam's Club, Price Chopper, Grainger Industrial Supply and Gail's Harley Davidson.

Grandview Vital Statistics

Statistic	Grandview	Eastern Jackson	Kansas City MSA
Population 2009	23,737	327,077	2,015,519
Median Age 2009	36.2	36.3	36.7
Households 2009	9,442	129,266	791,638
Median Household Income 2009	\$42,454	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	84.1%	88.1%	87.3%
Employed Persons 2009	12,502	170,322	1,036,129
Housing Units 2009	10,430	138,567	862,378
Median Home Value 2009	\$103,428	\$126,650	\$143,017
Median Gross Rent 2008	\$697	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Grandview		Eastern Jackson		Kansas City MSA		Grandview % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	24,967		234,233		1,636,528		10.7%
2000	24,881	0.0%	271,483	1.6%	1,836,038	1.2%	9.2%
2009	23,737	-0.5%	327,077	2.3%	2,015,519	1.1%	7.3%
2014	23,278	-0.4%	338,583	0.7%	2,118,551	1.0%	6.9%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Under 21	7,118	30.0%	98,189	30.0%	592,892	29.4%	7.2%
21 - 34	4,354	18.3%	53,687	16.4%	365,802	18.1%	8.1%
35 - 54	6,882	29.0%	96,809	29.6%	591,126	29.3%	7.1%
55 - 64	2,650	11.2%	37,989	11.6%	230,047	11.4%	7.0%
65 & Over	2,733	11.5%	40,403	12.4%	235,652	11.7%	6.8%
Median	36.2		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
White	12,324	51.9%	285,963	87.4%	1,610,889	79.9%	4.3%
Black	9,239	38.9%	22,649	6.9%	241,602	12.0%	40.8%
American Indian	154	0.6%	1,650	0.5%	10,630	0.5%	9.3%
Asian	266	1.1%	3,036	0.9%	40,998	2.0%	8.8%
Other	1,754	7.4%	13,779	4.2%	111,400	5.5%	12.7%
Hispanic Origin	1,787	7.5%	14,850	4.5%	145,436	7.2%	12.0%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Grandview		Eastern Jackson		Kansas City MSA		Grandview % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	9,308		103,337		629,122		9.0%
2000	9,709	0.4%	120,507	1.7%	717,761	1.4%	8.1%
2009	9,442	-0.3%	129,266	0.8%	791,638	1.1%	7.3%
2014	9,332	-0.2%	133,747	0.7%	833,397	1.1%	7.0%
Population per Household	%		%		%		Grandview % of E. Jackson
Average	Average	Change	Average	Change	Average	Change	
1990	2.68		2.27		2.60		118.3%
2000	2.56	-4.5%	2.25	-0.6%	2.56	-1.7%	113.8%
2009	2.51	-1.9%	2.53	12.3%	2.55	-0.5%	99.4%
2014	2.49	-0.8%	2.53	0.0%	2.54	-0.2%	98.5%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Total	Total	% of Total	Total	% of Total	Total	% of Total	
< \$25,000	2,258	23.9%	23,248	18.0%	151,285	19.1%	9.7%
\$25,000 - \$49,999	3,451	36.5%	36,745	28.4%	211,380	26.7%	9.4%
\$50,000 - \$74,999	1,913	20.3%	28,673	22.2%	167,898	21.2%	6.7%
\$75,000 - \$99,999	1,049	11.1%	18,057	14.0%	108,113	13.7%	5.8%
\$100,000 to \$150,000	663	7.0%	16,181	12.5%	101,000	12.8%	4.1%
\$150,000 or more	108	1.1%	6,362	4.9%	51,962	6.6%	1.7%
Median	\$42,454		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Total	Total	% of Total	Total	% of Total	Total	% of Total	
Married	4,335	45.9%	71,132	55.0%	419,875	53.0%	6.1%
Children under 18	1,883	19.9%	33,499	25.9%	198,198	25.0%	5.6%
No Children	2,452	26.0%	37,633	29.1%	221,677	28.0%	6.5%
Male	1,707	18.1%	18,320	14.2%	121,509	15.3%	9.3%
Children under 18	256	2.7%	2,850	2.2%	15,681	2.0%	9.0%
No Children	181	1.9%	1,918	1.5%	12,708	1.6%	9.4%
Female	2,919	30.9%	34,353	26.6%	207,844	26.3%	8.5%
Children under 18	976	10.3%	9,008	7.0%	53,833	6.8%	10.8%
No Children	507	5.4%	5,265	4.1%	32,145	4.1%	9.6%
Nonfamily	481	5.1%	5,461	4.2%	42,410	5.4%	8.8%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Total	Total	% of Total	Total	% of Total	Total	% of Total	
Owner Occupied	5,745	60.8%	93,317	72.2%	549,607	69.4%	6.2%
Renter Occupied	3,697	39.2%	35,949	27.8%	242,031	30.6%	10.3%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Grandview		Eastern Jackson		Kansas City MSA		Grandview % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	15,430	100.0%	213,603	100.0%	1,324,322	100.0%	7.2%
< 9th	617	4.0%	6,543	3.1%	48,773	3.7%	9.4%
9 - 12, no diploma	1,832	11.9%	18,897	8.8%	119,042	9.0%	9.7%
High School Grad.	4,585	29.7%	66,552	31.2%	374,293	28.3%	6.9%
Some College	4,410	28.6%	56,100	26.3%	317,354	24.0%	7.9%
Associate Degree	1,025	6.6%	13,609	6.4%	77,784	5.9%	7.5%
Bachelor Degree	2,038	13.2%	35,419	16.6%	258,627	19.5%	5.8%
Grad. or Prof. Degree	923	6.0%	16,483	7.7%	128,449	9.7%	5.6%
High School Graduate	12,981	84.1%	188,163	88.1%	1,156,507	87.3%	6.9%
Post High School Degree	3,986	25.8%	65,511	30.7%	464,860	35.1%	6.1%
Industry (2009)							
Employed Persons	12,502	100.0%	170,322	100.0%	1,036,129	100.0%	7.3%
Agriculture & Mining	43	0.3%	451	0.3%	9,275	0.9%	9.5%
Construction	980	7.8%	12,611	7.4%	71,779	6.9%	7.8%
Manufacturing	1,501	12.0%	19,789	11.6%	116,141	11.2%	7.6%
Wholesale Trade	275	2.2%	7,527	4.4%	45,151	4.4%	3.7%
Retail Trade	1,452	11.6%	20,838	12.2%	120,557	11.6%	7.0%
Transportation & Utilities	693	5.5%	9,171	5.4%	62,768	6.1%	7.6%
Information	623	5.0%	9,803	5.8%	55,583	5.4%	6.4%
F.I.R.E.	1,111	8.9%	15,505	9.1%	90,438	8.7%	7.2%
Professional, Administrative Svcs	1,046	8.4%	14,513	8.5%	106,384	10.3%	7.2%
Education, Health, Social Svcs	2,364	18.9%	30,808	18.1%	190,715	18.4%	7.7%
Arts, Entertainment, Hospitality	964	7.7%	12,082	7.1%	72,435	7.0%	8.0%
Other Services	725	5.8%	8,889	5.2%	47,485	4.6%	8.2%
Public Administration	725	5.8%	8,335	4.9%	47,418	4.6%	8.7%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Grandview		Eastern Jackson		Kansas City MSA		Grandview % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	12,502	100.0%	170,322	100.0%	1,036,129	100.0%	7.3%
Managerial	1,022	8.2%	15,934	9.4%	108,267	10.4%	6.4%
Business & Financial	559	4.5%	8,897	5.2%	55,640	5.4%	6.3%
Computer & Mathematical	365	2.9%	5,820	3.4%	35,709	3.4%	6.3%
Architectural & Engineering	203	1.6%	3,575	2.1%	21,529	2.1%	5.7%
Life, Physical & Social Sciences	104	0.8%	999	0.6%	7,742	0.7%	10.4%
Community and Social Services	195	1.6%	2,431	1.4%	14,546	1.4%	8.0%
Legal	87	0.7%	1,701	1.0%	12,084	1.2%	5.1%
Education and Training	633	5.1%	8,709	5.1%	54,909	5.3%	7.3%
Arts, Entertainment and Sports	151	1.2%	2,559	1.5%	18,777	1.8%	5.9%
Healthcare Practitioners & Technicians	376	3.0%	7,970	4.7%	51,505	5.0%	4.7%
Healthcare Support	228	1.8%	2,581	1.5%	15,817	1.5%	8.8%
Protective Services	210	1.7%	2,596	1.5%	17,968	1.7%	8.1%
Food Preparation	745	6.0%	7,583	4.5%	45,787	4.4%	9.8%
Building & Grounds Maintenance	430	3.4%	3,808	2.2%	26,481	2.6%	11.3%
Personal Services	449	3.6%	4,852	2.8%	28,550	2.8%	9.3%
Sales & Related	1,263	10.1%	19,754	11.6%	123,868	12.0%	6.4%
Office & Administrative	2,467	19.7%	31,446	18.5%	172,872	16.7%	7.8%
Farming, Fishing & Forestry	6	0.0%	152	0.1%	2,475	0.2%	3.9%
Construction & Extraction	802	6.4%	9,886	5.8%	55,267	5.3%	8.1%
Repair & Maintenance	486	3.9%	7,242	4.3%	38,724	3.7%	6.7%
Production	961	7.7%	11,568	6.8%	67,875	6.6%	8.3%
Transportation & Material Moving	760	6.1%	10,259	6.0%	59,737	5.8%	7.4%

Source: Claritas, 2009.

Grandview Major Employers

NAICS	Company	Address	Employment	Products
611110	Consolidated School District #4	724 Main Street	675	Elementary and secondary schools
326199	MeadWestVaco Calmar	11901 Grandview Road	450	Spray Trigger Mechanisms
336321	Peterson Manufacturing Company	4200 E. 135th Street	330	Truck safety lighting
421920	U.S. Toy	13201 Arrington Road	300	Toy distributor
339112	Thyssen Krupp Access	4001 E. 138th Street	250	Wheel chair lifts
921190	City of Grandview	1001 Main Street	230	City government
238340	Kenny's Tile	3303 Main Street	223	Flooring & Tile Installation
621910	Life Care Center	6301 E. 125th Street	201	Health Care
326199	Mission Plastics North	4202 E. 135th Street	143	Thermoplastic injection molding
332116	Ruskin Manufacturing	3900 DR Greaves Road	135	Dampers and louvers
207000	Caravan Ingredients	13830 Botts Road	130	Food emulsifiers
325520	Sika Corporation	14201 Botts Road	120	Adhesives & sealants
332710	Triumph Structures - K.C., Inc.	4020 E. 138th Street	120	Aircraft machined parts
332912	Growth Industries Incorporated	12523 3rd Street	110	Commercial aircraft parts
422300	Zorrel International	13500 15th Street	110	Sportswear distributor
326199	Foundation Workshop Incorporated	12600 3rd Street	106	Packaging and assembly
331491	Maxi-Seal	13312 5th Street	105	Automotive Wiring
333294	RMF Steel Products Incorporated	4417 E. 119th Street	70	Industrial food processing equipment
321113	Dwyer Instruments	250 Highgrove Road	60	Industrial valves and switches
337125	British Traditions	12901 2nd Street	60	Antique Replica Furniture
331491	Taylor Cable	301 Highgrove Road	50	Automotive Wiring
441221	Gail's Harley -Davidson	5900 East 150 Highway	40	Motorcycle sales & service
333210	Burger & Brown Engineering	4500 E. 142nd Street	30	Precision Machining

Source: Grandview Area Chamber of Commerce, 2009.

Industrial and Business Parks

Name	Location	Total Acres	Type of Development
Big Industrial Land	139th & Botts Road	80	Industrial
Arrington Industrial Area	139th & Arrington Road	50	Industrial
Upland Industrial Park	142nd & Botts Road	45	Industrial
Gateway Commons	150 & 71 Highways	40	Commercial
IHOP World Headquarters	125th & 71 Highway East	25	Commercial

Source: Grandview Area Chamber of Commerce, 2009.

Major Retail Centers

Name	Location	Total Square Feet	Major Tenants
Truman Corners Shopping Center	US 71 Highway & Blue Ridge Boulevard	510,000	Sam's Club, Price Chopper, 54th Street Grill, UMB
Gateway Commons Shopping Center	US 71 Highway & 950 Highway	250,000	Gail's Harley Davidson, Sonic, ZipZ
Grandview Plaza Shopping Center	US 71 Highway & Main Street	115,000	IHOP University
Grandview Crossing	US 71 Highway & 140th Street	100,000	Grainger Industrial Supply, E. Edwards
Truman Farm Business Center	12121 - 12127 Blue Ridge Boulevard	94,400	Subway, PRP Wine International, Cricket Wireless, Yourtel America
Grandview Village Shops	US 71 Highway & Blue Ridge Boulevard	35,000	Blockbuster Video, Liberty Tax Service, Mr. Goodcents

Source: Grandview Area Chamber of Commerce, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Grandview		Eastern Jackson		Kansas City MSA		Grandview % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	10,430	100.0%	138,567	100.0%	862,378	100.0%	7.5%
Single Family	6,492	62.2%	101,973	73.6%	603,893	70.0%	6.4%
Townhouse	781	7.5%	6,724	4.9%	39,139	4.5%	11.6%
Multi Family	3,149	30.2%	27,853	20.1%	191,566	22.2%	11.3%
Mobile Home	8	0.1%	1,952	1.4%	26,244	3.0%	0.4%
Other	0	0.0%	65	0.0%	1,536	0.2%	0.0%

Source: Claritas, 2009.

