

7.39 acres Commercial Land

3910 & 3926 Faraon Street | St. Joseph | Missouri

Land for Sale
\$1,530,000



7.39 acres for sale on the southwest signalized corner of Woodbine Road and Faraon Street. Excellent redevelopment site. Can be divided.

Surrounding businesses include Missouri Army National Guard Armory, HyVee Shopping center, Rib Crib, First Option Bank, Woodbine Food Mart, Equity Bank, East Hills Shopping center, KQTV, Optimum Cable, Missouri Western State University, Woodbine Meadows, a 55+ community, Cedar Ridge market rate apartments.

- Zoned C-3 general commercial
- Vehicles/Day - Woodbine Rd 6,300; Faraon St. 7,925
- Population: 1 mile - 6,800 - 3 mile - 52,550 - 5 mile - 72,850
- Household Income: 1 mile - \$50,000; 3 mile - \$51,100; 5 mile - \$52,000

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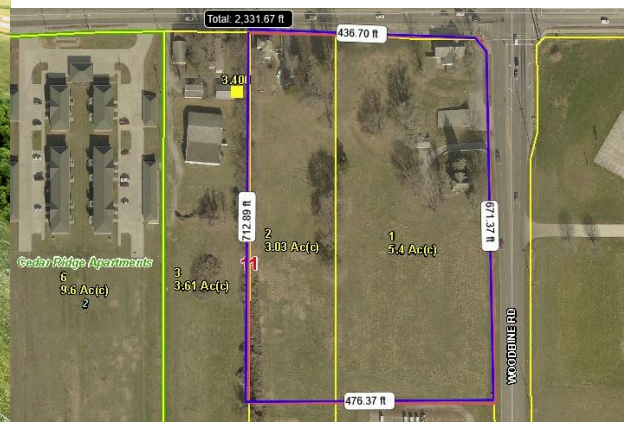
COMMERCIAL

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3 houses, garage and shed on land. Current structures are on septic. Sewers are to NE corner of property and 240' from SW corner of property. 12" water line on north side of Faraon St., 8" water line on west side of Woodbine.

.65 mile to I-29 ramp

2 miles to US HWy 36 ramp

Ideal for multi-family , retail and/or office

One entrance on Faraon, two entrances on Woodbine.

Property slopes from north to south.



Raymond Sisson

Director of Commercial Services

816-390-7478

ray@raysisson.net

www.raysisson.net

Berkshire Hathaway HomeServices Stein & Summers Real Estate
1007 E. St. Maartens Dr. Saint Joseph, MO 64506

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