



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Tuscany Village Commercial Tracts

**Commercial Development Lots Available
Adjacent to and Visible from I-29
St. Joseph, Missouri**

www.raysisson.net/i-29&n169hwy.pdf

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Description

- Commercial tracts now available in the Tuscany Village located at N 169 Hwy, St. Joseph, Missouri, just off of Interstate 29, exit #50.
- Adjacent to and visible from Interstate 29, N 169 Hwy, and N. Village Drive.
- Lot 6 is located on the northeast corner and offers 1.37 acres at \$13/SF or \$775,000.00. Other lots available. Lots 4, 5, 6, 7, 8, 9, and 11a range in size from .85 to 1.9 acres at \$11 to \$13/SF.
- 20.65 acre tract can be purchased as one lot for \$3/SF or \$2,700,000.00 or as individual lots of 1-10 acres for \$10-\$12/SF.
- Fast growing retail area.
- High traffic counts on I-29 of 36,500 VPD.
- Ideal for retail or restaurant user.
- Directions: On Interstate 29, take Exit #50
- Flood zone: No
- All proposed sites are subject to change and all users are welcome, subject to restrictions. Except as otherwise approved by the developer or Association and the City of St. Joseph, all improvements to be constructed shall adhere to the provisions of the Declaration of covenants, restrictions, Easements, reservations and Assessments affecting Tuscany Village, the Precise Plan, the TIF Plan and the Development standards guidelines and Requirement Manual for the Property.
- All Utilities to Sites:
 - Electrical: Everyg
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph
 - Fiber: Available

Property Feature Sheet
Tuscany Village
Commercial Tracts



N 169 Hwy, St. Joseph, MO

- Available:**
- Lot 6 offers 1.37 Acres at \$13/SF or \$775,000.00
 - Lots 4-9 & 11a - See list included
 - 20.65 acre tract as one lot \$3/SF or \$2,700,000.00 (or 1-10 acre lots at \$10-\$12/SF)

Location: SW corner of Intersection of I-29 & N 169 Hwy, St. Joseph, MO

Highest Use: Ideal for Retail and Restaurant

Zoned: C-3 Planned Use

Accessible: N 169 Hwy

Visible: Interstate 29, N 169 Hwy & N. Village Drive

Available: Now

Utilities: All utilities to site

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: Evergy

CoStar #: 18958262 and 18658316

MLS #: 2213160 and 2213171

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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.

Marketing Packet



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Aerials



ADDENDUM TO LISTING AGREEMENT – PRICE LIST

TUSCANY VILLAGE

PROPOSED USE	STATUS	ACRES	SF	\$/SF
LOT #1 MULTI-TENANT RETAIL	AVAILABLE	1.09 ACRES	47,504 SF	\$12/SF
LOT #2 SPEEDY'S CONVENIENCE STORE	SOLD	1.94 ACRES	84,483 SF	
LOT #3 MULTI-TENANT RETAIL	SOLD	1.74 acres	75,736 SF	
Lot #4 Office	Available	.82 acres	35,671 SF	\$12/SF
Lot #5 Bank/Office	Available	1.35 acres	58,619 SF	\$12/SF
Lot #6 Restaurant/Retail	Available	1.37 acres	59,598 SF	\$13/SF
Lot #7 Restaurant	Available	1.09 acres	47,488 SF	\$12/SF
Lot #8 Restaurant	Available	1.57 acres	68,216 SF	\$12/SF
Lot #9 Restaurant	Available	1.90 acres	82,577 SF	\$11/SF
Lot #10 Fairfield Inn by Marriott	SOLD	3.17 acres	138,043	
Lot #11a Restaurnat	Available	.85 acres	37,026 SF	\$10/SF
Lot #11b Urgent Care	SOLD	.75 acres	32,670 SF	
TOTAL PHASE I AVAILABLE	Available	10.78 acres	469,369 SF	
PHASE II				
Lots 12-17	20.65 acres	Undeveloped price \$3.00/SF		
Developed				
Lot #12 Multi-Tenant Retail	Available	1.19 acres	51,698 SF	\$12/SF
Lot #13 Multi-Tenant Retail	Available	1.19 Acres	51,698 SF	\$12/SF
Lot #14 Box Retail	Available	1.51 acres	65,635 SF	\$12/SF
Lot #15 Box Retail	Available	2.04 acres	89,010 SF	\$10/SF
Lot #16 Box Retail	Available	10.01 acres	436,065 SF	\$10/SF
Lot #17 Box Retail	Available	4.71 acres	204,995 SF	\$10/SF

ALL AVAILABLE LOTS ARE PROPOSED AND SUBJECT TO CHANGE.