Home Values

Home Values	City of Grandview		Eastern Jackson		Kansas City, MSA		Grandview % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$62,000		\$67,710		\$91,200		91.6%
2000	\$78,100	2.6%	\$97,917	4.5%	\$107,494	1.8%	79.8%
2009	\$103,428	3.6%	\$126,650	3.3%	\$143,017	3.7%	81.7%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Owned Units	5,745	100.0%	93,317	100.0%	549,607	100.0%	6.2%
< \$100,000	2,715	47.3%	26,261	28.1%	147,173	26.8%	10.3%
\$100,000 - \$149,999	2,297	40.0%	32,929	35.3%	148,350	27.0%	7.0%
\$150,000 - \$199,999	532	9.3%	17,723	19.0%	108,170	19.7%	3.0%
\$200,000 - \$299,999	172	3.0%	11,163	12.0%	90,500	16.5%	1.5%
\$300,000 or More	29	0.5%	5,241	5.6%	55,414	10.1%	0.6%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Grandview % of E. Jackson
Rented Units	3,707	100.0%	34,370	100.0%	231,148	100.0%	10.8%
< \$300	91	2.5%	1,760	5.1%	10,829	4.7%	5.2%
\$300 - \$499	291	7.9%	3,210	9.3%	22,222	9.6%	9.1%
\$500 - \$749	2,045	55.2%	12,588	36.6%	83,480	36.1%	16.2%
\$750 or More	1,280	34.5%	16,812	48.9%	114,617	49.6%	7.6%
Median	\$697		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Grandview (C-4)	6.7%	56.0%	32.4%	4.9%	12.6%	58.6%	25.3%	3.5%
Belvidere	4.0%	54.0%	38.0%	4.0%	2.0%	68.0%	26.0%	4.0%
Butcher-Greene	7.3%	61.0%	29.3%	2.4%	19.5%	58.5%	19.5%	2.4%
Conn-West	4.5%	63.6%	31.8%	0.0%	18.2%	61.4%	20.5%	0.0%
High Grove	13.0%	45.7%	37.0%	4.3%	6.5%	47.8%	37.0%	8.7%
Martin City	4.5%	52.3%	34.1%	9.1%	13.3%	62.2%	24.4%	0.0%
Meadowmere	6.8%	59.3%	25.4%	8.5%	16.9%	54.2%	23.7%	5.1%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Grandview (C-4)	14.1%	47.0%	33.2%	5.7%	24.4%	51.2%	20.5%	3.9%
Grandview	16.3%	47.5%	30.7%	5.4%	28.0%	52.5%	16.5%	3.0%
Martin City	8.6%	45.7%	39.5%	6.2%	15.7%	48.2%	30.1%	6.0%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Grandview (C-4)	15.3%	56.6%	21.7%	6.4%	38.9%	36.8%	23.2%	1.1%
Grandview	15.3%	56.6%	21.7%	6.4%	38.9%	36.8%	23.2%	1.1%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Greenwood, Missouri is a quaint yet vibrant community in the southern portion of Eastern Jackson County. With a population of about 4,700, it comprises just 1.4 percent of the total Eastern Jackson County population. Greenwood is located on 150-Highway, which connects the community to Highway 7 to the east and 291 Highway to the west. The community also has access to the Union Pacific, Santa Fe and Amtrak rail lines.

While not as busy and booming as Lee's Summit to the north, Greenwood is part of the top-rated R-7 School District and offers many business and shopping conveniences. Historic population growth in the 1990s and 2000s was spurred by the city's small town character, that offers residents a

unique identity that is often missing from today's homogenous and predictable urban sprawl. The median age in Greenwood is just 31.8 years, which is significantly younger than the Eastern Jackson County median of 36.3 years.

According to 2009 estimates, there are about 2,500 employed persons in Greenwood. The population is very well educated, as statistics show that 93.5 percent of adults in the area have completed a high school education. The city's median household income is also very high at \$79,511, which is nearly 40 percent more than the Eastern Jackson County median of \$56,996.

The median home value in Greenwood is \$152,813, which is 20.6 percent higher than the median value in Eastern Jackson County of \$126,650. These higher values

are also reflected in the fact that 42 percent of homes in Greenwood are valued between \$150,000 and \$199,999, compared to 19 percent in Eastern Jackson County and 19.7 percent in the metro area as a whole.

The largest employer in Greenwood is a tool manufacturer that employs approximately 100 people. Since there is a limited industrial base in Greenwood, the city is interested in diversifying its economy through economic development programs and incentives. Greenwood is working with existing businesses to identify opportunities to stimulate local economic growth and also identifying development strategies that link Greenwood to the surrounding regional and metropolitan economies.

Greenwood Vital Statistics

Statistic	Greenwood	Eastern Jackson	Kansas City MSA
Population 2009	4,736	327,077	2,015,519
Median Age 2009	31.8	36.3	36.7
Households 2009	1,619	129,266	791,638
Median Household Income 2009	\$79,511	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	93.5%	88.1%	87.3%
Employed Persons 2009	2,521	170,322	1,036,129
Housing Units 2009	1,725	138,567	862,378
Median Home Value 2009	\$152,813	\$126,650	\$143,017
Median Gross Rent 2008	na	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Greenwood		Eastern Jackson		Kansas City MSA		Greenwood % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	1,505		234,233		1,636,528		0.6%
2000	3,952	16.3%	271,483	1.6%	1,836,038	1.2%	1.5%
2009	4,736	2.2%	327,077	2.3%	2,015,519	2.0%	1.4%
2014	5,138	1.7%	338,583	0.7%	2,118,551	1.0%	1.5%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
Under 21	1,786	37.7%	98,189	30.0%	592,892	29.4%	1.8%
21 - 34	903	19.1%	53,687	16.4%	365,802	18.1%	1.7%
35 - 54	1,499	31.7%	96,809	29.6%	591,126	29.3%	1.5%
55 - 64	298	6.3%	37,989	11.6%	230,047	11.4%	0.8%
65 & Over	250	5.3%	40,403	12.4%	235,652	11.7%	0.6%
Median	31.8		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
White	4,410	93.1%	285,963	87.4%	1,610,889	79.9%	1.5%
Black	148	3.1%	22,649	6.9%	241,602	12.0%	0.7%
American Indian	9	0.2%	1,650	0.5%	10,630	0.5%	0.5%
Asian	33	0.7%	3,036	0.9%	40,998	2.0%	1.1%
Other	136	2.9%	13,779	4.2%	111,400	5.5%	1.0%
Hispanic Origin	186	3.9%	14,850	4.5%	145,436	7.2%	1.3%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Greenwood		Eastern Jackson		Kansas City MSA		Greenwood % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	521		103,337		629,122		0.5%
2000	1,352	16.0%	120,507	1.7%	717,761	1.4%	1.1%
2009	1,619	2.2%	129,266	0.8%	791,638	1.1%	1.3%
2014	1,748	1.6%	133,747	0.7%	833,397	1.1%	1.3%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Greenwood % of E. Jackson
1990	2.89		2.27		2.60		127.4%
2000	2.92	1.2%	2.25	-0.6%	2.56	-1.7%	129.8%
2009	2.93	0.1%	2.53	12.3%	2.55	-0.5%	115.6%
2014	2.94	0.5%	2.53	0.0%	2.54	-0.2%	116.1%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
< \$25,000	111	6.9%	23,248	18.0%	151,285	19.1%	0.5%
\$25,000 - \$49,999	304	18.8%	36,745	28.4%	211,380	26.7%	0.8%
\$50,000 - \$74,999	318	19.6%	28,673	22.2%	167,898	21.2%	1.1%
\$75,000 - \$99,999	424	26.2%	18,057	14.0%	108,113	13.7%	2.3%
\$100,000 to \$149,900	386	23.8%	16,181	12.5%	101,000	12.8%	2.4%
\$150,000 or more	76	4.7%	6,362	4.9%	51,962	6.6%	1.2%
Median	\$79,511		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
Married	1,151	71.1%	71,132	55.0%	419,875	53.0%	1.6%
Children under 18	675	41.7%	33,499	25.9%	198,198	25.0%	2.0%
No Children	476	29.4%	37,633	29.1%	221,677	28.0%	1.3%
Male	175	10.8%	18,320	14.2%	121,509	15.3%	1.0%
Children under 18	38	2.3%	2,850	2.2%	15,681	2.0%	1.3%
No Children	21	1.3%	1,918	1.5%	12,708	1.6%	1.1%
Female	223	13.8%	34,353	26.6%	207,844	26.3%	0.6%
Children under 18	87	5.4%	9,008	7.0%	53,833	6.8%	1.0%
No Children	38	2.3%	5,265	4.1%	32,145	4.1%	0.7%
Nonfamily	70	4.3%	5,461	4.2%	42,410	5.4%	1.3%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
Owner Occupied	1,503	92.8%	93,317	72.2%	549,607	69.4%	1.6%
Renter Occupied	116	7.2%	35,949	27.8%	242,031	30.6%	0.3%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Greenwood		Eastern Jackson		Kansas City MSA		Greenwood % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	2,750	100.0%	213,603	100.0%	1,324,322	100.0%	1.3%
< 9th	20	0.7%	6,543	3.1%	48,773	3.7%	0.3%
9 - 12, no diploma	160	5.8%	18,897	8.8%	119,042	9.0%	0.8%
High School Grad.	713	25.9%	66,552	31.2%	374,293	28.3%	1.1%
Some College	875	31.8%	56,100	26.3%	317,354	24.0%	1.6%
Associate Degree	237	8.6%	13,609	6.4%	77,784	5.9%	1.7%
Bachelor Degree	590	21.5%	35,419	16.6%	258,627	19.5%	1.7%
Grad. or Prof. Degree	155	5.6%	16,483	7.7%	128,449	9.7%	0.9%
High School Graduate	2,570	93.5%	188,163	88.1%	1,156,507	87.3%	1.4%
Post High School Degree	982	35.7%	65,511	30.7%	464,860	35.1%	1.5%
Industry (2009)							
Employed Persons	2,521	100.0%	170,322	100.0%	1,036,129	100.0%	1.5%
Agriculture & Mining	8	0.3%	451	0.3%	9,275	0.9%	1.8%
Construction	330	13.1%	12,611	7.4%	71,779	6.9%	2.6%
Manufacturing	210	8.3%	19,789	11.6%	116,141	11.2%	1.1%
Wholesale Trade	185	7.3%	7,527	4.4%	45,151	4.4%	2.5%
Retail Trade	282	11.2%	20,838	12.2%	120,557	11.6%	1.4%
Transportation & Utilities	85	3.4%	9,171	5.4%	62,768	6.1%	0.9%
Information	138	5.5%	9,803	5.8%	55,583	5.4%	1.4%
F.I.R.E.	231	9.2%	15,505	9.1%	90,438	8.7%	1.5%
Professional, Administrative Svcs	281	11.1%	14,513	8.5%	106,384	10.3%	1.9%
Education, Health, Social Svcs	434	17.2%	30,808	18.1%	190,715	18.4%	1.4%
Arts, Entertainment, Hospitality	163	6.5%	12,082	7.1%	72,435	7.0%	1.3%
Other Services	91	3.6%	8,889	5.2%	47,485	4.6%	1.0%
Public Administration	83	3.3%	8,335	4.9%	47,418	4.6%	1.0%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Greenwood		Eastern Jackson		Kansas City MSA		Greenwood % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	2,521	100.0%	170,322	100.0%	1,036,129	100.0%	1.5%
Managerial	263	10.4%	15,934	9.4%	108,267	10.4%	1.7%
Business & Financial	171	6.8%	8,897	5.2%	55,640	5.4%	1.9%
Computer & Mathematical	78	3.1%	5,820	3.4%	35,709	3.4%	1.3%
Architectural & Engineering	65	2.6%	3,575	2.1%	21,529	2.1%	1.8%
Life, Physical & Social Sciences	0	0.0%	999	0.6%	7,742	0.7%	0.0%
Community and Social Services	28	1.1%	2,431	1.4%	14,546	1.4%	1.2%
Legal	0	0.0%	1,701	1.0%	12,084	1.2%	0.0%
Education and Training	105	4.2%	8,709	5.1%	54,909	5.3%	1.2%
Arts, Entertainment and Sports	47	1.9%	2,559	1.5%	18,777	1.8%	1.8%
Healthcare Practitioners & Technicians	135	5.4%	7,970	4.7%	51,505	5.0%	1.7%
Healthcare Support	10	0.4%	2,581	1.5%	15,817	1.5%	0.4%
Protective Services	38	1.5%	2,596	1.5%	17,968	1.7%	1.5%
Food Preparation	99	3.9%	7,583	4.5%	45,787	4.4%	1.3%
Building & Grounds Maintenance	18	0.7%	3,808	2.2%	26,481	2.6%	0.5%
Personal Services	86	3.4%	4,852	2.8%	28,550	2.8%	1.8%
Sales & Related	304	12.1%	19,754	11.6%	123,868	12.0%	1.5%
Office & Administrative	447	17.7%	31,446	18.5%	172,872	16.7%	1.4%
Farming, Fishing & Forestry	0	0.0%	152	0.1%	2,475	0.2%	0.0%
Construction & Extraction	309	12.3%	9,886	5.8%	55,267	5.3%	3.1%
Repair & Maintenance	93	3.7%	7,242	4.3%	38,724	3.7%	1.3%
Production	76	3.0%	11,568	6.8%	67,875	6.6%	0.7%
Transportation & Material Moving	149	5.9%	10,259	6.0%	59,737	5.8%	1.5%

Source: Claritas, 2009.

Greenwood Major Employers

NAICS	Company	Address	Employment	Products
332510	Mr. Longarm	400 Walnut Street	100	Extension Poles
325920	Buckley Powder Company	1109 2nd Ave South	25	Explosives
611110	Greenwood Elementary School	805 West Main Street	75	Public Schools

Greenwood Elementary, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Greenwood		Eastern Jackson		Kansas City MSA		Greenwood % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	1,725	100.0%	138,567	100.0%	862,378	100.0%	1.2%
Single Family	1,658	96.1%	101,973	73.6%	603,893	70.0%	1.6%
Townhouse	8	0.5%	6,724	4.9%	39,139	4.5%	0.1%
Multi Family	8	0.5%	27,853	20.1%	191,566	22.2%	0.0%
Mobile Home	40	2.3%	1,952	1.4%	26,244	3.0%	2.0%
Other	11	0.6%	65	0.0%	1,536	0.2%	16.9%

Source: Claritas, 2009.

