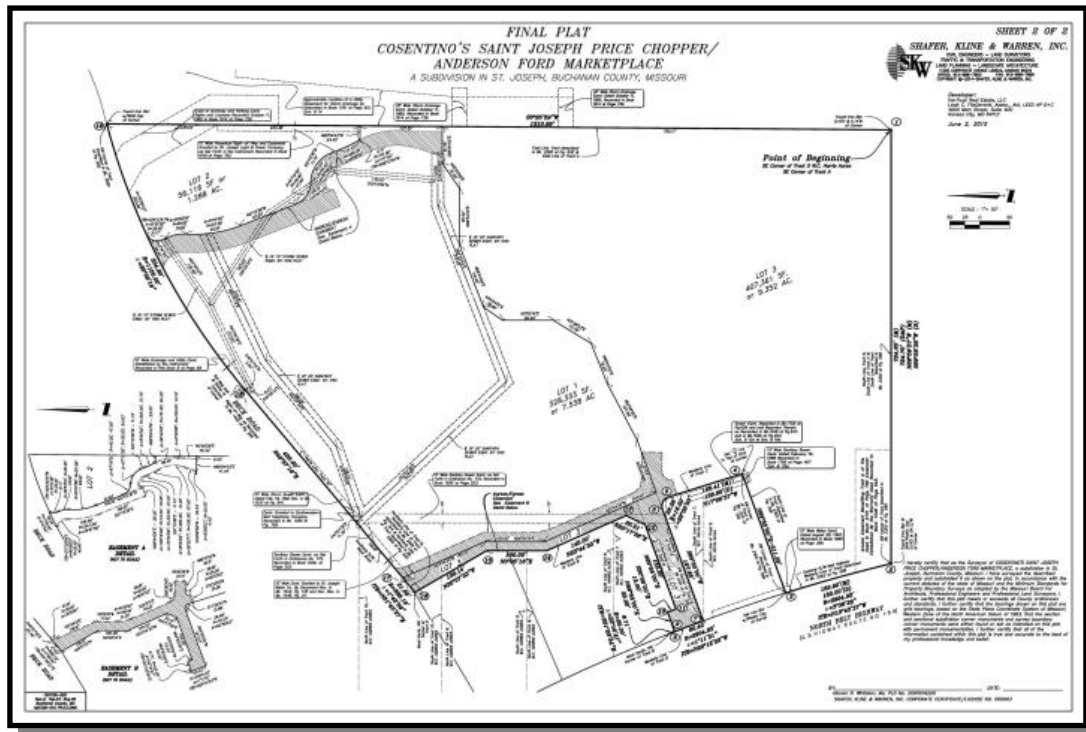




BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



Now Available - 1.29 Acres

**3800 Beck Road
St. Joseph, Missouri**

www.raysisson.net/3800beck.pdf

Contact:

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Berkshire Hathaway Home Services, Stein & Summers Real
Estate 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-2000 Fax (816) 233-8204

E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net



Index

www.raysisson.net/3800beck.pdf

	Page
I) Overview	
a) Description	3
II) Property	
a) Feature Sheet	4
b) Rendering	5
III) Photos	
a) Site Plan	6
IV) St. Joseph, MO	
a) Drive Time Map	7
b) Demographics	8-9
V) Miscellaneous	
a) Community Internet Sites	10

