



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



FOR SALE

**3,000 Sq. Ft. Building
1826 Frederick
St. Joseph, Missouri**

www.raysisson.net/1826frederick.pdf

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Index

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I) Overview	Page
a) Description	3
II) Property	
a) Property Feature Sheet	4
III) St. Joseph, Missouri	
a) Drive Time Map	5
b) Demographics	6-7
V) Miscellaneous	
a) Community Internet Sites	8



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Description

- Brick building at 1826 Frederick offers 3,000 Sq. Ft.
- Become part of the redevelopment on Frederick Avenue.
- Building would be ideal for Retail or Offices.
- Currently 600 Sq. Ft. of existing office space.
- 10' Overhead door in front wall.
- 14' Ceiling in front part and 12' Ceiling in back area.
- Skylight windows in back wall brings in natural light.
- Built in 1930 and has historic charm.
- 10' Overhead door goes into front half of building only.
- 100 AMP, 240V, 3 Phase Electrical Service.
- Utilities:
 - Water: City of St. Joseph
 - Gas: Missouri Gas Energy
 - Electric: KCP&L
 - Sewer: City of St. Joseph

Property Feature Sheet

FOR SALE



1826 Frederick, St. Joseph, Missouri

Building: 3,000 Sq. Ft.
600 Sq. Ft. of Existing Office Space

For Sale: \$98,500.00

Highest/Best Use: Retail or Office

Redevelopment Area: Yes

Built: 1930 - has Historic Charm

Free Standing Building: Yes - Brick

Overhead Door: 10'

Ceilings: 14' Front Area - 12' Back Area

Skylight Windows: Yes, offers natural light

Water: Missouri American Water Co.

Gas: Missouri Gas Engery Available

Electricity: KCP&L

Sewer: City of St. Joseph

Electrical

Service: 100 AMP, 240V, 3 Phase

Zoning: C3 - Commercial

Taxes 2014: \$783.55

Access: Frederick Avenue

Loopnet #: 19316591

MLS #: 110437

Web Site: www.ravsisson.net/1826frederick.pdf

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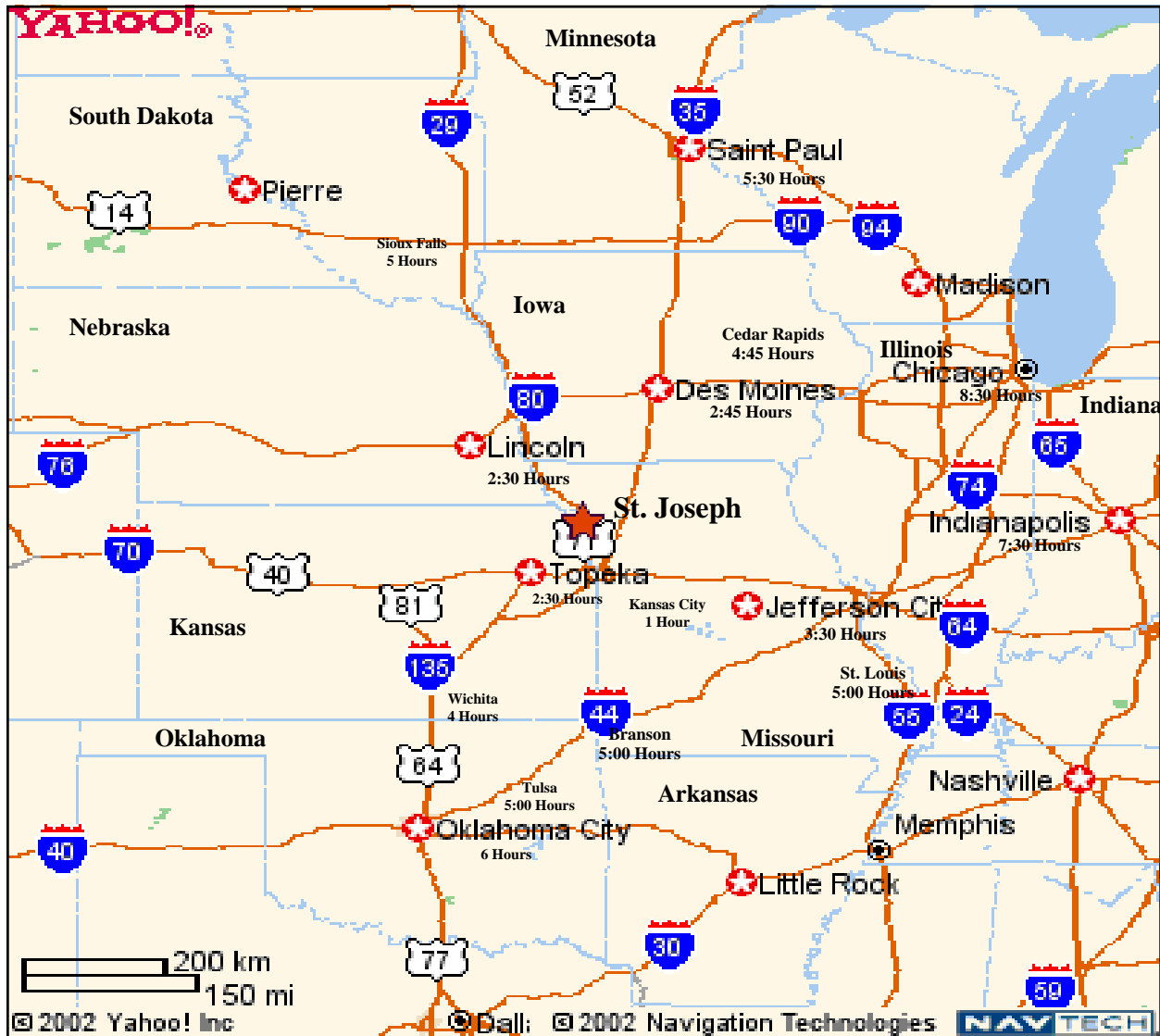
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Web Site: www.ravsisson.net