Home Values

Home Values	City of Greenwood		Eastern Jackson		Kansas City, MSA		Greenwood % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$64,800		\$67,710		\$91,200		95.7%
2000	\$113,400	7.5%	\$97,917	4.5%	\$107,494	1.8%	115.8%
2009	\$152,813	3.9%	\$126,650	3.3%	\$143,017	3.7%	120.7%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
Owned Units	1,503	100.0%	93,317	100.0%	549,607	100.0%	1.6%
< \$100,000	176	11.7%	26,261	28.1%	147,173	26.8%	0.7%
\$100,000 - \$149,999	540	35.9%	32,929	35.3%	148,350	27.0%	1.6%
\$150,000 - \$199,999	631	42.0%	17,723	19.0%	108,170	19.7%	3.6%
\$200,000 - \$299,999	133	8.8%	11,163	12.0%	90,500	16.5%	1.2%
\$300,000 or More	23	1.5%	5,241	5.6%	55,414	10.1%	0.4%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Greenwood % of E. Jackson
Rented Units	na	na	34,370	100.0%	231,148	100.0%	na
< \$300	na	na	1,760	5.1%	10,829	4.7%	na
\$300 - \$499	na	na	3,210	9.3%	22,222	9.6%	na
\$500 - \$749	na	na	12,588	36.6%	83,480	36.1%	na
\$750 or More	na	na	16,812	48.9%	114,617	49.6%	na
Median	na		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Lee's Summit (R-7)	3.9%	35.9%	42.3%	17.9%	3.1%	39.7%	47.0%	10.2%
Greenwood	7.4%	38.2%	42.6%	11.8%	1.5%	39.7%	55.9%	2.9%
Cedar Creek	0.0%	21.6%	51.0%	27.5%	0.0%	16.7%	56.9%	26.5%
Hazel Grove	4.6%	36.9%	43.1%	15.4%	4.6%	29.2%	49.2%	16.9%
Lee's Summit	0.0%	45.8%	41.7%	12.5%	0.0%	45.8%	50.0%	4.2%
Longview Farm	0.0%	30.3%	47.0%	22.7%	0.0%	28.8%	47.0%	24.2%
Mason	2.2%	28.3%	50.0%	19.6%	4.3%	27.7%	55.3%	12.8%
Meadow Lane	6.7%	46.1%	40.4%	6.7%	5.6%	60.7%	31.5%	2.2%
Pleasant Lea	3.5%	40.7%	45.3%	10.5%	3.5%	51.2%	41.9%	3.5%
Westview	6.8%	45.8%	35.6%	11.9%	3.4%	54.2%	40.7%	1.7%
Richardson	1.6%	32.8%	42.2%	23.4%	3.1%	43.8%	43.8%	9.4%
Prairie View	6.2%	38.4%	38.4%	17.1%	4.1%	47.9%	41.8%	6.2%
Trailridge	6.4%	33.0%	53.2%	7.4%	2.1%	39.4%	54.3%	4.3%
Underwood	1.2%	14.5%	49.4%	34.9%	1.2%	26.5%	65.1%	7.2%
Highland Park	2.9%	37.7%	37.7%	21.7%	2.9%	44.9%	40.6%	11.6%
Hawthorn Hill	3.8%	48.1%	29.1%	19.0%	2.5%	49.4%	39.2%	8.9%
Woodland	3.6%	40.9%	32.7%	22.7%	4.5%	31.8%	40.9%	22.7%
Summit Pointe	4.9%	36.1%	44.3%	14.8%	8.2%	37.7%	54.1%	0.0%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Lee's Summit (R-7)	5.3%	31.9%	43.4%	19.4%	4.5%	25.5%	44.7%	25.2%
Bernard C. Campbell	6.8%	31.6%	41.7%	19.9%	6.4%	31.6%	38.6%	23.5%
Summit Lakes	2.5%	28.6%	47.1%	21.8%	4.6%	23.0%	44.3%	28.1%
Pleasant Lea	5.8%	35.4%	42.2%	16.6%	3.8%	31.6%	43.4%	21.3%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Lee's Summit (R-7)	7.4%	38.1%	33.1%	21.4%	9.6%	23.8%	43.7%	23.0%
Lee's Summit	5.8%	30.2%	34.7%	29.3%	8.5%	24.1%	45.3%	22.1%
Lee's Summit North	8.1%	39.2%	35.1%	17.6%	10.9%	21.7%	43.2%	24.2%
Lee's Summit West	8.3%	46.4%	28.4%	16.9%	8.6%	26.4%	42.6%	22.5%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Independence, Missouri is the largest city in Eastern Jackson County with 121,121 people, or nearly 37 percent of the region's population. The median age in Independence of 39.6 years is older than the Eastern Jackson County median of 36.3 years.

Independence is located in the northern part of Eastern Jackson County, at the intersection of I-70 and I-470, just east of Kansas City. With its excellent access to the regional freeway system, Independence is a hub for motor freight and is served by a number of major trucking carriers. Union Pacific and Amtrak rail lines offer businesses and residents additional transportation options.

According to 2009 estimates, there are about 54,249 employed persons in Independence. Approximately 83.5 percent of adults have completed a high school education. The city's median household income is \$43,482.

Data indicates that homes in Independence are very affordable with a median value of \$103,443 in 2009, which is about 18 percent less than the Eastern Jackson County median. According to the 2008 American Community Survey, typical rents in the area are \$664, which is less than the Eastern Jackson County median of \$778.

There are a variety of major employers in Independence including manufacturers, health and social services, retail, construction and government. The largest private sector employers include a small arms ammunition manufacturer, a health care provider, and a food manufacturer.

There are nine major industrial and business parks in Independence. This includes 780 acres of underground mixed-use business parks with over 32 million square feet of industrial and flex space, underground warehousing,

and a cold storage facility with 1.2 million square feet. Space Center ranks No. 1 out of the top 25 metro area industrial facilities according to the Kansas City Business Journal. The 200-acre underground park has developed 4.7 million square feet of net leasable industrial space in Independence. Lake City Business Center offers facilities for a wide variety of manufacturing, warehousing, R&D and has several buildings ranging from 350,000 to 525,000 square feet.

The Independence Regional Ennovation Center is a 67,000 square foot business incubator featuring space for culinary, biotechnology, and business and technology entrepreneurs. Set to open in spring 2010, the business incubator will provide the necessary facilities and support services to launch successful startup businesses in a collaborative environment which fosters entrepreneurs.

The city has six community and regional retail centers with 300,000 square feet or more. The largest is a regional mall, Independence Center, with 1.04 million square feet. Independence Center has several department store anchors, including Dillard's, Sears, and Macy's, and a variety of specialty

stores, such as Abercrombie and Fitch, Chicco's, and Coldwater Creek. Other larger community centers include Independence Commons, Crossroads, The Falls, Trinity Woods and Bolger Square. Eastland Business Park and Hartman Heritage are mixed-use business parks that include class-A office buildings, the Hilton Garden Inn and Hartman Conference Center, restaurants, and national retailers such as, Lowe's and Costco.

The city has several programs to assist businesses locating and expanding in Independence. The city has two Enhanced Enterprise Zones, which award state tax credits and local property tax abatement to companies increasing jobs and capital investment. There are also several incentives available for businesses reinvesting in older commercial districts. These include property tax abatement, sales tax reimbursement, and direct grants to businesses.

The extension of the Little Blue Parkway north of I-70 and the development of the 32 square mile Little Blue Valley, to be completed in 2011, will create an attractive environment for thousands of future employers and residents.

Independence Vital Statistics

Statistic	Independence	Eastern Jackson	Kansas City MSA
Population 2009	121,121	327,077	2,015,519
Median Age 2009	39.6	36.3	36.7
Households 2009	46,742	129,266	791,638
Median Household Income 2009	\$43,482	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	83.5%	88.1%	87.3%
Employed Persons 2009	54,249	170,322	1,036,129
Housing Units 2009	51,074	138,567	862,378
Median Home Value 2009	\$103,443	\$126,650	\$143,017
Median Gross Rent 2008	\$664	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Independence		Eastern Jackson		Kansas City MSA		Independence % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	112,301		234,233		1,636,528		47.9%
2000	113,288	0.1%	271,483	1.6%	1,836,038	1.2%	41.7%
2009	121,121	0.8%	327,077	2.3%	2,015,519	1.1%	37.0%
2014	109,088	-2.0%	338,583	0.7%	2,118,551	1.0%	32.2%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
Under 21	33,146	27.4%	98,189	30.0%	592,892	29.4%	33.8%
21 - 34	19,978	16.5%	53,687	16.4%	365,802	18.1%	37.2%
35 - 54	34,338	28.4%	96,809	29.6%	591,126	29.3%	35.5%
55 - 64	15,109	12.5%	37,989	11.6%	230,047	11.4%	39.8%
65 & Over	18,550	15.3%	40,403	12.4%	235,652	11.7%	45.9%
Median	39.6		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
White	109,131	90.1%	285,963	87.4%	1,610,889	79.9%	38.2%
Black	3,557	2.9%	22,649	6.9%	241,602	12.0%	15.7%
American Indian	780	0.6%	1,650	0.5%	10,630	0.5%	47.2%
Asian	885	0.7%	3,036	0.9%	40,998	2.0%	29.2%
Other	6,768	5.6%	13,779	4.2%	111,400	5.5%	49.1%
Hispanic Origin	6,782	5.6%	14,850	4.5%	145,436	7.2%	45.7%

Source: 1990 & 2000 Census; Independence Council for Economic Development; Claritas, 2009.

Household Growth and Characteristics

Households	City of Independence		Eastern Jackson		Kansas City MSA		Independence % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	45,555		103,337		629,122		44.1%
2000	47,390	0.4%	120,507	1.7%	717,761	1.4%	39.3%
2009	46,742	-0.2%	129,266	0.8%	791,638	1.1%	36.2%
2014	46,521	-0.1%	133,747	0.7%	833,397	1.1%	34.8%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Independence % of E. Jackson
1990	2.47		2.27		2.60		108.8%
2000	2.39	-3.0%	2.25	-0.6%	2.56	-1.7%	106.1%
2009	2.36	-1.4%	2.53	12.3%	2.55	-0.5%	93.1%
2014	2.34	-0.5%	2.53	0.0%	2.54	-0.2%	92.6%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
< \$25,000	11,541	24.7%	23,248	18.0%	151,285	19.1%	49.6%
\$25,000 - \$49,999	15,933	34.1%	36,745	28.4%	211,380	26.7%	43.4%
\$50,000 - \$74,999	9,760	20.9%	28,673	22.2%	167,898	21.2%	34.0%
\$75,000 - \$99,999	4,810	10.3%	18,057	14.0%	108,113	13.7%	26.6%
\$100,000 to \$149,900	3,586	7.7%	16,181	12.5%	101,000	12.8%	22.2%
\$150,000 or more	1,112	2.4%	6,362	4.9%	51,962	6.6%	17.5%
Median	\$43,482		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
Married	22,463	48.1%	71,132	55.0%	419,875	53.0%	31.6%
Children under 18	8,753	18.7%	33,499	25.9%	198,198	25.0%	26.1%
No Children	13,710	29.3%	37,633	29.1%	221,677	28.0%	36.4%
Male	7,765	16.6%	18,320	14.2%	121,509	15.3%	42.4%
Children under 18	1,075	2.3%	2,850	2.2%	15,681	2.0%	37.7%
No Children	836	1.8%	1,918	1.5%	12,708	1.6%	43.6%
Female	14,366	30.7%	34,353	26.6%	207,844	26.3%	41.8%
Children under 18	3,341	7.1%	9,008	7.0%	53,833	6.8%	37.1%
No Children	2,300	4.9%	5,265	4.1%	32,145	4.1%	43.7%
Nonfamily	2,148	4.6%	5,461	4.2%	42,410	5.4%	39.3%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
Owner Occupied	31,761	67.9%	93,317	72.2%	549,607	69.4%	34.0%
Renter Occupied	14,981	32.1%	35,949	27.8%	242,031	30.6%	41.7%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Independence		Eastern Jackson		Kansas City MSA		Independence % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	75,112	100.0%	213,603	100.0%	1,324,322	100.0%	35.2%
< 9th	3,120	4.2%	6,543	3.1%	48,773	3.7%	47.7%
9 - 12, no diploma	9,240	12.3%	18,897	8.8%	119,042	9.0%	48.9%
High School Grad.	28,530	38.0%	66,552	31.2%	374,293	28.3%	42.9%
Some College	18,149	24.2%	56,100	26.3%	317,354	24.0%	32.4%
Associate Degree	4,053	5.4%	13,609	6.4%	77,784	5.9%	29.8%
Bachelor Degree	7,929	10.6%	35,419	16.6%	258,627	19.5%	22.4%
Grad. or Prof. Degree	4,091	5.4%	16,483	7.7%	128,449	9.7%	24.8%
High School Graduate	62,752	83.5%	188,163	88.1%	1,156,507	87.3%	33.3%
Post High School Degree	16,073	21.4%	65,511	30.7%	464,860	35.1%	24.5%
Industry (2009)							
Employed Persons	54,249	100.0%	170,322	100.0%	1,036,129	100.0%	31.9%
Agriculture & Mining	152	0.3%	451	0.3%	9,275	0.9%	33.7%
Construction	3,922	7.2%	12,611	7.4%	71,779	6.9%	31.1%
Manufacturing	7,008	12.9%	19,789	11.6%	116,141	11.2%	35.4%
Wholesale Trade	2,511	4.6%	7,527	4.4%	45,151	4.4%	33.4%
Retail Trade	6,981	12.9%	20,838	12.2%	120,557	11.6%	33.5%
Transportation & Utilities	3,308	6.1%	9,171	5.4%	62,768	6.1%	36.1%
Information	2,722	5.0%	9,803	5.8%	55,583	5.4%	27.8%
F.I.R.E.	4,649	8.6%	15,505	9.1%	90,438	8.7%	30.0%
Professional, Administrative Svcs	4,152	7.7%	14,513	8.5%	106,384	10.3%	28.6%
Education, Health, Social Svcs	9,021	16.6%	30,808	18.1%	190,715	18.4%	29.3%
Arts, Entertainment, Hospitality	4,261	7.9%	12,082	7.1%	72,435	7.0%	35.3%
Other Services	3,139	5.8%	8,889	5.2%	47,485	4.6%	35.3%
Public Administration	2,423	4.5%	8,335	4.9%	47,418	4.6%	29.1%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Independence		Eastern Jackson		Kansas City MSA		Independence % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	54,249	100.0%	170,322	100.0%	1,036,129	100.0%	31.9%
Managerial	3,762	6.9%	15,934	9.4%	108,267	10.4%	23.6%
Business & Financial	2,218	4.1%	8,897	5.2%	55,640	5.4%	24.9%
Computer & Mathematical	1,179	2.2%	5,820	3.4%	35,709	3.4%	20.3%
Architectural & Engineering	816	1.5%	3,575	2.1%	21,529	2.1%	22.8%
Life, Physical & Social Sciences	204	0.4%	999	0.6%	7,742	0.7%	20.4%
Community and Social Services	713	1.3%	2,431	1.4%	14,546	1.4%	29.3%
Legal	384	0.7%	1,701	1.0%	12,084	1.2%	22.6%
Education and Training	2,438	4.5%	8,709	5.1%	54,909	5.3%	28.0%
Arts, Entertainment and Sports	811	1.5%	2,559	1.5%	18,777	1.8%	31.7%
Healthcare Practitioners & Technicians	1,972	3.6%	7,970	4.7%	51,505	5.0%	24.7%
Healthcare Support	916	1.7%	2,581	1.5%	15,817	1.5%	35.5%
Protective Services	881	1.6%	2,596	1.5%	17,968	1.7%	33.9%
Food Preparation	2,674	4.9%	7,583	4.5%	45,787	4.4%	35.3%
Building & Grounds Maintenance	1,574	2.9%	3,808	2.2%	26,481	2.6%	41.3%
Personal Services	1,507	2.8%	4,852	2.8%	28,550	2.8%	31.1%
Sales & Related	5,884	10.8%	19,754	11.6%	123,868	12.0%	29.8%
Office & Administrative	11,303	20.8%	31,446	18.5%	172,872	16.7%	35.9%
Farming, Fishing & Forestry	65	0.1%	152	0.1%	2,475	0.2%	42.8%
Construction & Extraction	3,097	5.7%	9,886	5.8%	55,267	5.3%	31.3%
Repair & Maintenance	2,689	5.0%	7,242	4.3%	38,724	3.7%	37.1%
Production	4,988	9.2%	11,568	6.8%	67,875	6.6%	43.1%
Transportation & Material Moving	4,174	7.7%	10,259	6.0%	59,737	5.8%	40.7%

Source: Claritas, 2009.