Drive Time Map



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

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Executive Summary

4804 N US Highway 169 Hwy, Saint Joseph, Missouri, 64506
Rings: 1, 10, 30 mile radii

Prepared by Esri
Latitude: 39.81269
Longitude: -94.80484

	1 mile	10 miles	30 miles
Population			
2000 Population	3,341	94,567	153,636
2010 Population	3,421	98,219	159,413
2019 Population	3,511	97,763	160,349
2024 Population	3,518	97,340	160,261
2000-2010 Annual Rate	0.24%	0.38%	0.37%
2010-2019 Annual Rate	0.28%	-0.05%	0.06%
2019-2024 Annual Rate	0.04%	-0.09%	-0.01%
2019 Male Population	48.7%	49.8%	49.8%
2019 Female Population	51.3%	50.2%	50.2%
2019 Median Age	41.5	38.3	39.7

In the identified area, the current year population is 160,349. In 2010, the Census count in the area was 159,413. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 160,261 representing a change of -0.01% annually from 2019 to 2024. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 41.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	87.2%	86.3%	89.3%
2019 Black Alone	3.9%	5.7%	4.3%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2019 Asian Alone	4.6%	1.6%	1.2%
2019 Pacific Islander Alone	0.1%	0.4%	0.3%
2019 Other Race	1.2%	2.3%	1.6%
2019 Two or More Races	2.4%	3.2%	2.8%
2019 Hispanic Origin (Any Race)	5.7%	6.9%	5.2%

Persons of Hispanic origin represent 5.2% of the population in the identified area compared to 18.6% 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 28.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	91	66	70
2000 Households	1,329	36,859	59,302
2010 Households	1,408	38,084	61,523
2019 Total Households	1,430	37,512	61,528
2024 Total Households	1,428	37,220	61,367
2000-2010 Annual Rate	0.58%	0.33%	0.37%
2010-2019 Annual Rate	0.17%	-0.16%	0.00%
2019-2024 Annual Rate	-0.03%	-0.16%	-0.05%
2019 Average Household Size	2.44	2.48	2.49

The household count in this area has changed from 61,523 in 2010 to 61,528 in the current year, a change of 0.00% annually. The five-year projection of households is 61,367, a change of -0.05% annually from the current year total. Average household size is currently 2.49, compared to 2.48 in the year 2010. The number of families in the current year is 40,757 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2019 Percent of Income for Mortgage	15.1%	13.8%	13.7%
Median Household Income			
2019 Median Household Income	\$59,512	\$47,424	\$51,076
2024 Median Household Income	\$63,675	\$53,047	\$56,405
2019-2024 Annual Rate	1.36%	2.27%	2.00%
Average Household Income			
2019 Average Household Income	\$77,985	\$64,297	\$66,858
2024 Average Household Income	\$86,790	\$73,985	\$76,994
2019-2024 Annual Rate	2.16%	2.85%	2.86%
Per Capita Income			
2019 Per Capita Income	\$32,057	\$24,804	\$25,896
2024 Per Capita Income	\$35,548	\$28,426	\$29,729
2019-2024 Annual Rate	2.09%	2.76%	2.80%

Households by Income

Current median household income is \$51,076 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$56,405 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$66,858 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$76,994 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,896 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$29,729 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	156	170	168
2000 Total Housing Units	1,346	40,063	64,435
2000 Owner Occupied Housing Units	911	25,071	42,444
2000 Renter Occupied Housing Units	418	11,788	16,859
2000 Vacant Housing Units	17	3,204	5,132
2010 Total Housing Units	1,458	42,188	68,477
2010 Owner Occupied Housing Units	961	24,627	42,644
2010 Renter Occupied Housing Units	447	13,457	18,879
2010 Vacant Housing Units	50	4,104	6,954
2019 Total Housing Units	1,473	42,755	69,820
2019 Owner Occupied Housing Units	949	23,699	42,269
2019 Renter Occupied Housing Units	482	13,813	19,259
2019 Vacant Housing Units	43	5,243	8,292
2024 Total Housing Units	1,482	43,143	70,703
2024 Owner Occupied Housing Units	956	23,783	42,602
2024 Renter Occupied Housing Units	471	13,437	18,765
2024 Vacant Housing Units	54	5,923	9,336

Currently, 60.5% of the 69,820 housing units in the area are owner occupied; 27.6%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 68,477 housing units in the area - 62.3% owner occupied, 27.6% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$143,522, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.55% annually to \$179,309.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. 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

Albrecht-Kemper

www.albrecht-kemper.org

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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