



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



**7.17 Acres
Land Available
N. 169 Hwy
St. Joseph, Missouri**

www.raysisson.net/n169hwy.pdf

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Description

- 7.17 Acres now available near the Tuscany Shopping Center and Shoppes at North Village located at N 169 Hwy, St. Joseph, Missouri.
- Visible N 169 Hwy and N. Village Drive
- Excellent development potential near fast growing retail areas
- Seller will deed restrict for convenience store/gas station at close
- Sewers are 275' on southwest corner of N 169 Hwy and N Village Drive
- Directions: On Interstate 29, take Exit #50
- 2018 Taxes: \$13,365
- Flood zone: No
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph
 - Fiber: Available

Property Feature Sheet
Tuscany Village



N 169 Hwy, St. Joseph, MO

Available: 7.17 Acres

Location: N 169 Hwy

For Sale:
\$1,400,000 (\$4.48/SF)

Zoned: C-3

Accessible: N 169 Hwy

Visible: N 169 Hwy & N. Village Drive

Available: Now

2018 Taxes: \$13,365

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: Evergy

CoStar #: 17029773

MLS #: 2184724

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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

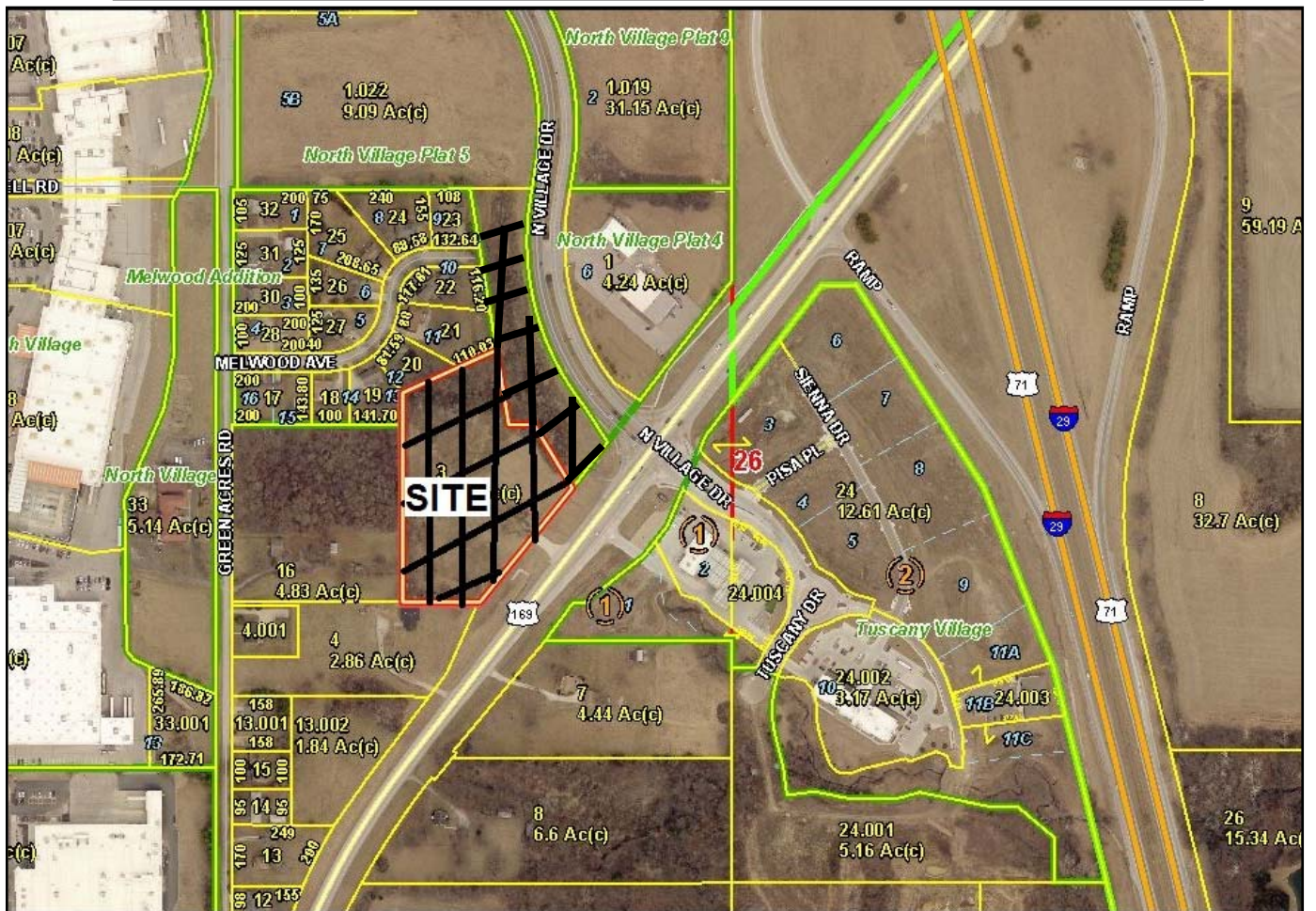


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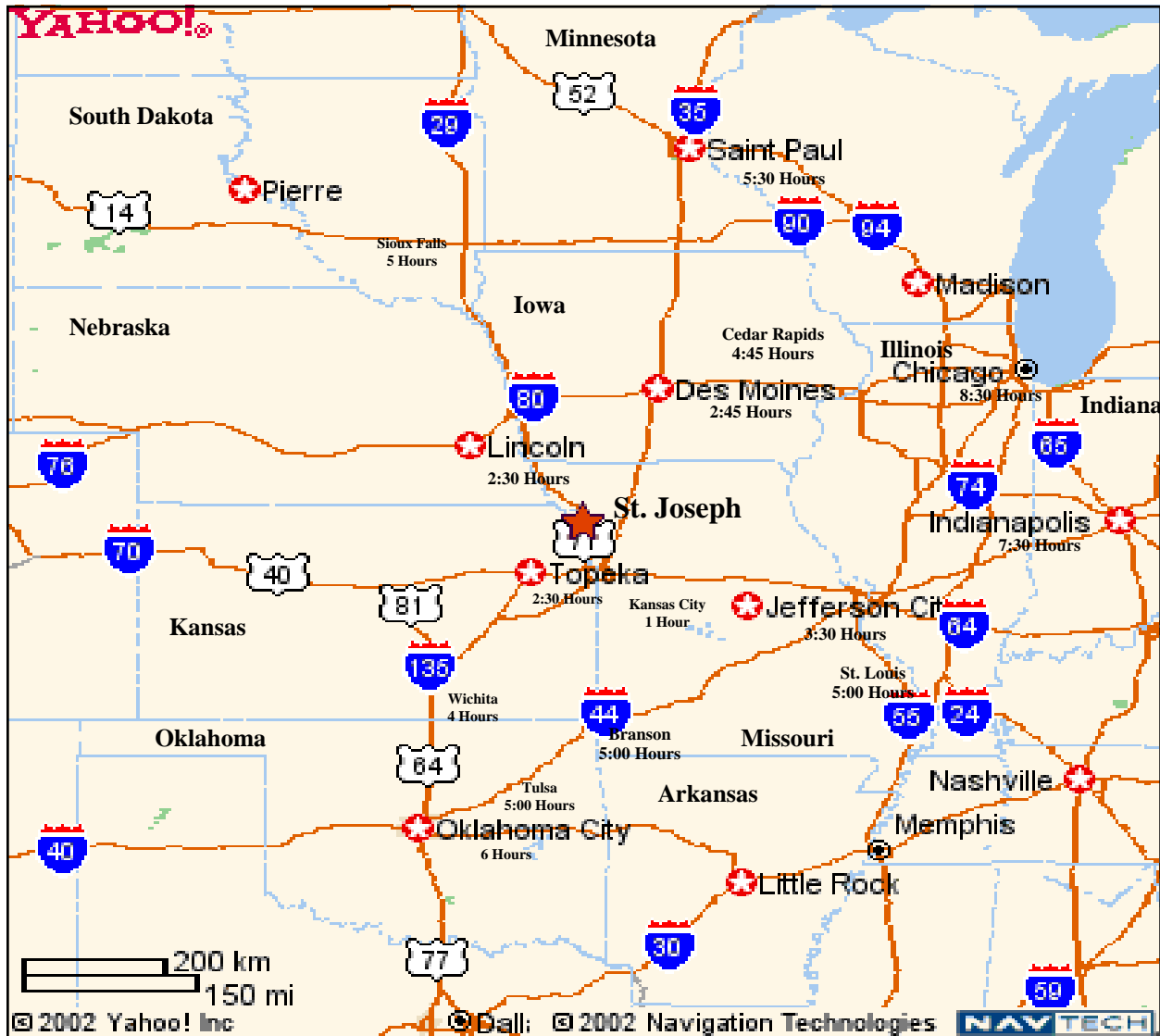
SITE PLAN