Independence Major Employers

NAICS	Company	Address	Employment	Products
332992	Alliant Tech Systems	E. Lake City Buckner Road	2,500	Small arms ammunition manufacturing
611110	Independence School District	218 N. Pleasant	2,000	Elementary and secondary schools
622110	Centerpoint Medical Center	19600 E. 39th Street	1,600	Hospital
921190	City of Independence	111 E. Maple	1,176	City government
524114	Government Employee Hospital Association	East 24 Highway	650	Customer service and claims office
322211	Burd & Fletcher	601 S. 291 Highway	350	Folding paperboard box manufacturing
922110	Jackson County Circuit Court	308 W. Kansas	274	Judicial courts
514120	Mid-Continent Library	Spring & 24 Highway	248	Library
311999	Unilever	13000 E. 35th Street	220	Miscellaneous food manufacturing
221100	Independence Power & Light	21500 E. Truman Road	220	Electric power generation, distribution
561422	Sprint Relay Center	3445 Missouri Highway 291	200	Telemarketing bureau
921190	Independence Events Center	19100 E. Valley View Parkway	198	CHL Hockey and event arena
322211	Love Box Company	1600 N. 291 Highway	175	Corrugated box manufacturing
513322	AT&T	215 Spring Street	174	Cellular and other wireless communications
513210	Comcast Cable Communications	4700 Little Blue Parkway	166	Cable networks
493110	Space Center Kansas City Inc.	1500 W. Geospace Drive	150	Warehousing and storage
621420	Comprehensive Mental Health	10901 E. Winner Road #10	100	Mental health services
624310	IBS Industries	1085 S. Yuma Avenue	100	Vocational rehabilitation services
623110	Regency Care Center	1800 S. Swope Drive	100	Nursing care facility
332999	Ronson Machine and Manufacturing	3400 Little Blue Expressway	100	Miscellaneous fabricated metal products
323111	Post Press	151 W. Geospace Drive	95	paper products
327390	Barbour Concrete	21421 E. Truman	60	Concrete products
511110	The Examiner	410 S. Liberty	57	Newspaper publication

Source: Independence Council for Economic Development, 2009.

Industrial Parks and Buildings

Name	Location	Total Acres	Type of Facility
Carefree Industrial Park	1600 N. 291 Highway	480	Premier industrial park with FTZ designation. An additional 1,500,000 square feet will be built in 2004 - 2008
Space Center Executive Park	1500 W. GeoSpace Drive	200	Underground mixed-use business park
Truman Road East	Truman Road	100	Manufacturing
Truman Road West	Truman Road	100	Manufacturing
Lake City Business Center	E. Lake City Buckner Road	92	Manufacturing, warehousing, storage, educational, research and development
Centerpoint Business Park	E. 39th & Selsa Road	90	Light Manufacturing
Commercial Distribution Center	16500 E. Truman Road	28	Underground warehousing and storage
Independence Regional Ennovation Center	1509 W. Truman Road	15	Mixed use business incubator (kitchen, lab and general)
Allis Chalmers Industrial Park	627 S. Cottage	12	Warehousing, manufacturing

Source: Independence Council for Economic Development, 2009.

Major Retail Centers

Name	Location	Total Square Feet	Major Tenants
Independence Center	18813 E. 39th Street	1,041,644	Abercrombie & Fitch, Dillard's, The Jones Store, Sears, Chico's, Coldwater Creek
Independence Commons	E. 39th Street & Arrowhead Ave.	399,930	AMC Theaters, Barnes & Noble, Bed, Bath & Beyond, Commerce Bank, Kohl's, Marshall's
Hartman Heritage Center	E. Jackson Drive	383,500	Hartman Conference Center, Hereford House, Hilton Garden Inn, Joe's Crab Shack, O'Charley's, On the Border, Pavilions Shopping Plaza
Crossroads	E. 39th Street and S. Crackerneck	357,800	NTW Store, PetsMart, Sam's Club, Wal-Mart
Bolger Square	E. 39th Street and S. Crackerneck	356,100	24 Hour Fitness, Bank 10, Dick's Clothing & Sporting Goods, Jo-Ann Stores., Target, JC Penney
Eastland Business Park	E. Valley View Parkway	340,000	Costco Wholesale, M&I Bank, Lowe's
Bass Pro Shops	I-70 & I-470	160,000	Bass Pro Shops, Islamorada restaurant, Mardel, Hobby Lobby
Trinity Woods	Little Blue & Valley View Parkway	Ongoing development (10,300sf to date)	Corner Café, Children's Mercy, Drury Inn, Arby's

Source: Independence Council for Economic Development, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Independence		Eastern Jackson		Kansas City MSA		Independence % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	51,074	100.0%	138,567	100.0%	862,378	100.0%	36.9%
Single Family	35,990	70.5%	101,973	73.6%	603,893	70.0%	35.3%
Townhouse	1,790	3.5%	6,724	4.9%	39,139	4.5%	26.6%
Multi Family	11,686	22.9%	27,853	20.1%	191,566	22.2%	42.0%
Mobile Home	1,581	3.1%	1,952	1.4%	26,244	3.0%	81.0%
Other	27	0.1%	65	0.0%	1,536	0.2%	41.5%

Source: Claritas, 2009.

Home Values

Home Values	City of Independence		Eastern Jackson		Kansas City, MSA		Independence % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$55,700		\$67,710		\$91,200		82.3%
2000	\$77,000	3.8%	\$97,917	4.5%	\$107,494	1.8%	78.6%
2009	\$103,443	3.8%	\$126,650	3.3%	\$143,017	3.7%	81.7%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
Owned Units	31,761	100.0%	93,317	100.0%	549,607	100.0%	34.0%
< \$100,000	15,151	47.7%	26,261	28.1%	147,173	26.8%	57.7%
\$100,000 - \$149,999	10,593	33.4%	32,929	35.3%	148,350	27.0%	32.2%
\$150,000 - \$199,999	3,300	10.4%	17,723	19.0%	108,170	19.7%	18.6%
\$200,000 - \$299,999	1,856	5.8%	11,163	12.0%	90,500	16.5%	16.6%
\$300,000 or More	861	2.7%	5,241	5.6%	55,414	10.1%	16.4%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Independence % of E. Jackson
Rented Units	14,948	100.0%	34,370	100.0%	231,148	100.0%	43.5%
< \$300	1,129	7.6%	1,760	5.1%	10,829	4.7%	64.1%
\$300 - \$499	2,052	13.7%	3,210	9.3%	22,222	9.6%	63.9%
\$500 - \$749	6,505	43.5%	12,588	36.6%	83,480	36.1%	51.7%
\$750 or More	5,262	35.2%	16,812	48.9%	114,617	49.6%	31.3%
Median	\$664		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Fort Osage (R-I)	2.7%	50.0%	34.2%	13.0%	5.4%	51.1%	30.7%	12.8%
Blue Hills	2.2%	47.8%	37.0%	13.0%	8.7%	62.0%	21.7%	7.6%
Buckner	1.1%	49.5%	33.7%	15.8%	2.1%	33.7%	40.0%	24.2%
Cler-Mont	2.3%	54.7%	30.2%	12.8%	3.5%	55.8%	27.9%	12.8%
Elm Grove	5.3%	48.4%	35.8%	10.5%	7.4%	53.7%	32.6%	6.3%
Independence (30)	5.6%	44.8%	37.2%	12.5%	4.9%	46.0%	41.8%	7.3%
Thomas Hart Benton	1.6%	41.3%	46.0%	11.1%	6.3%	32.8%	45.3%	15.6%
Blackburn	1.9%	35.6%	47.1%	15.4%	0.0%	45.2%	47.1%	7.7%
Bryant	5.7%	48.6%	40.0%	5.7%	2.9%	57.1%	34.3%	5.7%
Glendale	2.6%	42.3%	44.9%	10.3%	3.8%	47.4%	47.4%	1.3%
John W. Luff	4.5%	43.2%	34.1%	18.2%	4.5%	45.5%	36.4%	13.6%
Mill Creek	4.7%	46.5%	34.9%	14.0%	11.6%	46.5%	37.2%	4.7%
Ott	6.8%	52.5%	30.5%	10.2%	3.4%	50.8%	40.7%	5.1%
Procter	0.0%	47.4%	34.2%	18.4%	0.0%	57.9%	36.8%	5.3%
Randall	18.4%	53.1%	22.4%	6.1%	18.0%	60.0%	16.0%	6.0%
Santa Fe Trail	11.3%	54.8%	29.0%	4.8%	4.8%	46.8%	43.5%	4.8%
William Southern	3.4%	48.3%	36.0%	12.4%	3.4%	46.1%	46.1%	4.5%
Spring Branch	3.5%	36.8%	43.9%	15.8%	5.3%	28.1%	49.1%	17.5%
Sycamore Hills	8.0%	41.3%	32.0%	18.7%	4.0%	45.3%	45.3%	5.3%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Fort Osage (R-I)	14.4%	44.8%	31.5%	9.4%	17.6%	43.3%	31.7%	7.4%
Osage Trail	14.4%	44.8%	31.5%	9.4%	17.6%	43.3%	31.7%	7.4%
Independence (30)	8.4%	39.4%	39.3%	12.9%	11.1%	33.8%	41.8%	13.4%
Bingham	11.6%	41.7%	38.9%	7.9%	12.0%	35.9%	45.2%	6.9%
Bridger	5.8%	37.3%	40.3%	16.6%	9.9%	36.4%	38.8%	15.0%
Pioneer Ridge	9.0%	39.9%	38.4%	12.7%	11.9%	29.0%	42.4%	16.7%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Fort Osage (R-I)	8.8%	53.3%	26.6%	11.3%	27.0%	35.4%	30.5%	7.1%
Fort Osage	8.8%	53.3%	26.6%	11.3%	27.0%	35.4%	30.5%	7.1%
Independence (30)	13.0%	49.4%	27.1%	10.5%	18.6%	30.2%	37.9%	13.3%
Truman	11.3%	51.7%	25.7%	11.3%	14.0%	28.7%	38.6%	18.7%
William Chrisman	13.3%	45.4%	30.9%	10.5%	22.1%	30.8%	39.0%	8.2%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Lee's Summit, Missouri is a city of 84,558 people, comprising about 26 percent of the Eastern Jackson County population. At 37.1 years, the median age of the city's population is slightly older than the Eastern Jackson County median of 36.3 years.

Lee's Summit is located in the southeastern part of Eastern Jackson County, along I-470 and east of Longview Lake. Lee's Summit is well connected to the regional freeway system, and Union Pacific, Santa Fe and Amtrak rail lines offer businesses easy access to additional transportation options.

According to 2009 estimates, there are more than 45,700 employed persons in Lee's Summit. The city has a very well-educated resident base with 93.6 percent of adults having a high school education, compared to a regional average of 87.3 percent. The city's median household income of \$74,429 is more than 30 percent higher than the Eastern Jackson County median.

The median value of existing homes in Lee's Summit is \$181,753,

which is about 43.5 percent higher than the Eastern Jackson County median. Typical rents in Lee's Summit are \$935 according to the 2008 American Community Survey, compared to the Eastern Jackson County median of \$778.

The City of Lee's Summit has a broad spectrum of major employers. They include companies that manufacture everything from plastic containers to tools to electronic components. In addition to manufacturing, there are also a variety of services offered, such as customer service centers for pharmaceuticals, telecommunications firms, data management and processing centers, and educational institutions. There are 18 business establishments in Lee's Summit with 200 employees or more, and 11 business establishments with 500 or more employees.

There are numerous industrial and business parks in the city, three of which encompass 200 or more acres. The 300 acre Summit Technology Campus at Chipman Road, Highway 50 and I-470, is in the central part of the city. The

Lakewood Business center is located on I-470, just 2 miles south of I-70, and offers master planned development to accommodate a variety of business users. Space Center Executive Park includes 4.5 million square feet of underground space. Finally, there is a significant amount of industrial and business park land available for development near the Lee's Summit Airport, adjacent to I-470 bounded by Bowlin Road to the north and Colbern Road to the south. Existing office space is currently located primarily along US 50 and Highway 291, and Douglas Street at I-470.

The pattern of retail development in Lee's Summit follows closely with major traffic routes. The 800,000 square foot Summit Woods Crossing center is located adjacent to US 50, just south of I-470. It includes anchor tenants such as Lowes, Kohls, Best Buy, Target and specialty stores such as Eddie Bauer and Borders Books. Many other community and neighborhood centers are scattered throughout the city, generally along Highway 291 and US 50.

