

FOR SALE

I-49 & Peculiar Way
Peculiar, Missouri



SITE SUMMARY

- Approximately 15 Acres For Sale
- Situated Along I-49 Corridor
- Fast Growing Peculiar Market
- 15% Population Increase Since 2020
- Great Visibility & Access from I-49



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Academy
ROSS
Kohl's
BELTON
Casey's
HOBBY LOBBY
Target

PET SMART

Walmart
sam's club

Casey's
SONIC
O'Reilly

RAYMORE
Casey's

SITE

Furniture Deals!
DISTRIBUTION

RAYMORE-PECULIAR
SOUTH
MIDDLE SCHOOL

RAYMORE-PECULIAR
SOUTH
HIGH SCHOOL

Pizza Hut
SONIC

FLYING J
Casey's
Denny's

Casey's

PECULIAR

O'Reilly



20905 S Peculiar Drive
 17.88 ac
 (per Cass County GIS)

an exhibit for
Furniture Deals
 20905 S. Peculiar Drive
 Peculiar, Missouri

date: 02.20.2026
 drawn by: DAE
 checked by: DAE
 reviewer:

sheet number
Ex.1
 drawing type: exhibit
 project number: 25296

1 Site Plan
 scale: 1" = 80'-0"
 north

Summary Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.7375/-94.4687

I-49 & Peculiar Way Peculiar, MO	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	2,687	8,790	28,459
2030 Projected Population	2,928	9,536	31,293
2020 Census Population	2,426	8,135	27,325
2010 Census Population	1,892	7,022	24,553
Projected Annual Growth 2025 to 2030	1.8%	1.7%	2.0%
Historical Annual Growth 2010 to 2025	2.8%	1.7%	1.1%
2025 Median Age	35.5	38.9	40.2
Households			
2025 Estimated Households	1,005	3,402	10,983
2030 Projected Households	1,109	3,740	12,222
2020 Census Households	882	3,090	10,224
2010 Census Households	703	2,593	9,030
Projected Annual Growth 2025 to 2030	2.1%	2.0%	2.3%
Historical Annual Growth 2010 to 2025	2.9%	2.1%	1.4%
Race and Ethnicity			
2025 Estimated White	88.7%	89.2%	84.4%
2025 Estimated Black or African American	3.5%	3.5%	7.9%
2025 Estimated Asian or Pacific Islander	0.7%	0.8%	1.1%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.3%
2025 Estimated Other Races	6.8%	6.2%	6.2%
2025 Estimated Hispanic	5.5%	5.0%	5.4%
Income			
2025 Estimated Average Household Income	\$121,419	\$110,750	\$118,466
2025 Estimated Median Household Income	\$106,368	\$96,218	\$101,026
2025 Estimated Per Capita Income	\$45,404	\$42,893	\$45,760
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	0.6%	2.5%	2.0%
2025 Estimated Some High School (Grade Level 9 to 11)	2.1%	4.1%	2.9%
2025 Estimated High School Graduate	28.4%	28.3%	26.4%
2025 Estimated Some College	28.5%	27.7%	24.8%
2025 Estimated Associates Degree Only	12.7%	10.6%	9.7%
2025 Estimated Bachelors Degree Only	17.8%	17.6%	21.9%
2025 Estimated Graduate Degree	9.9%	9.2%	12.3%
Business			
2025 Estimated Total Businesses	41	136	420
2025 Estimated Total Employees	586	1,168	2,687
2025 Estimated Employee Population per Business	14.3	8.6	6.4
2025 Estimated Residential Population per Business	65.4	64.7	67.8

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150

RICHARDS
GEBAUR

150

LONGVIEW

150

150

291

Greenwood

Loch Lloyd

CREEKMOOR

STONEY CREEK

Lake
Winnebago

Belton

5 mi radius

Raymore

58

291

49

3 mi radius

49

1 mi radius

Riverview
Estates

Coleman

58

291



Peculiar

49

291

Cleveland

Lake Annette

291

49

Harrisonville

E South S

West Line

2

2

Freeman

2

2

2

Google

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