Aerials



Drive Time Map



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

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Executive Summary

N Village Dr, Saint Joseph, Missouri, 64506
Rings: 1, 5, 10 mile radii

Prepared by Esri
Latitude: 39.81624
Longitude: -94.81084

	1 mile	5 miles	10 miles
Population			
2000 Population	4,004	61,120	94,562
2010 Population	3,946	63,246	98,207
2019 Population	4,018	62,967	97,738
2024 Population	4,034	62,718	97,312
2000-2010 Annual Rate	-0.15%	0.34%	0.38%
2010-2019 Annual Rate	0.20%	-0.05%	-0.05%
2019-2024 Annual Rate	0.08%	-0.08%	-0.09%
2019 Male Population	49.1%	50.0%	49.8%
2019 Female Population	50.9%	50.0%	50.2%
2019 Median Age	40.4	37.1	38.3

In the identified area, the current year population is 97,738. In 2010, the Census count in the area was 98,207. The rate of change since 2010 was -0.05% annually. The five-year projection for the population in the area is 97,312 representing a change of -0.09% 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 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.5%	83.5%	86.3%
2019 Black Alone	3.7%	7.5%	5.7%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.5%
2019 Asian Alone	2.1%	2.0%	1.6%
2019 Pacific Islander Alone	0.1%	0.5%	0.4%
2019 Other Race	0.9%	2.5%	2.3%
2019 Two or More Races	2.3%	3.4%	3.2%
2019 Hispanic Origin (Any Race)	5.3%	7.4%	6.9%

Persons of Hispanic origin represent 6.9% 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 34.8 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	79	71	66
2000 Households	1,547	23,853	36,858
2010 Households	1,565	24,409	38,080
2019 Total Households	1,583	24,010	37,504
2024 Total Households	1,586	23,819	37,211
2000-2010 Annual Rate	0.12%	0.23%	0.33%
2010-2019 Annual Rate	0.12%	-0.18%	-0.16%
2019-2024 Annual Rate	0.04%	-0.16%	-0.16%
2019 Average Household Size	2.53	2.45	2.48

The household count in this area has changed from 38,080 in 2010 to 37,504 in the current year, a change of -0.16% annually. The five-year projection of households is 37,211, a change of -0.16% annually from the current year total. Average household size is currently 2.48, compared to 2.46 in the year 2010. The number of families in the current year is 23,898 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	13.4%	14.6%	13.8%
Median Household Income			
2019 Median Household Income	\$59,824	\$46,686	\$47,373
2024 Median Household Income	\$65,097	\$52,359	\$53,002
2019-2024 Annual Rate	1.70%	2.32%	2.27%
Average Household Income			
2019 Average Household Income	\$73,873	\$65,956	\$64,239
2024 Average Household Income	\$82,722	\$75,398	\$73,914
2019-2024 Annual Rate	2.29%	2.71%	2.85%
Per Capita Income			
2019 Per Capita Income	\$29,684	\$25,310	\$24,784
2024 Per Capita Income	\$33,163	\$28,790	\$28,402
2019-2024 Annual Rate	2.24%	2.61%	2.76%

Households by Income

Current median household income is \$47,373 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,002 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$64,239 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$73,914 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,784 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,402 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	176	161	170
2000 Total Housing Units	1,580	26,077	40,064
2000 Owner Occupied Housing Units	1,141	15,145	25,064
2000 Renter Occupied Housing Units	406	8,708	11,794
2000 Vacant Housing Units	33	2,224	3,206
2010 Total Housing Units	1,624	27,202	42,188
2010 Owner Occupied Housing Units	1,126	14,795	24,617
2010 Renter Occupied Housing Units	439	9,614	13,463
2010 Vacant Housing Units	59	2,793	4,108
2019 Total Housing Units	1,656	27,565	42,754
2019 Owner Occupied Housing Units	1,109	14,198	23,684
2019 Renter Occupied Housing Units	475	9,813	13,820
2019 Vacant Housing Units	73	3,555	5,250
2024 Total Housing Units	1,675	27,831	43,141
2024 Owner Occupied Housing Units	1,124	14,253	23,768
2024 Renter Occupied Housing Units	462	9,565	13,444
2024 Vacant Housing Units	89	4,012	5,930

Currently, 55.4% of the 42,754 housing units in the area are owner occupied; 32.3%, renter occupied; and 12.3% 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 42,188 housing units in the area - 58.4% owner occupied, 31.9% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 0.59%. Median home value in the area is \$133,616, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.82% annually to \$161,181.

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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