Lee's Summit Vital Statistics

Statistic	Lee's Summit	Eastern Jackson	Kansas City MSA
Population 2009	84,558	327,077	2,015,519
Median Age 2009	37.1	36.3	36.7
Households 2009	31,255	129,266	791,638
Median Household Income 2009	\$74,429	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	93.6%	88.1%	87.3%
Employed Persons 2009	45,770	170,322	1,036,129
Housing Units 2009	32,981	138,567	862,378
Median Home Value 2009	\$181,753	\$126,650	\$143,017
Median Gross Rent 2008	\$935	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Lee's Summit		Eastern Jackson		Kansas City MSA		Lee's Summit % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	46,396		234,233		1,636,528		19.8%
2000	70,700	5.2%	271,483	1.6%	1,836,038	1.2%	26.0%
2009	84,558	2.2%	327,077	2.3%	2,015,519	1.1%	25.9%
2014	91,570	1.7%	338,583	0.7%	2,118,551	1.0%	27.0%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
Under 21	27,362	32.4%	98,189	30.0%	592,892	29.4%	27.9%
21 - 34	12,446	14.7%	53,687	16.4%	365,802	18.1%	23.2%
35 - 54	26,582	31.4%	96,809	29.6%	591,126	29.3%	27.5%
55 - 64	9,418	11.1%	37,989	11.6%	230,047	11.4%	24.8%
65 & Over	8,750	10.3%	40,403	12.4%	235,652	11.7%	21.7%
Median	37.1		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
White	77,074	91.1%	285,963	87.4%	1,610,889	79.9%	27.0%
Black	3,929	4.6%	22,649	6.9%	241,602	12.0%	17.3%
American Indian	319	0.4%	1,650	0.5%	10,630	0.5%	19.3%
Asian	1,042	1.2%	3,036	0.9%	40,998	2.0%	34.3%
Other	2,194	2.6%	13,779	4.2%	111,400	5.5%	15.9%
Hispanic Origin	2,612	3.1%	14,850	4.5%	145,436	7.2%	17.6%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Lee's Summit		Eastern Jackson		Kansas City MSA		Lee's Summit % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	17,453		103,337		629,122		16.9%
2000	26,417	5.1%	120,507	1.7%	717,761	1.4%	21.9%
2009	31,255	2.0%	129,266	0.8%	791,638	1.1%	24.2%
2014	33,620	1.5%	133,747	0.7%	833,397	1.1%	25.1%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Lee's Summit % of E. Jackson
1990	2.66		2.27		2.60		117.3%
2000	2.68	0.7%	2.25	-0.6%	2.56	-1.7%	118.8%
2009	2.71	1.1%	2.53	12.3%	2.55	-0.5%	106.9%
2014	2.72	0.7%	2.53	0.0%	2.54	-0.2%	107.6%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
< \$25,000	3,188	10.2%	23,248	18.0%	151,285	19.1%	13.7%
\$25,000 - \$49,999	5,826	18.6%	36,745	28.4%	211,380	26.7%	15.9%
\$50,000 - \$74,999	6,768	21.7%	28,673	22.2%	167,898	21.2%	23.6%
\$75,000 - \$99,999	5,504	17.6%	18,057	14.0%	108,113	13.7%	30.5%
\$100,000 to \$149,900	6,531	20.9%	16,181	12.5%	101,000	12.8%	40.4%
\$150,000 or more	3,438	11.0%	6,362	4.9%	51,962	6.6%	54.0%
Median	\$74,429		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
Married	20,115	64.4%	71,132	55.0%	419,875	53.0%	28.3%
Children under 18	10,921	34.9%	33,499	25.9%	198,198	25.0%	32.6%
No Children	9,194	29.4%	37,633	29.1%	221,677	28.0%	24.4%
Male	3,263	10.4%	18,320	14.2%	121,509	15.3%	17.8%
Children under 18	528	1.7%	2,850	2.2%	15,681	2.0%	18.5%
No Children	311	1.0%	1,918	1.5%	12,708	1.6%	16.2%
Female	6,724	21.5%	34,353	26.6%	207,844	26.3%	19.6%
Children under 18	1,775	5.7%	9,008	7.0%	53,833	6.8%	19.7%
No Children	803	2.6%	5,265	4.1%	32,145	4.1%	15.3%
Nonfamily	1,153	3.7%	5,461	4.2%	42,410	5.4%	21.1%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
Owner Occupied	24,618	78.8%	93,317	72.2%	549,607	69.4%	26.4%
Renter Occupied	6,637	21.2%	35,949	27.8%	242,031	30.6%	18.5%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Lee's Summit		Eastern Jackson		Kansas City MSA		Lee's Summit % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	53,160	100.0%	213,603	100.0%	1,324,322	100.0%	24.9%
< 9th	903	1.7%	6,543	3.1%	48,773	3.7%	13.8%
9 - 12, no diploma	2,479	4.7%	18,897	8.8%	119,042	9.0%	13.1%
High School Grad.	11,054	20.8%	66,552	31.2%	374,293	28.3%	16.6%
Some College	14,139	26.6%	56,100	26.3%	317,354	24.0%	25.2%
Associate Degree	3,881	7.3%	13,609	6.4%	77,784	5.9%	28.5%
Bachelor Degree	13,788	25.9%	35,419	16.6%	258,627	19.5%	38.9%
Grad. or Prof. Degree	6,916	13.0%	16,483	7.7%	128,449	9.7%	42.0%
High School Graduate	49,778	93.6%	188,163	88.1%	1,156,507	87.3%	26.5%
Post High School Degree	24,585	46.2%	65,511	30.7%	464,860	35.1%	37.5%
Industry (2009)							
Employed Persons	45,770	100.0%	170,322	100.0%	1,036,129	100.0%	26.9%
Agriculture & Mining	96	0.2%	451	0.3%	9,275	0.9%	21.3%
Construction	2,846	6.2%	12,611	7.4%	71,779	6.9%	22.6%
Manufacturing	5,210	11.4%	19,789	11.6%	116,141	11.2%	26.3%
Wholesale Trade	2,021	4.4%	7,527	4.4%	45,151	4.4%	26.9%
Retail Trade	5,095	11.1%	20,838	12.2%	120,557	11.6%	24.5%
Transportation & Utilities	1,851	4.0%	9,171	5.4%	62,768	6.1%	20.2%
Information	3,375	7.4%	9,803	5.8%	55,583	5.4%	34.4%
F.I.R.E.	4,447	9.7%	15,505	9.1%	90,438	8.7%	28.7%
Professional, Administrative Svcs	4,557	10.0%	14,513	8.5%	106,384	10.3%	31.4%
Education, Health, Social Svcs	9,223	20.2%	30,808	18.1%	190,715	18.4%	29.9%
Arts, Entertainment, Hospitality	2,782	6.1%	12,082	7.1%	72,435	7.0%	23.0%
Other Services	2,164	4.7%	8,889	5.2%	47,485	4.6%	24.3%
Public Administration	2,103	4.6%	8,335	4.9%	47,418	4.6%	25.2%

F.I.R.E. - Finance, Insurance & Real Estate
 Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Lee's Summit		Eastern Jackson		Kansas City MSA		Lee's Summit % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	45,770	100.0%	170,322	100.0%	1,036,129	100.0%	26.9%
Managerial	6,180	13.5%	15,934	9.4%	108,267	10.4%	38.8%
Business & Financial	2,964	6.5%	8,897	5.2%	55,640	5.4%	33.3%
Computer & Mathematical	2,203	4.8%	5,820	3.4%	35,709	3.4%	37.9%
Architectural & Engineering	1,364	3.0%	3,575	2.1%	21,529	2.1%	38.2%
Life, Physical & Social Sciences	404	0.9%	999	0.6%	7,742	0.7%	40.4%
Community and Social Services	790	1.7%	2,431	1.4%	14,546	1.4%	32.5%
Legal	741	1.6%	1,701	1.0%	12,084	1.2%	43.6%
Education and Training	2,647	5.8%	8,709	5.1%	54,909	5.3%	30.4%
Arts, Entertainment and Sports	774	1.7%	2,559	1.5%	18,777	1.8%	30.2%
Healthcare Practitioners & Technicians	3,042	6.6%	7,970	4.7%	51,505	5.0%	38.2%
Healthcare Support	669	1.5%	2,581	1.5%	15,817	1.5%	25.9%
Protective Services	386	0.8%	2,596	1.5%	17,968	1.7%	14.9%
Food Preparation	1,635	3.6%	7,583	4.5%	45,787	4.4%	21.6%
Building & Grounds Maintenance	678	1.5%	3,808	2.2%	26,481	2.6%	17.8%
Personal Services	1,274	2.8%	4,852	2.8%	28,550	2.8%	26.3%
Sales & Related	5,804	12.7%	19,754	11.6%	123,868	12.0%	29.4%
Office & Administrative	7,020	15.3%	31,446	18.5%	172,872	16.7%	22.3%
Farming, Fishing & Forestry	37	0.1%	152	0.1%	2,475	0.2%	24.3%
Construction & Extraction	2,114	4.6%	9,886	5.8%	55,267	5.3%	21.4%
Repair & Maintenance	1,280	2.8%	7,242	4.3%	38,724	3.7%	17.7%
Production	1,930	4.2%	11,568	6.8%	67,875	6.6%	16.7%
Transportation & Material Moving	1,834	4.0%	10,259	6.0%	59,737	5.8%	17.9%

Source: Claritas, 2009.

Lee's Summit Major Employers

NAICS	Company	Address	Employment	Products
611110	Lee's Summit R-7 School District	301 NE Tudor Road	2,603	Educational Institution
928120	National Benefits Center	Not Available for Publication	1,325	Federal Government
622110	Truman Medical Center Lakewood	7900 Lee's Summit Road	1,300	Hospital
561422	AT&T, Inc.	777 Blue Parkway/202 SE 3rd	1,146	Telecommunications - Customer Service
623311	John Knox Village	400 NW Murray Road	1,035	Retirement Community
922119	City of Lee's Summit	220 SE Green Street	645	City Government
921190	National Records Center	Not Available for Publication	625	Federal Government
541422	CVS/Caremark, Inc.	800 NW Chipman Road	559	Pharmaceutical Customer Service
813110	Unity Practical School of Christianity	1901 NW Blue Parkway	550	Seminary
611210	Metropolitan Community College - Longview	500 SW Longview Road	532	Educational Institution
541422	ExamOne (Quest Diagnostics)	800 NW Chipman Road	500	Pharmaceutical Customer Service
622110	Saint Luke's East - Lee's Summit	100 NE Saint Luke's Boulevard	368	Hospital
493110	Toys R' Us	420 SE Thompson Road	350	Toy Distribution Center
622110	HCA - Lee's Summit Medical Center	2100 SE Blue Parkway	332	Hospital
334413	Diodes - FabTech, Inc.	777 NW Blue Parkway	250	Electronic Component Manufacturing
326199	Polytainers, Inc.	1400 NW Douglas	250	Plastic Container Manufacturing
333514	R & D Leverage	1009 Browning	250	Tools Design, Parts & Distribution
326199	Plastic Enterprises Co., Inc.	401 SE Thompson Drive	215	Plastic Container Manufacturing
524292	Government Employees Health Association	310 NE Mulberry Street	176	Third Party Administration of Insurance and Pension Funds
339920	Heartland Tanning	4251 NE Port Drive	130	Tanning Bed Manufacturing
621511	ViraCor - IBT Laboratories	1001 NW Technology Drive	112	Clinical and Diagnostic Testing
541513	Saint Luke's Health System Information Systems	Not Available for Publication	102	Data Center - Health Care
422490	American Food Service	290 SE Thompson Drive	100	Wholesale Groceries
621420	ReDiscover	901 NE Independence Ave.	100	Mental Health Services
322211	Bennett Packaging	220 NW Space Center Circle	99	Corrugated and Solid Fiber Box Manufacturing
325611	CK Enterprises, Inc.	1204 SW Jefferson Street	96	Soap and Other Detergent Manufacturing
333319	Billy Goat Industries	1803 SW Jefferson	94	Lawn Equipment Manufacturing
423830	JCI Industries, Inc.	1161 SE Hamblen	85	Pumps & Motors Sales/Services
541330	Progress Instruments	807 NW Commerce Drive	80	Engineering Services
511210	Cerner Corporation	Not Available for Publication	75	Software Publishers
524291	Progressive Insurance	777 NW Blue Parkway	75	Insurance Claims Investigation
238140	ABL, Inc.	1271 NE Delta School Road	70	Foundation Contractors
421220	W.C. Tingle Company	2615 NE Hagen Road	65	Flooring Distributor
541330	HDR - Archer	3741 NE Troon	60	Engineering Services
327331	Pavestone	601 NE Pavestone	60	Concrete Block and Brick Manufacturing
235610	Venture Industrial Products	525 SE Oldham Parkway	60	Sheet Metal Fabrication
335912	Dow KoKam	2901 NE Hagan Road	55	Lithium Battery Manufacturing
332813	High Tech Laser & Polishing	1220 SE Broadway	50	Electroplating, Plating, Polishing, Anodizing and Coloring
561773	Weed Man/Turf's Up, Inc.	P.O. Box 1473	49	Lawn Care Services
311823	A. Zerega's & Sons, Inc.	200 NW Victoria Drive	40	Dry Pasta Manufacturing
333514	Creative Blow Mold Tooling	2350 NE Independence Ave	40	Blow Molds for Plastic Bottle Industry
238190	Hi Tech Industrial Services	1695 SE Decker Street	40	Refractory and Erosion Protection Services
811213	Midwest Underground Technology, Inc.	3 NE Victoria Drive	40	Communication Tower Construction, Maintenance & Inspection
336413	Ultrax Aerospace, Inc.	4200 NE Sun Court	40	Aircraft Testing Hardware/Software
335931	GE - BHA Technologies	417 SE Thompson Drive	35	Air Pollution Control
332998	Metcraft Industries	301 SE Thompson Drive	35	Institutional Plumbing Fixtures Manufacturing
541611	Adams Gabbert & Associates	400 SW Longview Blvd.	32	Business Consulting Services
611710	NRCCUA	3651 NE Ralph Powell Road	32	Educational Support Services
332710	Unitech	2300 NE Independence Avenue	30	Machine Shops
423120	Dahmer Powertrain, Inc.	2301 NE Independence Avenue	29	Powertrain Products
423710	Issco, Inc.	1310 SE Hamblen Road	29	Fastener Distributor
326191	Tiffany Marble Inc.	16 SE 16th Street	28	Cultured Marble Product Manufacturing
238110	Geiger Ready-Mix Co., Inc.	150 SE Stuart Road	26	Poured Concrete Foundation and Structure Contractors
811213	Millennium International	1825-2 SW Market Street	26	Aviation Equipment Repair and Overhaul

Source: Lee's Summit Economic Development Council, 2009.