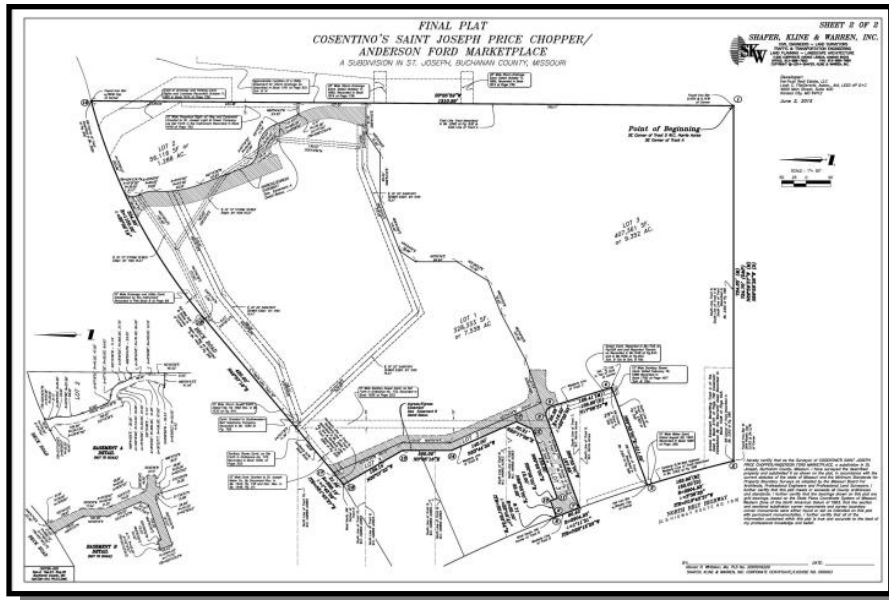


Description

- Conveniently located on Beck Road, just off the Belt Highway.
- Adjacent to the new Consentino's Price Chopper site.
- Highest and best use is a 15,000 Sq. Ft. retail or medical building.
- Approximately 1.29 Acres
- 150' Frontage to Beck Road
- Ingress-agrees easement filed across west side of lot - see final plat.
- Zoned C-3
- Area includes: Anderson Ford, Greg Buick, several retail shops and restaurants.
- Utilities:
 - Water - City of St. Joseph
 - Electric - Evergy
 - Sewer - City of St. Joseph
 - Gas - Missouri Gas Energy

