



Curt's Famous Meats and the Mid-Town Truman Road Corridor Project



The Truman Road Gateway to downtown Independence offers a variety of development and economic opportunities.

As the primary corridor to the Historic Independence Square, the Truman Road Gateway connects U.S. Interstate 435 to Western Independence.

The Maywood Business District anchors the west end of the corridor. This district currently is populated with small industrial and retail businesses. Opportunities exist to develop a cohesive mixed-use development that would be home to neighborhood shopping, multifamily and single family housing as well as small office and industrial businesses.

The commercial nodes at Sterling and Truman Road and Forest and Truman Road are also primed to be redeveloped for medical, commercial and residential uses.

Demographic Highlights*

- Approximately 144,924 people currently reside in 59,039 households within a 10 minute drive time of the Maywood Shopping District.
- Average household size is 2.42 people.
- Average household income in the trade area is \$42,562.
- Household income in the area is estimated to total \$2.5 billion.
- Average age of the trade area is 37.02.
- Approximately 40.5% of the residents within the trade area are in the “Household and Family Formation” (25 to 44) and “Peak Earning” (45 to 64) years.
- It is estimated that 63.8% of the households in the trade area are non-family households and 36.2% are family households.
- Approximately 15,000-18,000 cars pass through the intersection of Truman and Ash every 24 hours.

Development Highlights

- A Streetscape Master Plan has been developed for Maywood Business District to include over \$500,000 in streetscape improvements.
- Portions of Truman Road in the Maywood Business District are included in the Chapter 353 Tax Abatement area.
- Midtown Truman Road Corridor Project – established in 1984 put \$80 million into the corridor and surrounding neighborhoods, including the adaptive reuse of a gas station and a neighborhood center. Nearly 1,000 homes have been rebuilt or extensively remodeled because of the project.
- Graceland University opened in 1999 – offers a nationally acclaimed Nursing Center, undergraduate and graduate courses.

TRUMAN ROAD GATEWAY / MAYWOOD