Business and Industrial Parks

Name	Location	Total Acres	Type of Facility
Summit Technology Campus	Chipman Road & I-470 & Highway 50	300	Business Park
Lakewood Business Center	Independence Avenue & Strother Road	251	Industrial
Space Center Executive Park	1500 W. GeoSpace Drive	200	Business Park
Lemone-Smith Business and Rail Center	Highway 291 & Thompson Road	150	Industrial
Summit Woods Crossing	Chipman Road & I-470	124	Commercial
Lee's Summit North Industrial Park	Douglas Street & Victoria Drive	100	Industrial
Rollins Meadows Business Park	Douglas Street & Mulberry Street	73	Office/Commercial
Chapel Ridge Business Park	I-470 & Ralph Powell	70	Office/Commercial
Summit Fair	Highway 50 & Chipman	57	Commercial
Executive Lakes Center	Lakewood Way & Bowlin Road	51	Office/Commercial
Lakewood Business Park	I-470 & Woods Chapel Road	50	Industrial
Charleston Park	Todd George & US 50	48	Office/Commercial
Newberry Landings	Hamblen Road & Bailey Drive	47	Industrial
Blue Parkway Business Center	Blue Parkway & I-470	43	Office/Commercial
St. Lukes Property	Douglas Street & I-470	41	Office/Commercial
Chapel Ridge West	Woods Chapel Road & Ralph Powell Road	38	Office/Commercial
Stoney Creek Offices/Retail *	Ward Road & M-150	35	Office/Commercial
Douglas Square Center	Douglas Street & I-470	34	Commercial
Bella Sera *	Pryor Road & Highway 150	34	Commercial
Saddlebrook Commons *	Highway 291 & Highway 150	33	Commercial
Bellmont Shoppes *	Ranson Road & Highway 50	31	Commercial
Chapel Ridge	Woods Chapel Road & I-470	30	Office/Commercial
Summit Tech Industrial Park	Commerce Drive & Chipman Road	30	Office/Industrial
Eastside Business Park	Broadway Drive & US 50	28	Industrial
New Longview - Tower Park	View High & 3rd Street	25	Office
Douglas Station	Douglas Street & Tudor Road	25	Office/Commercial

Source: Lee's Summit Economic Development Council, 2009.

* Indicates planned development

Note: Only developments of 25 acres or more are shown; some acreage may be rounded.

Major Retail Centers

Name	City	Total Square Feet	Major Tenants
Summit Woods Crossing	Lee's Summit	800,000	Lowes, Kohl's, Best Buy, Target, Border's Books, Eddie Bauer
Summit Fair	Lee's Summit	655,000	Macy's, JC Penney
Summit Shopping Center	Lee's Summit	260,000	Eckerd Drug, Summit Fitness
Cedar Creek Mall	Lee's Summit	155,000	HyVee Food Store, Osco Drug
Pinetree Plaza	Lee's Summit	133,137	Price Chopper Foods
Home Depot	Lee's Summit	132,500	Home Depot
Summit Springs Shopping Center	Lee's Summit	121,674	Hobby Lobby, Westlake Hardware
Douglas Square Shops	Lee's Summit	119,585	East Glen 16 Theaters
Hen House Market Place	Lee's Summit	108,000	Hen House Market
Chapel Ridge	Lee's Summit	110,000	Price Chopper Foods
Raintree North	Lee's Summit	105,960	Price Chopper Foods

Source: Lee's Summit Economic Development Council, 2009.

Note: Includes only centers with 100,000 square feet or more.

Housing Units by Type

Housing Units By Type (2009)	City of Lee's Summit		Eastern Jackson		Kansas City MSA		Lee's Summit % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	32,981	100.0%	138,567	100.0%	862,378	100.0%	23.8%
Single Family	25,560	77.5%	101,973	73.6%	603,893	70.0%	25.1%
Townhouse	1,885	5.7%	6,724	4.9%	39,139	4.5%	28.0%
Multi Family	5,494	16.7%	27,853	20.1%	191,566	22.2%	19.7%
Mobile Home	42	0.1%	1,952	1.4%	26,244	3.0%	2.2%
Other	0	0.0%	65	0.0%	1,536	0.2%	0.0%

Source: Claritas, 2009.

Home Values

Home Values	City of Lee's Summit		Eastern Jackson		Kansas City, MSA		Lee's Summit % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$84,100		\$67,710		\$91,200		124.2%
2000	\$131,500	5.6%	\$97,917	4.5%	\$107,494	1.8%	134.3%
2009	\$181,753	4.2%	\$126,650	3.3%	\$143,017	3.7%	143.5%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
Owned Units	24,618	100.0%	93,317	100.0%	549,607	100.0%	26.4%
< \$100,000	1,275	5.2%	26,261	28.1%	147,173	26.8%	4.9%
\$100,000 - \$149,999	6,480	26.3%	32,929	35.3%	148,350	27.0%	19.7%
\$150,000 - \$199,999	7,171	29.1%	17,723	19.0%	108,170	19.7%	40.5%
\$200,000 - \$299,999	6,120	24.9%	11,163	12.0%	90,500	16.5%	54.8%
\$300,000 or More	3,572	14.5%	5,241	5.6%	55,414	10.1%	68.2%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Lee's Summit % of E. Jackson
Rented Units	7,988	100.0%	34,370	100.0%	231,148	100.0%	23.2%
< \$300	367	4.6%	1,760	5.1%	10,829	4.7%	20.9%
\$300 - \$499	188	2.4%	3,210	9.3%	22,222	9.6%	5.9%
\$500 - \$749	1,527	19.1%	12,588	36.6%	83,480	36.1%	12.1%
\$750 or More	5,906	73.9%	16,812	48.9%	114,617	49.6%	35.1%
Median	\$935		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Lee's Summit (R-7)	3.9%	35.9%	42.3%	17.9%	3.1%	39.7%	47.0%	10.2%
Greenwood	7.4%	38.2%	42.6%	11.8%	1.5%	39.7%	55.9%	2.9%
Cedar Creek	0.0%	21.6%	51.0%	27.5%	0.0%	16.7%	56.9%	26.5%
Hazel Grove	4.6%	36.9%	43.1%	15.4%	4.6%	29.2%	49.2%	16.9%
Lee's Summit	0.0%	45.8%	41.7%	12.5%	0.0%	45.8%	50.0%	4.2%
Longview Farm	0.0%	30.3%	47.0%	22.7%	0.0%	28.8%	47.0%	24.2%
Mason	2.2%	28.3%	50.0%	19.6%	4.3%	27.7%	55.3%	12.8%
Meadow Lane	6.7%	46.1%	40.4%	6.7%	5.6%	60.7%	31.5%	2.2%
Pleasant Lea	3.5%	40.7%	45.3%	10.5%	3.5%	51.2%	41.9%	3.5%
Westview	6.8%	45.8%	35.6%	11.9%	3.4%	54.2%	40.7%	1.7%
Richardson	1.6%	32.8%	42.2%	23.4%	3.1%	43.8%	43.8%	9.4%
Prairie View	6.2%	38.4%	38.4%	17.1%	4.1%	47.9%	41.8%	6.2%
Trailridge	6.4%	33.0%	53.2%	7.4%	2.1%	39.4%	54.3%	4.3%
Underwood	1.2%	14.5%	49.4%	34.9%	1.2%	26.5%	65.1%	7.2%
Highland Park	2.9%	37.7%	37.7%	21.7%	2.9%	44.9%	40.6%	11.6%
Hawthorn Hill	3.8%	48.1%	29.1%	19.0%	2.5%	49.4%	39.2%	8.9%
Woodland	3.6%	40.9%	32.7%	22.7%	4.5%	31.8%	40.9%	22.7%
Summit Pointe	4.9%	36.1%	44.3%	14.8%	8.2%	37.7%	54.1%	0.0%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Lee's Summit (R-7)	5.3%	31.9%	43.4%	19.4%	4.5%	25.5%	44.7%	25.2%
Bernard C. Campbell	6.8%	31.6%	41.7%	19.9%	6.4%	31.6%	38.6%	23.5%
Summit Lakes	2.5%	28.6%	47.1%	21.8%	4.6%	23.0%	44.3%	28.1%
Pleasant Lea	5.8%	35.4%	42.2%	16.6%	3.8%	31.6%	43.4%	21.3%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Lee's Summit (R-7)	7.4%	38.1%	33.1%	21.4%	9.6%	23.8%	43.7%	23.0%
Lee's Summit	5.8%	30.2%	34.7%	29.3%	8.5%	24.1%	45.3%	22.1%
Lee's Summit North	8.1%	39.2%	35.1%	17.6%	10.9%	21.7%	43.2%	24.2%
Lee's Summit West	8.3%	46.4%	28.4%	16.9%	8.6%	26.4%	42.6%	22.5%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

Oak Grove, Missouri is a small town with approximately 6,800 people and makes up 2 percent of Eastern Jackson County's population. The median age of 32.6 years is significantly younger than the Eastern Jackson County median of 36.3 years.

Oak Grove is located in the far eastern part of Eastern Jackson County, along I-70 and east of Grain Valley. In addition to its close proximity to the regional freeway system and easy access to the Kansas City area, the Grain Valley Municipal Airport and local rail lines offer businesses several

convenient transportation options.

According to 2009 estimates, there are about 3,300 employed residents in Oak Grove. Approximately 81 percent of the adults have completed a high school education. The city's median household income of \$52,747 is comparable to Eastern Jackson County and the metro area as a whole.

Oak Grove prides itself on its quality neighborhoods and family friendly environment. The median value of existing homes is very affordable at \$120,702. Roughly 55 percent of the homes in the area are valued between \$100,000 and

\$149,999, which is considerably more than in Eastern Jackson County (35 percent) and the metro area (27 percent).

Major employers in Oak Grove include a variety of retail establishments, a medical services provider, and the Oak Grove School District. These employers range in size from 60 to 200 employees.

Four major retail centers serve the Oak Grove area. Combined, they include nearly 84,000 square feet of retail space. Key Industrial Park is a 10 acre industrial site and the largest in the area.

Oak Grove Vital Statistics

Statistic	Oak Grove	Eastern Jackson	Kansas City MSA
Population 2009	6,802	327,077	2,015,519
Median Age 2009	32.6	36.3	36.7
Households 2009	2,453	129,266	791,638
Median Household Income 2009	\$52,747	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	81.2%	88.1%	87.3%
Employed Persons 2009	3,291	170,322	1,036,129
Housing Units 2009	2,597	138,567	862,378
Median Home Value 2009	\$120,702	\$126,650	\$143,017
Median Gross Rent 2009	na	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Oak Grove		Eastern Jackson		Kansas City MSA		Oak Grove % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	4,565		234,233		1,636,528		1.9%
2000	5,535	2.1%	271,483	1.6%	1,836,038	1.2%	2.0%
2009	6,802	2.5%	327,077	2.3%	2,015,519	1.1%	2.1%
2014	7,438	1.9%	338,583	0.7%	2,118,551	1.0%	2.2%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Oak Grove % of E. Jackson
Under 21	2,424	35.6%	98,189	30.0%	592,892	29.4%	2.5%
21 - 34	1,188	17.5%	53,687	16.4%	365,802	18.1%	2.2%
35 - 54	1,943	28.6%	96,809	29.6%	591,126	29.3%	2.0%
55 - 64	569	8.4%	37,989	11.6%	230,047	11.4%	1.5%
65 & Over	678	10.0%	40,403	12.4%	235,652	11.7%	1.7%
Median	32.6		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Oak Grove % of E. Jackson
White	6,551	96.3%	285,963	87.4%	1,610,889	79.9%	2.3%
Black	17	0.2%	22,649	6.9%	241,602	12.0%	0.1%
American Indian	13	0.2%	1,650	0.5%	10,630	0.5%	0.8%
Asian	28	0.4%	3,036	0.9%	40,998	2.0%	0.9%
Other	193	2.8%	13,779	4.2%	111,400	5.5%	1.4%
Hispanic Origin	172	2.5%	14,850	4.5%	145,436	7.2%	1.2%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Oak Grove		Eastern Jackson		Kansas City MSA		Oak Grove % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	1,546		103,337		629,122		1.5%
2000	1,944	2.6%	120,507	1.7%	717,761	1.4%	1.6%
2009	2,453	2.9%	129,266	0.8%	791,638	1.1%	1.9%
2014	2,713	2.1%	133,747	0.7%	833,397	1.1%	2.0%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Oak Grove % of E. Jackson
1990	2.95		2.27		2.60		130.3%
2000	2.85	-3.6%	2.25	-0.6%	2.56	-1.7%	126.4%
2009	2.77	-2.6%	2.53	12.3%	2.55	-0.5%	109.6%
2014	2.74	-1.1%	2.53	0.0%	2.54	-0.2%	108.3%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Oak Grove % of E. Jackson
< \$25,000	467	19.0%	23,248	18.0%	151,285	19.1%	2.0%
\$25,000 - \$49,999	696	28.4%	36,745	28.4%	211,380	26.7%	1.9%
\$50,000 - \$74,999	578	23.6%	28,673	22.2%	167,898	21.2%	2.0%
\$75,000 - \$99,999	412	16.8%	18,057	14.0%	108,113	13.7%	2.3%
\$100,000 to \$149,900	229	9.3%	16,181	12.5%	101,000	12.8%	1.4%
\$150,000 or more	71	2.9%	6,362	4.9%	51,962	6.6%	1.1%
Median	\$52,747		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Oak Grove % of E. Jackson
Married	1,408	57.4%	71,132	55.0%	419,875	53.0%	2.0%
Children under 18	776	31.6%	33,499	25.9%	198,198	25.0%	2.3%
No Children	632	25.8%	37,633	29.1%	221,677	28.0%	1.7%
Male	324	13.2%	18,320	14.2%	121,509	15.3%	1.8%
Children under 18	87	3.5%	2,850	2.2%	15,681	2.0%	3.1%
No Children	32	1.3%	1,918	1.5%	12,708	1.6%	1.7%
Female	645	26.3%	34,353	26.6%	207,844	26.3%	1.9%
Children under 18	231	9.4%	9,008	7.0%	53,833	6.8%	2.6%
No Children	92	3.8%	5,265	4.1%	32,145	4.1%	1.7%
Nonfamily	76	3.1%	5,461	4.2%	42,410	5.4%	1.4%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Oak Grove % of E. Jackson
Owner Occupied	1,667	68.0%	93,317	72.2%	549,607	69.4%	1.8%
Renter Occupied	786	32.0%	35,949	27.8%	242,031	30.6%	2.2%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Oak Grove		Eastern Jackson		Kansas City MSA		Oak Grove % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	4,034	100.0%	213,603	100.0%	1,324,322	100.0%	1.9%
< 9th	269	6.7%	6,543	3.1%	48,773	3.7%	4.1%
9 - 12, no diploma	488	12.1%	18,897	8.8%	119,042	9.0%	2.6%
High School Grad.	1,697	42.1%	66,552	31.2%	374,293	28.3%	2.5%
Some College	938	23.3%	56,100	26.3%	317,354	24.0%	1.7%
Associate Degree	208	5.2%	13,609	6.4%	77,784	5.9%	1.5%
Bachelor Degree	340	8.4%	35,419	16.6%	258,627	19.5%	1.0%
Grad. or Prof. Degree	94	2.3%	16,483	7.7%	128,449	9.7%	0.6%
High School Graduate	3,277	81.2%	188,163	88.1%	1,156,507	87.3%	1.7%
Post High School Degree	642	15.9%	65,511	30.7%	464,860	35.1%	1.0%
Industry (2009)							
Employed Persons	3,291	100.0%	170,322	100.0%	1,036,129	100.0%	1.9%
Agriculture & Mining	10	0.3%	451	0.3%	9,275	0.9%	2.2%
Construction	405	12.3%	12,611	7.4%	71,779	6.9%	3.2%
Manufacturing	380	11.5%	19,789	11.6%	116,141	11.2%	1.9%
Wholesale Trade	161	4.9%	7,527	4.4%	45,151	4.4%	2.1%
Retail Trade	423	12.9%	20,838	12.2%	120,557	11.6%	2.0%
Transportation & Utilities	178	5.4%	9,171	5.4%	62,768	6.1%	1.9%
Information	154	4.7%	9,803	5.8%	55,583	5.4%	1.6%
F.I.R.E.	297	9.0%	15,505	9.1%	90,438	8.7%	1.9%
Professional, Administrative Svcs	206	6.3%	14,513	8.5%	106,384	10.3%	1.4%
Education, Health, Social Svcs	575	17.5%	30,808	18.1%	190,715	18.4%	1.9%
Arts, Entertainment, Hospitality	258	7.8%	12,082	7.1%	72,435	7.0%	2.1%
Other Services	175	5.3%	8,889	5.2%	47,485	4.6%	2.0%
Public Administration	69	2.1%	8,335	4.9%	47,418	4.6%	0.8%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Oak Grove		Eastern Jackson		Kansas City MSA		Oak Grove % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	3,291	100.0%	170,322	100.0%	1,036,129	100.0%	1.9%
Managerial	115	3.5%	15,934	9.4%	108,267	10.4%	0.7%
Business & Financial	67	2.0%	8,897	5.2%	55,640	5.4%	0.8%
Computer & Mathematical	26	0.8%	5,820	3.4%	35,709	3.4%	0.4%
Architectural & Engineering	31	0.9%	3,575	2.1%	21,529	2.1%	0.9%
Life, Physical & Social Sciences	15	0.5%	999	0.6%	7,742	0.7%	1.5%
Community and Social Services	80	2.4%	2,431	1.4%	14,546	1.4%	3.3%
Legal	16	0.5%	1,701	1.0%	12,084	1.2%	0.9%
Education and Training	159	4.8%	8,709	5.1%	54,909	5.3%	1.8%
Arts, Entertainment and Sports	42	1.3%	2,559	1.5%	18,777	1.8%	1.6%
Healthcare Practitioners & Technicians	191	5.8%	7,970	4.7%	51,505	5.0%	2.4%
Healthcare Support	23	0.7%	2,581	1.5%	15,817	1.5%	0.9%
Protective Services	38	1.2%	2,596	1.5%	17,968	1.7%	1.5%
Food Preparation	183	5.6%	7,583	4.5%	45,787	4.4%	2.4%
Building & Grounds Maintenance	84	2.6%	3,808	2.2%	26,481	2.6%	2.2%
Personal Services	63	1.9%	4,852	2.8%	28,550	2.8%	1.3%
Sales & Related	346	10.5%	19,754	11.6%	123,868	12.0%	1.8%
Office & Administrative	675	20.5%	31,446	18.5%	172,872	16.7%	2.1%
Farming, Fishing & Forestry	0	0.0%	152	0.1%	2,475	0.2%	0.0%
Construction & Extraction	362	11.0%	9,886	5.8%	55,267	5.3%	3.7%
Repair & Maintenance	223	6.8%	7,242	4.3%	38,724	3.7%	3.1%
Production	263	8.0%	11,568	6.8%	67,875	6.6%	2.3%
Transportation & Material Moving	289	8.8%	10,259	6.0%	59,737	5.8%	2.8%