Property Feature Sheet

Land Available—1.31 Acres



3800 Beck Road, St. Joseph, Missouri

Lot: Approximately 1.29 Acres

Price: \$375,000.00

Highest/Best Use: 15,000 Sq. Ft. Retail or Medical Office Building

Area Includes: Anderson Ford, Gregg Buick, several retail shops and restaurants

Contour: Level

Flood Plain: Pending

Nearest Highway: North Belt Hwy - 5 Lanes
Woodbine Road - 4 Lanes

Left turn allowed: Yes

Frontage: 150' to Beck Road

Note: Ingress-agrees easement filed across west side of lot - see final plat

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: Evergy

Sewer: City of St. Joseph

Area Growing: Yes

Zoning: C-3

Taxes: Pending

Possession: Immediate

Loopnet #: Pending

MLS #: 109816

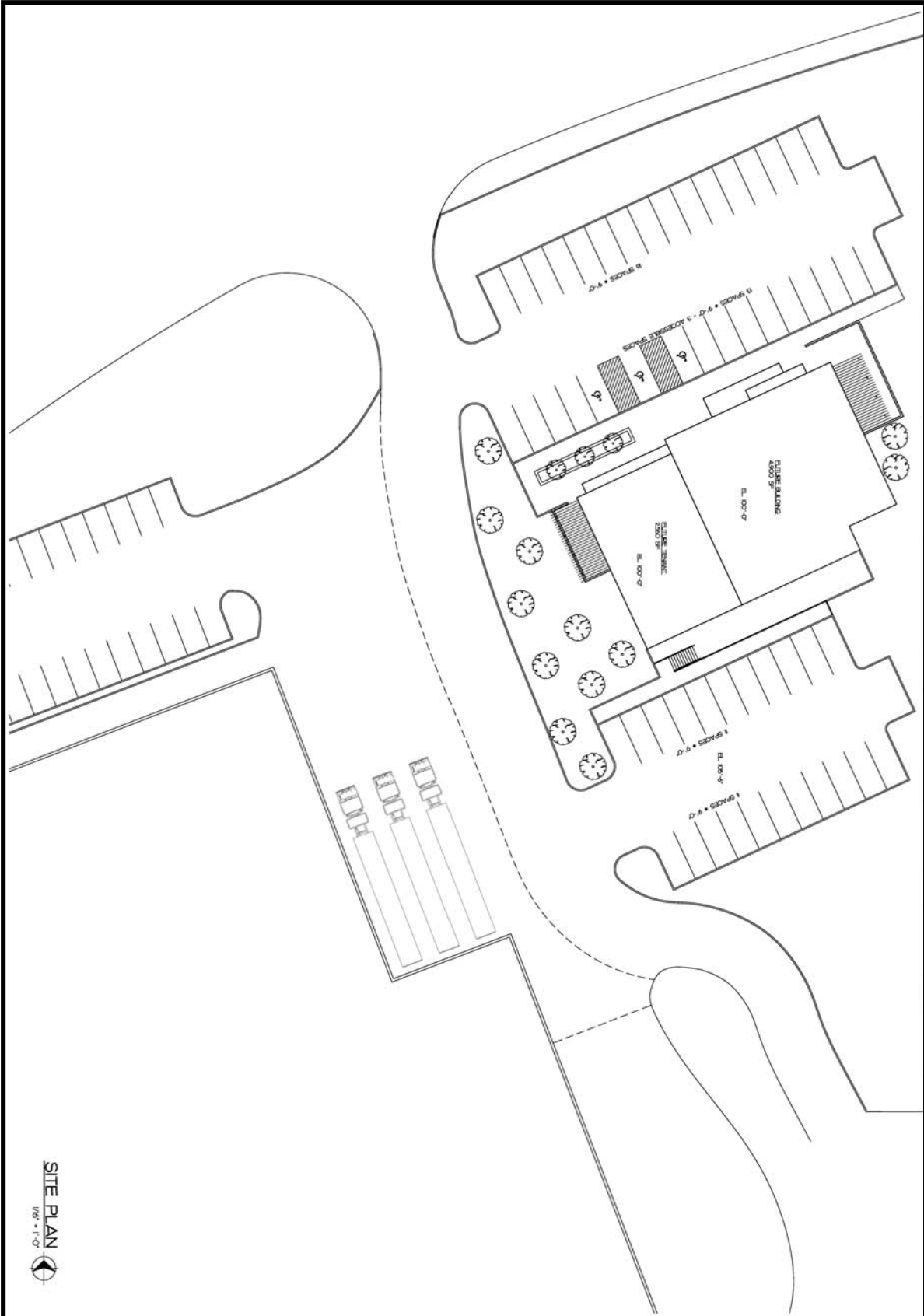
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

SITE PLAN



SITE PLAN
1/8" = 1'-0"

SHEET NUMBER: C10	PROJECT NUMBER: I6-137	PRELIMINARY NOT FOR CONSTRUCTION
	DATE: 07/18/2016	
	CHECKED BY: S.M.K.	
	DRAWN BY: C.M.	
REVISIONS		
1		
2		
3		

NEW OFFICE BUILDING
FOR
RAY SISSON
3800 BECK ROAD
ST. JOSEPH, MISSOURI 64506

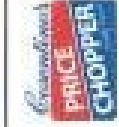
CREAL CLARK & SEIFERT
ARCHITECT - / ENGINEERS, INC.
919 Corby Street • Saint Joseph, Missouri 64501
Phone: 816-364-2435 • Fax: 816-364-1273

