



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
**COMMERCIAL SERVICES**



***Now Available***

**47,822 Sq. Ft.**

**117 W 2nd**

**Stanberry, Missouri**

**[www.raysisson.net/117w2nd.pdf](http://www.raysisson.net/117w2nd.pdf)**

***Contact:***

**Raymond A. Sisson, CCIM**

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](mailto:raysisson@stjoseph.net)

Web Site: [www.raysisson.net](http://www.raysisson.net)

# Index

[www.raysisson.net/117w2nd.pdf](http://www.raysisson.net/117w2nd.pdf)

<b>I) Overview</b>	<b>Page</b>
<b>a) Description</b>	<b>3</b>
<b>II) Property</b>	
<b>a) Property Feature Sheet</b>	<b>4</b>
<b>b) Photos</b>	<b>5</b>
<b>c) Aerial</b>	<b>6</b>
<b>III) Stanberry, Missouri</b>	
<b>a) Demographics</b>	<b>7-8</b>



**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
COMMERCIAL SERVICES

## Description

- 47,822 Sq. Ft. Industrial Building, Stanberry, Missouri.
- Main Floor: 42,066 Sq. Ft.
- Lower walk out level: 5,756 Sq. Ft.
- Office on East side offers 5,500 Sq. Ft.
- Available For Lease or For Sale.
- Lot Size: 1.22 Acres
- Ceiling Height: 12'-14' Clear
- Electric: 480v 3 Phase
- Rural Water: Currently 1" water line, but a 4" supply line in the street.
- Natural gas powered unit heaters.
- Intersection at South and Main is signalized.
- 3,000 lbs freight elevator to lower level.
- 40' Candle lighting.
- Formerly occupied by GM to manufacture auto parts.
- City of Stanberry has preapproved this site for cultivation of medical marijuana.

# Property Feature Sheet



## 117 W 2nd, Stanberry, Missouri

**Available:** 47,822 Sq. Ft. Warehouse  
Offers 5,500 Sq. Ft. of office space on the east side

**Lot:** 1.22 Acres

**Highest/Best Use:** Warehouse

**Other:** City of Stanberry preapproved site for cultivation of medical marijuana

**For Sale:** \$300,000.00

**For Lease:** \$0.65/SF Gross Rent

**Zoned:** TBD

**Floor:** No

**Directions:** From I-29, take 169 Hwy north to Stanberry. Turn left on N 2nd St to property on south side of street at corner of N 2nd St and Locust St.

**Water:** Rural Water, 1" water line, but a 4" supply line in the street

**Electricity:** 480v 3-Phase

**Gas:** Natural gas powered unit heaters

**Ceiling:** 12'-14' clear height

**Lighting:** 40' candle lighting

**Elevator:** Freight - 3,000 lbs

**CoStar #:** 15506508

**MLS #:** 2153883

**Web Site:** [www.ravsisson.net/117w2nd.pdf](http://www.ravsisson.net/117w2nd.pdf)

### Raymond A. Sisson, CCIM

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: [ravsisson@stjoseph.net](mailto:ravsisson@stjoseph.net)

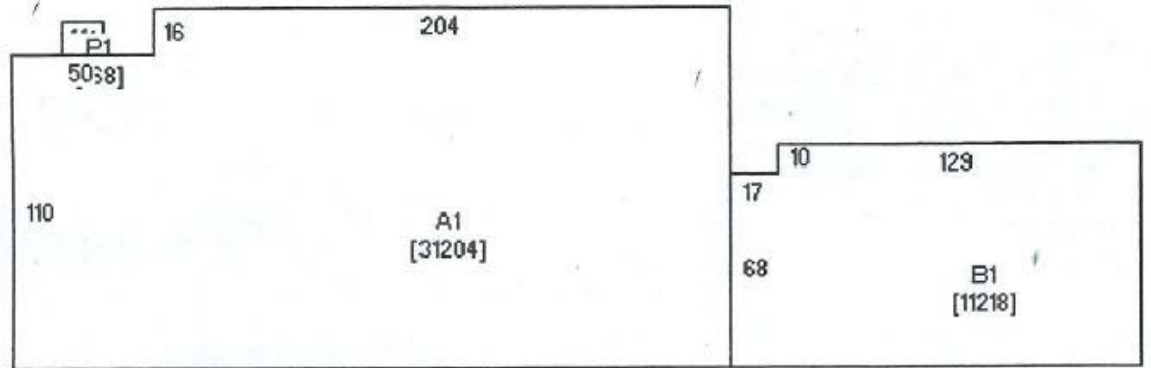
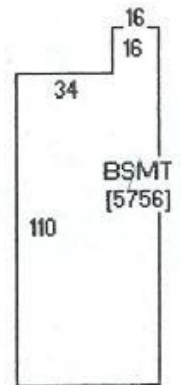
Web Site: [www.ravsisson.net](http://www.ravsisson.net)



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.