The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

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Executive Summary

1826 Frederick Ave, St Joseph, Missouri, 64501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.77327
Longitude: -94.83865

	1 mile	3 miles	5 miles
Population			
2000 Population	14,098	55,534	78,621
2010 Population	14,073	56,455	81,359
2015 Population	13,594	56,113	81,376
2020 Population	13,535	56,334	81,903
2000-2010 Annual Rate	-0.02%	0.16%	0.34%
2010-2015 Annual Rate	-0.66%	-0.12%	0.00%
2015-2020 Annual Rate	-0.09%	0.08%	0.13%
2015 Male Population	50.1%	50.4%	49.9%
2015 Female Population	49.9%	49.6%	50.1%
2015 Median Age	33.6	35.7	36.6

In the identified area, the current year population is 81,376. In 2010, the Census count in the area was 81,359. The rate of change since 2010 was 0.00% annually. The five-year projection for the population in the area is 81,903 representing a change of 0.13% annually from 2015 to 2020. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	76.7%	84.3%	86.1%
2015 Black Alone	12.2%	8.0%	6.8%
2015 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2015 Asian Alone	0.8%	1.1%	1.2%
2015 Pacific Islander Alone	1.2%	0.4%	0.3%
2015 Other Race	4.0%	2.5%	2.2%
2015 Two or More Races	4.2%	3.0%	2.9%
2015 Hispanic Origin (Any Race)	10.3%	6.9%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.7 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	5,869	22,197	30,755
2010 Households	5,603	22,182	31,516
2015 Total Households	5,375	22,007	31,470
2020 Total Households	5,339	22,071	31,640
2000-2010 Annual Rate	-0.46%	-0.01%	0.24%
2010-2015 Annual Rate	-0.79%	-0.15%	-0.03%
2015-2020 Annual Rate	-0.13%	0.06%	0.11%
2015 Average Household Size	2.46	2.39	2.45

The household count in this area has changed from 31,516 in 2010 to 31,470 in the current year, a change of -0.03% annually. The five-year projection of households is 31,640, a change of 0.11% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 19,667 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1826 Frederick Ave, St Joseph, Missouri, 64501
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$32,075	\$39,646	\$42,290
2020 Median Household Income	\$36,196	\$45,922	\$49,606
2015-2020 Annual Rate	2.45%	2.98%	3.24%
Average Household Income			
2015 Average Household Income	\$43,248	\$51,234	\$55,509
2020 Average Household Income	\$48,898	\$58,548	\$63,430
2015-2020 Annual Rate	2.49%	2.70%	2.70%
Per Capita Income			
2015 Per Capita Income	\$17,614	\$20,616	\$22,030
2020 Per Capita Income	\$19,851	\$23,448	\$25,073
2015-2020 Annual Rate	2.42%	2.61%	2.62%

Current median household income is \$42,290 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$49,606 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$55,509 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$63,430 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,030 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,073 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	6,868	24,459	33,587
2000 Owner Occupied Housing Units	2,855	13,838	20,204
2000 Renter Occupied Housing Units	3,013	8,359	10,551
2000 Vacant Housing Units	1,000	2,262	2,832
2010 Total Housing Units	6,746	25,011	35,087
2010 Owner Occupied Housing Units	2,504	12,838	19,552
2010 Renter Occupied Housing Units	3,099	9,344	11,964
2010 Vacant Housing Units	1,143	2,829	3,571
2015 Total Housing Units	6,789	25,222	35,458
2015 Owner Occupied Housing Units	2,349	12,555	19,294
2015 Renter Occupied Housing Units	3,026	9,452	12,176
2015 Vacant Housing Units	1,414	3,215	3,988
2020 Total Housing Units	6,821	25,331	35,664
2020 Owner Occupied Housing Units	2,336	12,604	19,420
2020 Renter Occupied Housing Units	3,003	9,468	12,220
2020 Vacant Housing Units	1,482	3,260	4,024

Currently, 54.4% of the 35,458 housing units in the area are owner occupied; 34.3%, renter occupied; and 11.2% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 35,087 housing units in the area - 55.7% owner occupied, 34.1% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.47%. Median home value in the area is \$127,688, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.19% annually to \$164,483.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

COMMUNITY INTERNET SITES

St. Joseph Metro Chamber
www.saintjoseph.com

City of St. Joseph
www.ci.st-joseph.mo.us

St. Joseph Convention and Visitors Bureau
www.stjomo.com

Demographic Web Site:
www.nwmoinfo.org

Buchanan County
www.co.buchanan.mo.us

St. Joseph News Press
www.newspressnow.com

St. Joseph School District
www.sjsd.k12.mo.us

Missouri Western State University
www.missouriwestern.edu

Allied Arts Council
www.stjoearts.org

St. Joseph Museum
www.stjosephmuseum.org

Areaguide Saint Joseph
<http://saintjosephmo.areaguides.net>

Patee House Museum
www.ponyexpressjessejames.com



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