Source: Claritas, 2009.

Oak Grove Major Employers

NAICS	Company	Address	Employment	Products
611110	Oak Grove School District	1305 SE. Salem Street	260	Education
445110	Oak Grove Wal-Mart	201 SE. Salem Street	240	Food and Retail
447110	Oak Grove Petro Truck Stop	301 SW. 1st Street	126	Fuel, Food and Retail
623110	Oak Grove Nursing & Rehab	2108 SW. Mitchell	100	Medical Services
447110	TA Truck Stop	100 N. Broadway	60	Fuel, Food and Retail
445110	Patricia's Grocery Store	503 S. Broadway	52	Food, liquor
922119	City of Oak Grove	1300 S. Broadway	49	City Government
722211	Wendy's	301 SW. 1st Street	22	Fast Food
452110	Walgreen's	400 S. Broadway	25	Pharmacy, retail

Source: City of Oak Grove, 2009.

Business and Industrial Parks

<u>Name</u>	<u>Location</u>	<u>Total Acres</u>	<u>Type of Development</u>
Key Industrial Park	1st St. & Powell Road	10.0	Industrial
Bridgewood Plaza	505-513 S. Broadway	3.0	Commercial
Walgreens	400 S. Broadway	1.0	Commercial
700 Broadway	700 S. Broadway	0.5	Commercial
Chase Plaza	4th & Salem	0.4	Commercial

Source: City of Oak Grove, 2009.

Major Retail Centers

<u>Name</u>	<u>Location</u>	<u>Total Square Feet</u>	<u>Major Tenants</u>
Bridgewood Plaza	503-513 S. Broadway	31,000	Patricia's Grocery, Dollar Depot, Garden Buffet
700 Broadway	700 S. Broadway	22,200	Advance America, STG tack and feed store, Curves
Chase Plaza	Corner of 4th & Salem	16,000	Payday Loans, Synergy Physical Therapy
Walgreens	400 S. Broadway	14,550	Walgreens
	2200 S. Broadway	7,200	Shelter Insurance, Canine Design
	101 SW. 14th Street	3,200	Vacant
	1404 S. Broadway	3,200	Barber shop, Dog Grooming

Source: City of Oak Grove, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Oak Grove		Eastern Jackson		Kansas City MSA		Oak Grove % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	2,597	100.0%	138,567	100.0%	862,378	100.0%	1.9%
Single Family	1,923	74.0%	101,973	73.6%	603,893	70.0%	1.9%
Townhouse	56	2.2%	6,724	4.9%	39,139	4.5%	0.8%
Multi Family	609	23.5%	27,853	20.1%	191,566	22.2%	2.2%
Mobile Home	9	0.3%	1,952	1.4%	26,244	3.0%	0.5%
Other	0	0.0%	65	0.0%	1,536	0.2%	0.0%

Source: Claritas, 2009.

Home Values

Home Values	City of Oak Grove		Eastern Jackson		Kansas City, MSA		Oak Grove % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$54,200		\$67,710		\$91,200		80.0%
2000	\$83,900	5.5%	\$97,917	4.5%	\$107,494	1.8%	85.7%
2009	\$120,702	4.9%	\$126,650	3.3%	\$143,017	3.7%	95.3%

Home Value Distribution (2009)	City of Oak Grove		Eastern Jackson		Kansas City, MSA		Oak Grove % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Owned Units	1,667	100.0%	93,317	100.0%	549,607	100.0%	1.8%
< \$100,000	453	27.2%	26,261	28.1%	147,173	26.8%	1.7%
\$100,000 - \$149,999	919	55.1%	32,929	35.3%	148,350	27.0%	2.8%
\$150,000 - \$199,999	190	11.4%	17,723	19.0%	108,170	19.7%	1.1%
\$200,000 - \$299,999	71	4.3%	11,163	12.0%	90,500	16.5%	0.6%
\$300,000 or More	34	2.0%	5,241	5.6%	55,414	10.1%	0.6%

Gross Rent (2008)	City of Oak Grove		Eastern Jackson		Kansas City, MSA		Oak Grove % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Rented Units	na	na	34,370	100.0%	231,148	100.0%	na
< \$300	na	na	1,760	5.1%	10,829	4.7%	na
\$300 - \$499	na	na	3,210	9.3%	22,222	9.6%	na
\$500 - \$749	na	na	12,588	36.6%	83,480	36.1%	na
\$750 or More	na	na	16,812	48.9%	114,617	49.6%	na
Median	na		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary								
(Grade 4)								
Oak Grove (R-VI)	10.0%	47.5%	33.1%	9.4%	11.9%	59.4%	23.1%	5.6%
Oak Grove	10.0%	47.5%	33.1%	9.4%	11.9%	59.4%	23.1%	5.6%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools								
(Grade 7)								
Oak Grove (R-VI)	14.0%	40.4%	37.4%	8.2%	14.6%	43.9%	36.3%	5.3%
Oak Grove	14.0%	40.4%	37.4%	8.2%	14.6%	43.9%	36.3%	5.3%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools								
(Grade 10 or 11)								
Oak Grove (R-VI)	15.9%	53.7%	23.8%	6.7%	8.5%	31.7%	50.0%	9.9%
Oak Grove	15.9%	53.7%	23.8%	6.7%	8.5%	31.7%	50.0%	9.9%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

With a population of nearly 28,000 people, Raytown is a significant suburb in the Kansas City metropolitan area that offers the best of urban and suburban life. The community, which comprises 8.5 percent of Eastern Jackson County's population, has the benefits of a small-town atmosphere, including low crime and top-rated schools, along with the professional sports, arts and entertainment opportunities of a large city. Raytown's stable and well-established community has a median age of 42 years, which is substantially higher than the Eastern Jackson County median of 36.3 years.

The greatest benefit of Raytown's geographic location is its access to the entire greater Kansas City area. Raytown is located in the western

part of Eastern Jackson County, just south of Independence and west of Lee's Summit. The community's outstanding access to Interstates 435 and 70, and Highway 350, makes Raytown an important economic development corridor.

According to 2009 estimates, there are roughly 13,700 employed residents in Raytown. More than 87 percent of the adults have completed a high school education. The city's median household income is \$46,236.

The median home value in Raytown is \$107,039, which is very affordable compared to the Eastern Jackson County median of \$126,650. Roughly 87 percent of the homes in Raytown are valued under \$150,000, compared to 63 percent in Eastern Jackson County and

54 percent in the metro area.

Major employers in the area include Raytown Quality Schools, USA 800, GE Environmental, H&H Color Labs and Kansas City Power & Light. Overall, there are 11 employers with more than 100 employees each, and five employers with 300 or more employees, representing educational, retail, service and manufacturing industries.

Three major retail centers, each with more than 100,000 square feet, serve the area. Total combined retail space in Raytown exceeds 676,000 square feet. There are two major business parks, Hawthorne Business Park and Raytown Center Industrial Park, with a total of 48 acres of industrial and commercial sites.

Raytown Vital Statistics

Statistic	Raytown	Eastern Jackson	Kansas City MSA
Population 2009	27,942	327,077	2,015,519
Median Age 2009	42.0	36.3	36.7
Households 2009	12,052	129,266	791,638
Median Household Income 2009	\$46,236	\$56,996	\$54,937
% High School Graduates 2009 (Age 25 and Over)	87.4%	88.1%	87.3%
Employed Persons 2009	13,739	170,322	1,036,129
Housing Units 2009	12,723	138,567	862,378
Median Home Value 2009	\$107,039	\$126,650	\$143,017
Median Gross Rent 2008	\$782	\$778	\$747

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009; County Business Patterns, 2007.

Population Growth and Characteristics

Population	City of Raytown		Eastern Jackson		Kansas City MSA		Raytown % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	30,575		234,233		1,636,528		13.1%
2000	30,388	-0.1%	271,483	1.6%	1,836,038	1.2%	11.2%
2009	27,942	-0.9%	327,077	2.3%	2,015,519	2.0%	8.5%
2014	26,850	-0.8%	338,583	0.7%	2,118,551	1.0%	7.9%
By Age (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
Under 21	7,037	25.2%	98,189	30.0%	592,892	29.4%	7.2%
21 - 34	4,403	15.8%	53,687	16.4%	365,802	18.1%	8.2%
35 - 54	7,836	28.0%	96,809	29.6%	591,126	29.3%	8.1%
55 - 64	3,502	12.5%	37,989	11.6%	230,047	11.4%	9.2%
65 & Over	5,164	18.5%	40,403	12.4%	235,652	11.7%	12.8%
Median	42.0		36.3		36.7		
By Race (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
White	22,085	79.0%	285,963	87.4%	1,610,889	79.9%	7.7%
Black	4,369	15.6%	22,649	6.9%	241,602	12.0%	19.3%
American Indian	127	0.5%	1,650	0.5%	10,630	0.5%	7.7%
Asian	261	0.9%	3,036	0.9%	40,998	2.0%	8.6%
Other	1,100	3.9%	13,779	4.2%	111,400	5.5%	8.0%
Hispanic Origin	996	3.6%	14,850	4.5%	145,436	7.2%	6.7%

Source: 1990 & 2000 Census; Claritas, 2009.

Household Growth and Characteristics

Households	City of Raytown		Eastern Jackson		Kansas City MSA		Raytown % of E. Jackson
	Total	Average Annual Change	Total	Average Annual Change	Total	Average Annual Change	
1990	12,676		103,337		629,122		12.3%
2000	12,855	0.1%	120,507	1.7%	717,761	1.4%	10.7%
2009	12,052	-0.7%	129,266	0.8%	791,638	1.1%	9.3%
2014	11,673	-0.6%	133,747	0.7%	833,397	1.1%	8.7%
Population per Household	Average	% Change	Average	% Change	Average	% Change	Raytown % of E. Jackson
1990	2.41		2.27		2.60		106.4%
2000	2.36	-2.0%	2.25	-0.6%	2.56	-1.7%	104.9%
2009	2.32	-1.9%	2.53	12.3%	2.55	-0.5%	91.6%
2014	2.30	-0.8%	2.53	0.0%	2.54	-0.2%	90.9%
Household Income (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
< \$25,000	2,570	21.3%	23,248	18.0%	151,285	19.1%	11.1%
\$25,000 - \$49,999	4,062	33.7%	36,745	28.4%	211,380	26.7%	11.1%
\$50,000 - \$74,999	2,903	24.1%	28,673	22.2%	167,898	21.2%	10.1%
\$75,000 - \$99,999	1,350	11.2%	18,057	14.0%	108,113	13.7%	7.5%
\$100,000 to \$149,900	895	7.4%	16,181	12.5%	101,000	12.8%	5.5%
\$150,000 or more	272	2.3%	6,362	4.9%	51,962	6.6%	4.3%
Median	\$46,236		\$56,996		\$54,937		
Household by Type (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
Married	5,807	48.2%	71,132	55.0%	419,875	53.0%	8.2%
Children under 18	2,132	17.7%	33,499	25.9%	198,198	25.0%	6.4%
No Children	3,675	30.5%	37,633	29.1%	221,677	28.0%	9.8%
Male	1,860	15.4%	18,320	14.2%	121,509	15.3%	10.2%
Children under 18	214	1.8%	2,850	2.2%	15,681	2.0%	7.5%
No Children	195	1.6%	1,918	1.5%	12,708	1.6%	10.2%
Female	3,865	32.1%	34,353	26.6%	207,844	26.3%	11.3%
Children under 18	882	7.3%	9,008	7.0%	53,833	6.8%	9.8%
No Children	611	5.1%	5,265	4.1%	32,145	4.1%	11.6%
Nonfamily	520	4.3%	5,461	4.2%	42,410	5.4%	9.5%
Household Tenure (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
Owner Occupied	8,926	74.1%	93,317	72.2%	549,607	69.4%	9.6%
Renter Occupied	3,126	25.9%	35,949	27.8%	242,031	30.6%	8.7%

Source: 1990 & 2000 Census; Claritas, 2009.