RENDERING



Cosentino's Price Chopper

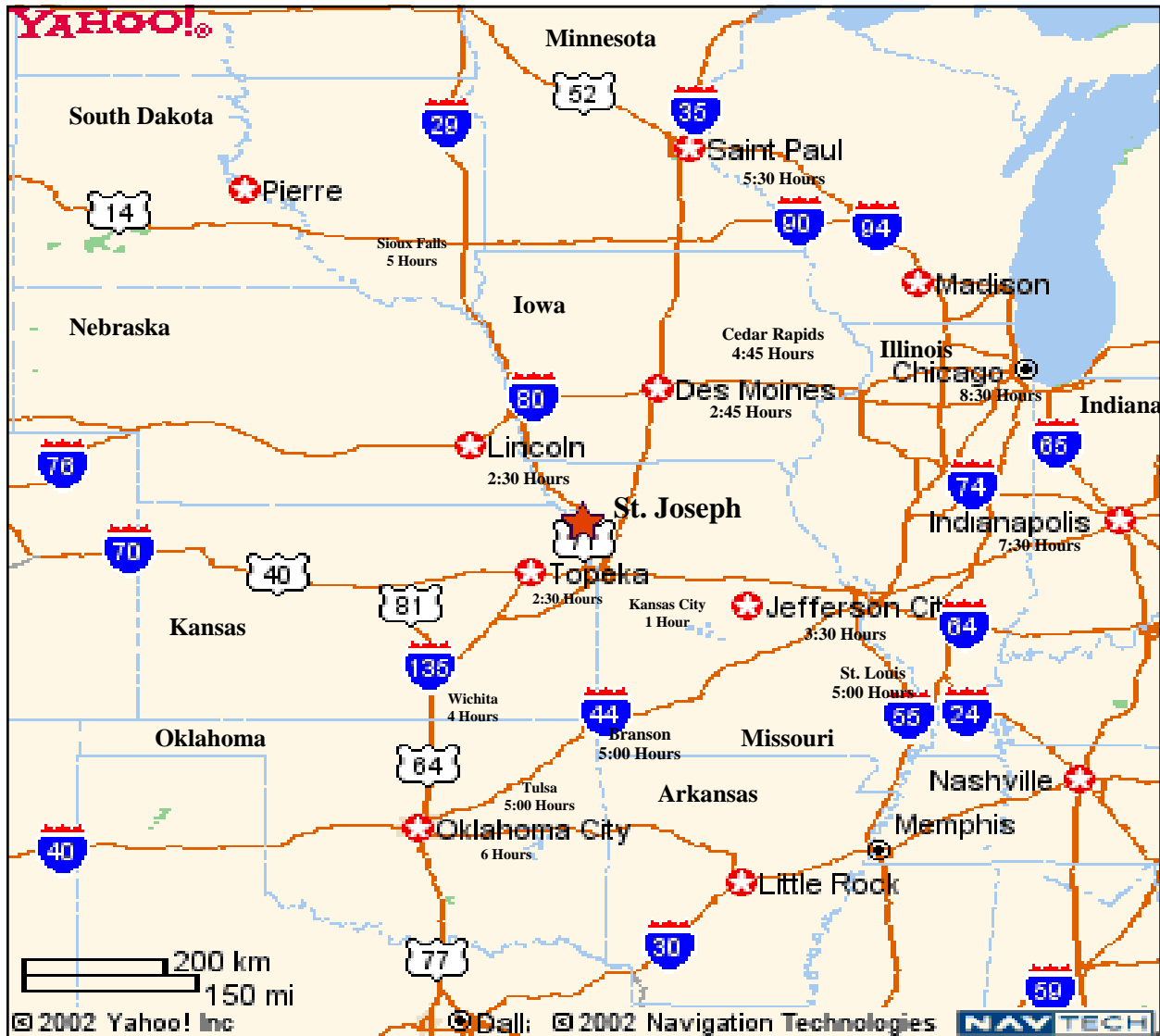
St. Joseph, MO
04-23-2015



VanTrus
REAL ESTATE LLC



Drive Time Map



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

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Executive Summary

3800 Beck Rd, St Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78779
Longitude: -94.80089

	1 mile	3 miles	5 miles
Population			
2000 Population	7,223	50,984	71,564
2010 Population	7,815	52,893	74,331
2015 Population	8,029	52,689	74,460
2020 Population	8,170	52,970	75,038
2000-2010 Annual Rate	0.79%	0.37%	0.38%
2010-2015 Annual Rate	0.52%	-0.07%	0.03%
2015-2020 Annual Rate	0.35%	0.11%	0.15%
2015 Male Population	47.5%	50.1%	49.9%
2015 Female Population	52.5%	49.9%	50.1%
2015 Median Age	41.3	36.3	36.6

