

## KEY STATS

### Demographics Snapshot

Population (V2018)	11,646
Percentage Change	+6.6%
Median Age (2017)	33.3
Median HH Income (2017)	\$49,039
Median Value (est.2017)	\$116,900
Median Gross Rent-Housing	\$649
Avg. Market Rent-Housing	\$1,103
Vacancy Rates-Housing	<10%

### Transportation

Downtown KCMo	30 minutes
US Interstate 35	8 minutes
International Airport	40 minutes
Jet Service	5 minutes
Rail (Commercial)	1 minute
Bus Transportation	Local

### Lifestyle Amenities

Excelsior Springs Golf Course
Community Center
Excelsior Springs Hospital
Parks, Hiking and Biking Trails
Downtown Dining and Shopping
The Elms Resort and Spa

### Downtown Excelsior (Main St)

89 Businesses in District
\$5M Taxable Retail Sales
\$1.1M in Private Building Improvements
27,209 Overnight Stays

## WELCOME TO EXCELSIOR SPRINGS, Missouri

In 2018, Excelsior Springs, Missouri became one of the select few communities in the United States to receive not one but two federally designated Opportunity Zones. Uniquely, this covers the majority of Excelsior Springs proper located within Clay County.



Established and named for its natural flowing springs with purported healing properties, Excelsior Springs has hosted Presidents, celebrities and everyday people who arrived for a respite from the ordinary. Today, Excelsior Springs is a vibrantly flowing community whose leadership is focused on creating an exceptional quality of life for its citizenry and sustainable, long-lasting economic growth.

The City of Excelsior Springs encourages the utilization of available local, state and federal programs such as the [Opportunity Zones program](#) to help qualified business and real estate investors leverage their return on investment.

Through LCRA, Chapter 353 and other development tools, the City has positioned properties within its Opportunity Zones for development including multi-family (new and redevelopment) as well as structured in-fill housing development (land assemblage); commercial building restoration and redevelopment for small business support; and industrial growth.

- Population increasing more rapidly than the State Avg.
- Median Age- younger than State and National Avg.
- Housing Cost lower than State and National Avg.
- Cost of Living Less than Missouri and United States
- Award winning School District
- Ranked one of Missouri's safest cities

**Disclaimer:** The following information is for educational purposes, to be utilized at the Discretion of the owner of information (City of Excelsior Springs, MO) for the express purposes of educating the public about federally designated Opportunity Zones. The Opportunity Zones program is governed by the IRS final regulatory rulings. As always, when considering Opportunity Zone or any other incentive program please consult the proper legal advisors and accounting vendors for advice regarding your individual or organizational requirements.