Labor Force Characteristics

Educational Attainment (2009)	City of Raytown		Eastern Jackson		Kansas City MSA		Raytown % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Persons Age 25 and Over	19,676	100.0%	213,603	100.0%	1,324,322	100.0%	9.2%
< 9th	781	4.0%	6,543	3.1%	48,773	3.7%	11.9%
9 - 12, no diploma	1,706	8.7%	18,897	8.8%	119,042	9.0%	9.0%
High School Grad.	6,542	33.2%	66,552	31.2%	374,293	28.3%	9.8%
Some College	5,557	28.2%	56,100	26.3%	317,354	24.0%	9.9%
Associate Degree	1,212	6.2%	13,609	6.4%	77,784	5.9%	8.9%
Bachelor Degree	2,563	13.0%	35,419	16.6%	258,627	19.5%	7.2%
Grad. or Prof. Degree	1,315	6.7%	16,483	7.7%	128,449	9.7%	8.0%
High School Graduate	17,189	87.4%	188,163	88.1%	1,156,507	87.3%	9.1%
Post High School Degree	5,090	25.9%	65,511	30.7%	464,860	35.1%	7.8%
Industry (2009)							
Employed Persons	13,739	100.0%	170,322	100.0%	1,036,129	100.0%	8.1%
Agriculture & Mining	21	0.2%	451	0.3%	9,275	0.9%	4.7%
Construction	960	7.0%	12,611	7.4%	71,779	6.9%	7.6%
Manufacturing	1,590	11.6%	19,789	11.6%	116,141	11.2%	8.0%
Wholesale Trade	654	4.8%	7,527	4.4%	45,151	4.4%	8.7%
Retail Trade	1,731	12.6%	20,838	12.2%	120,557	11.6%	8.3%
Transportation & Utilities	734	5.3%	9,171	5.4%	62,768	6.1%	8.0%
Information	591	4.3%	9,803	5.8%	55,583	5.4%	6.0%
F.I.R.E.	1,171	8.5%	15,505	9.1%	90,438	8.7%	7.6%
Professional, Administrative Svcs	1,216	8.9%	14,513	8.5%	106,384	10.3%	8.4%
Education, Health, Social Svcs	2,461	17.9%	30,808	18.1%	190,715	18.4%	8.0%
Arts, Entertainment, Hospitality	951	6.9%	12,082	7.1%	72,435	7.0%	7.9%
Other Services	877	6.4%	8,889	5.2%	47,485	4.6%	9.9%
Public Administration	782	5.7%	8,335	4.9%	47,418	4.6%	9.4%

F.I.R.E. - Finance, Insurance & Real Estate

Source: Claritas, 2009.

Occupational Distribution

Occupation Detail (2009)	City of Raytown		Eastern Jackson		Kansas City MSA		Raytown % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Employed Persons	13,739	100.0%	170,322	100.0%	1,036,129	100.0%	8.1%
Managerial	1,013	7.4%	15,934	9.4%	108,267	10.4%	6.4%
Business & Financial	763	5.6%	8,897	5.2%	55,640	5.4%	8.6%
Computer & Mathematical	457	3.3%	5,820	3.4%	35,709	3.4%	7.9%
Architectural & Engineering	294	2.1%	3,575	2.1%	21,529	2.1%	8.2%
Life, Physical & Social Sciences	91	0.7%	999	0.6%	7,742	0.7%	9.1%
Community and Social Services	137	1.0%	2,431	1.4%	14,546	1.4%	5.6%
Legal	63	0.5%	1,701	1.0%	12,084	1.2%	3.7%
Education and Training	621	4.5%	8,709	5.1%	54,909	5.3%	7.1%
Arts, Entertainment and Sports	188	1.4%	2,559	1.5%	18,777	1.8%	7.3%
Healthcare Practitioners & Technicians	546	4.0%	7,970	4.7%	51,505	5.0%	6.9%
Healthcare Support	212	1.5%	2,581	1.5%	15,817	1.5%	8.2%
Protective Services	266	1.9%	2,596	1.5%	17,968	1.7%	10.2%
Food Preparation	584	4.3%	7,583	4.5%	45,787	4.4%	7.7%
Building & Grounds Maintenance	324	2.4%	3,808	2.2%	26,481	2.6%	8.5%
Personal Services	483	3.5%	4,852	2.8%	28,550	2.8%	10.0%
Sales & Related	1,545	11.2%	19,754	11.6%	123,868	12.0%	7.8%
Office & Administrative	2,854	20.8%	31,446	18.5%	172,872	16.7%	9.1%
Farming, Fishing & Forestry	0	0.0%	152	0.1%	2,475	0.2%	0.0%
Construction & Extraction	841	6.1%	9,886	5.8%	55,267	5.3%	8.5%
Repair & Maintenance	534	3.9%	7,242	4.3%	38,724	3.7%	7.4%
Production	1,028	7.5%	11,568	6.8%	67,875	6.6%	8.9%
Transportation & Material Moving	895	6.5%	10,259	6.0%	59,737	5.8%	8.7%

Source: Claritas, 2009.

Raytown Major Employers

NAICS	Company	Address	Employment	Products
611110	Raytown Quality Schools	6608 Raytown Road	1,300	Elementary & Secondary Education
45291	Wal-Mart	10300 East 350 Highway	400	Retail
333315	H&H Color Labs	8906 East 67th Street	310	Photo Processing
541513	USA 800	9808 East 66th Street	309	Inbound Customer Service Center
237130	KCPL	10700 East 350 Highway	300	Utility Provider
238220	GE Environmental (HQ)	8800 East 63rd Street	265	Commercial Air Systems
623311	Stratford Companies	9600 East 53rd Street	235	Senior Living / Real Estate Development
445110	Hy Vee Food Stores	9400 East 350 Highway	200	Retail Grocery
922119	City of Raytown	10000 East 59th Street	155	Municipal Government
445110	Cosentino's Grocery	8700 East 63rd Street	150	Retail Grocery
238350	Shamrock Cabinet & Fixture	10201 East 65th Street	125	Wood Products

Source: City of Raytown, 2009.

Business and Industrial Parks

Name	Location	Total Acres	Type of Facility
Hawthorne Business Park	Raytown Rd. & 59th Street	31	Business Park
Raytown Central Industrial Park	Raytown Rd. & 65th Street	17	Industrial Park

Source: City of Raytown, 2009.

Major Retail Centers

Name	Location	Total Square Feet	Major Tenants
Super Wal-Mart	6709 Blue Ridge Boulevard	150,000	Wal-Mart Super Store
Raytown Square	9400 Hwy 350	101,300	Hy-Vee, Fashion Bug, Hallmark, Buffalo Wild Wings
Parkway Shopping Center	7506 Raytown Road	100,000	Cosentino's Market, Fiesta Axteca, Dry Cleaners
Raytown Park Plaza	6251 Blue Ridge Boulevard	92,000	Mr. Goodcent's, Mixed Martial Arts, Laundry
Woodson Village Shopping Center	11501 E. 63rd Street	87,000	Cosentino's Market, Dollar General
Blue Ridge Plaza	5242 Blue Ridge Boulevard	54,000	Family Dollar, McDonald's
Center 63	6204 Raytown Trafficway	40,000	UPS Store, Godfathers Pizza, H&R Block
Towne Center	9047 Hwy 350	37,482	Dollar General, Team Tire Plus, Radio Shack
Raytown Center	6633 Raytown Road	15,000	The Bread Store, Lutfi's Fish, MaMa China

Source: City of Raytown, 2009.

Housing Units by Type

Housing Units By Type (2009)	City of Raytown		Eastern Jackson		Kansas City MSA		Raytown % of E. Jackson
	Total	% of Total	Total	% of Total	Total	% of Total	
Total	12,723	100.0%	138,567	100.0%	862,378	100.0%	9.2%
Single Family	9,917	77.9%	101,973	73.6%	603,893	70.0%	9.7%
Townhouse	558	4.4%	6,724	4.9%	39,139	4.5%	8.3%
Multi Family	2,233	17.6%	27,853	20.1%	191,566	22.2%	8.0%
Mobile Home	5	0.0%	1,952	1.4%	26,244	3.0%	0.3%
Other	10	0.1%	65	0.0%	1,536	0.2%	15.4%

Source: Claritas, 2009.

Home Values

Home Values	City of Raytown		Eastern Jackson		Kansas City, MSA		Raytown % of E. Jackson
	Median Value	Average Annual Growth	Median Value	Average Annual Growth	Median Value	Average Annual Growth	
1990	\$63,900		\$67,710		\$91,200		94.4%
2000	\$79,600	2.5%	\$97,917	4.5%	\$107,494	1.8%	81.3%
2009	\$107,039	3.8%	\$126,650	3.3%	\$143,017	3.7%	84.5%
Home Value Distribution (2009)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
Owned Units	8,926	100.0%	93,317	100.0%	549,607	100.0%	9.6%
< \$100,000	3,919	43.9%	26,261	28.1%	147,173	26.8%	14.9%
\$100,000 - \$149,999	3,864	43.3%	32,929	35.3%	148,350	27.0%	11.7%
\$150,000 - \$199,999	814	9.1%	17,723	19.0%	108,170	19.7%	4.6%
\$200,000 - \$299,999	261	2.9%	11,163	12.0%	90,500	16.5%	2.3%
\$300,000 or More	68	0.8%	5,241	5.6%	55,414	10.1%	1.3%
Gross Rent (2008)	Total	% of Total	Total	% of Total	Total	% of Total	Raytown % of E. Jackson
Rented Units	3,107	100.0%	34,370	100.0%	231,148	100.0%	9.0%
< \$300	67	2.2%	1,760	5.1%	10,829	4.7%	3.8%
\$300 - \$499	454	14.6%	3,210	9.3%	22,222	9.6%	14.1%
\$500 - \$749	965	31.1%	12,588	36.6%	83,480	36.1%	7.7%
\$750 or More	1,621	52.2%	16,812	48.9%	114,617	49.6%	9.6%
Median	\$782		\$778		\$747		

Source: U.S. Census Bureau, 2008 American Community Survey; Claritas, 2009.

*Note: Eastern Jackson total reflects 2006-08 average data for the following cities: Blue Springs, Grandview, Independence, Lee's Summit, and Raytown.

Missouri Assessment Program Test Scores

Grade/District	Communication Arts				Mathematics			
	Below	Basic	Proficient	Advanced	Below	Basic	Proficient	Advanced
Elementary (Grade 4)								
Raytown (C-2)	11.2%	51.5%	28.2%	9.1%	13.1%	51.4%	28.2%	7.2%
Blue Ridge	7.0%	49.1%	39.8%	7.0%	7.0%	47.4%	36.8%	8.8%
Eastwood Hills	7.5%	65.0%	20.0%	7.5%	17.5%	67.5%	12.5%	2.5%
Fleetridge	10.3%	55.7%	23.7%	10.3%	14.3%	45.9%	31.6%	8.2%
Laurel Hills	14.1%	60.6%	16.9%	8.5%	18.3%	57.7%	19.7%	4.2%
Norfleet	4.5%	57.6%	30.3%	7.6%	4.5%	53.0%	31.8%	10.6%
Robinson	9.2%	40.8%	39.5%	10.5%	7.9%	36.8%	39.5%	15.8%
Southwood	12.2%	45.1%	30.5%	12.2%	16.9%	50.6%	28.9%	3.6%
Spring Valley	16.7%	44.4%	31.1%	7.8%	18.7%	54.9%	23.1%	3.3%
Westridge	15.2%	54.4%	24.1%	6.3%	11.4%	58.2%	25.3%	5.1%
State of Missouri	8.0%	46.4%	33.6%	12.0%	7.6%	44.8%	36.1%	8.6%
Jr. High/Middle Schools (Grade 7)								
Raytown (C-2)	9.5%	45.4%	33.6%	11.5%	16.1%	40.8%	31.2%	11.9%
Raytown	8.1%	41.0%	36.8%	14.1%	15.2%	37.8%	33.6%	13.4%
Raytown South	11.0%	50.9%	30.0%	8.1%	17.3%	44.7%	28.2%	9.9%
State of Missouri	10.0%	40.7%	36.2%	13.1%	13.9%	36.2%	36.8%	13.0%
High Schools (Grade 10 or 11)								
Raytown (C-2)	13.4%	51.9%	26.1%	8.6%	22.5%	36.3%	33.4%	7.8%
Raytown	11.2%	51.8%	27.1%	10.0%	19.5%	34.7%	36.7%	9.0%
Raytown South	15.7%	51.9%	25.3%	7.2%	25.8%	37.7%	30.5%	6.1%
State of Missouri	14.3%	46.5%	27.4%	11.8%	21.7%	32.2%	34.5%	11.7%

Source: Missouri Department of Elementary and Secondary Education Website, School Data and Statistics, 2007-2008 School Accountability Report Cards.

BLUE SPRINGS

Blue Springs Economic Development Corporation • 816-228-0208
www.bluespringsedc.com

GRAIN VALLEY

City of Grain Valley • 816-847-6200
www.cityofgrainvalley.org

GRANDVIEW

Grandview Area Economic Development Council • 816-316-4869 • 816-761-6505
www.grandview.org

GREENWOOD

Greenwood Economic Development • 816-776-9104
www.greenwoodmo.com

INDEPENDENCE

Independence Council for Economic Development • 816-252-5777
www.independencemo.biz

LEE'S SUMMIT

Lee's Summit Economic Development Council • 816-525-6617
www.leessummit.org

OAK GROVE

City of Oak Grove • 816-690-3773
www.cityfoakgrove.com

RAYTOWN

City of Raytown • 816-737-6000
www.raytown.mo.us

SUGAR CREEK

City of Sugar Creek • 816-252-4400
www.sugar-creek.mo.us