In the identified area, the current year population is 74,460. In 2010, the Census count in the area was 74,331. The rate of change since 2010 was 0.03% annually. The five-year projection for the population in the area is 75,038 representing a change of 0.15% 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 41.3, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	85.4%	84.6%	85.8%
2015 Black Alone	7.0%	8.1%	7.1%
2015 American Indian/Alaska Native Alone	0.2%	0.5%	0.5%
2015 Asian Alone	3.0%	1.5%	1.3%
2015 Pacific Islander Alone	0.1%	0.3%	0.3%
2015 Other Race	1.5%	2.1%	2.2%
2015 Two or More Races	2.6%	2.8%	2.8%
2015 Hispanic Origin (Any Race)	4.8%	6.2%	6.4%

Persons of Hispanic origin represent 6.4% 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	3,136	19,933	27,952
2010 Households	3,469	20,370	28,799
2015 Total Households	3,551	20,245	28,815
2020 Total Households	3,605	20,329	29,014
2000-2010 Annual Rate	1.01%	0.22%	0.30%
2010-2015 Annual Rate	0.45%	-0.12%	0.01%
2015-2020 Annual Rate	0.30%	0.08%	0.14%
2015 Average Household Size	2.13	2.41	2.43

The household count in this area has changed from 28,799 in 2010 to 28,815 in the current year, a change of 0.01% annually. The five-year projection of households is 29,014, a change of 0.14% annually from the current year total. Average household size is currently 2.43, compared to 2.43 in the year 2010. The number of families in the current year is 17,953 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

3800 Beck Rd, St Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.78779
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	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$46,837	\$44,135	\$43,242
2020 Median Household Income	\$54,074	\$51,529	\$50,706
2015-2020 Annual Rate	2.92%	3.15%	3.24%
Average Household Income			
2015 Average Household Income	\$64,763	\$58,682	\$56,938
2020 Average Household Income	\$75,139	\$67,260	\$65,238
2015-2020 Annual Rate	3.02%	2.77%	2.76%
Per Capita Income			
2015 Per Capita Income	\$28,964	\$23,330	\$22,654
2020 Per Capita Income	\$33,440	\$26,604	\$25,853
2015-2020 Annual Rate	2.92%	2.66%	2.68%

Households by Income

Current median household income is \$43,242 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$50,706 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$56,938 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$65,238 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$22,654 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$25,853 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	3,352	21,721	30,507
2000 Owner Occupied Housing Units	1,810	12,475	18,145
2000 Renter Occupied Housing Units	1,326	7,458	9,807
2000 Vacant Housing Units	216	1,788	2,555
2010 Total Housing Units	3,753	22,580	32,029
2010 Owner Occupied Housing Units	1,828	12,305	17,739
2010 Renter Occupied Housing Units	1,641	8,065	11,060
2010 Vacant Housing Units	284	2,210	3,230
2015 Total Housing Units	3,811	22,793	32,406
2015 Owner Occupied Housing Units	1,865	12,119	17,558
2015 Renter Occupied Housing Units	1,686	8,126	11,257
2015 Vacant Housing Units	260	2,548	3,591
2020 Total Housing Units	3,844	22,915	32,624
2020 Owner Occupied Housing Units	1,909	12,202	17,706
2020 Renter Occupied Housing Units	1,697	8,126	11,307
2020 Vacant Housing Units	239	2,586	3,610

Currently, 54.2% of the 32,406 housing units in the area are owner occupied; 34.7%, renter occupied; and 11.1% 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 32,029 housing units in the area - 55.4% owner occupied, 34.5% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.52%. Median home value in the area is \$135,395, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.31% annually to \$175,370.

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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