# FLOOR PLATE

PDF+PIN: 004+06-09-31-04-04-58



# PHOTOS



# AERIAL





# Executive Summary

117 W 2nd St, Stanberry, Missouri, 64489  
Rings: 1, 3, 10 mile radii

Prepared by Esri  
Latitude: 40.21511  
Longitude: -94.54185

	1 mile	3 miles	10 miles
<b>Population</b>			
2000 Population	1,251	1,463	3,695
2010 Population	1,219	1,466	3,832
2018 Population	1,158	1,415	3,851
2023 Population	1,118	1,373	3,772
2000-2010 Annual Rate	-0.26%	0.02%	0.36%
2010-2018 Annual Rate	-0.62%	-0.43%	0.06%
2018-2023 Annual Rate	-0.70%	-0.60%	-0.41%
2018 Male Population	50.3%	50.3%	51.5%
2018 Female Population	49.7%	49.7%	48.5%
2018 Median Age	44.2	42.6	41.9

In the identified area, the current year population is 3,851. In 2010, the Census count in the area was 3,832. The rate of change since 2010 was 0.06% annually. The five-year projection for the population in the area is 3,772 representing a change of -0.41% annually from 2018 to 2023. Currently, the population is 51.5% male and 48.5% female.

### Median Age

The median age in this area is 44.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	98.3%	98.1%	97.3%
2018 Black Alone	0.4%	0.6%	0.6%
2018 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2018 Asian Alone	0.1%	0.1%	0.5%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.3%	0.2%	0.4%
2018 Two or More Races	0.7%	0.8%	1.0%
2018 Hispanic Origin (Any Race)	0.7%	0.6%	1.1%

Persons of Hispanic origin represent 1.1% of the population in the identified area compared to 18.3% 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 7.6 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	501	575	1,278
2010 Households	486	567	1,306
2018 Total Households	459	543	1,304
2023 Total Households	442	524	1,273
2000-2010 Annual Rate	-0.30%	-0.14%	0.22%
2010-2018 Annual Rate	-0.69%	-0.52%	-0.02%
2018-2023 Annual Rate	-0.75%	-0.71%	-0.48%
2018 Average Household Size	2.42	2.52	2.81

The household count in this area has changed from 1,306 in 2010 to 1,304 in the current year, a change of -0.02% annually. The five-year projection of households is 1,273, a change of -0.48% annually from the current year total. Average household size is currently 2.81, compared to 2.79 in the year 2010. The number of families in the current year is 911 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

117 W 2nd St, Stanberry, Missouri, 64489  
Rings: 1, 3, 10 mile radii

Prepared by Esri  
Latitude: 40.21511  
Longitude: -94.54185

	1 mile	3 miles	10 miles
<b>Median Household Income</b>			
2018 Median Household Income	\$39,918	\$39,950	\$43,952
2023 Median Household Income	\$43,022	\$43,397	\$50,497
2018-2023 Annual Rate	1.51%	1.67%	2.82%
<b>Average Household Income</b>			
2018 Average Household Income	\$55,302	\$55,524	\$59,330
2023 Average Household Income	\$62,442	\$63,097	\$68,880
2018-2023 Annual Rate	2.46%	2.59%	3.03%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$22,767	\$22,113	\$22,087
2023 Per Capita Income	\$25,603	\$24,937	\$25,514
2018-2023 Annual Rate	2.38%	2.43%	2.93%

Current median household income is \$43,952 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$50,497 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$59,330 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$68,880 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$22,087 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$25,514 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	587	665	1,481
2000 Owner Occupied Housing Units	388	447	1,023
2000 Renter Occupied Housing Units	113	128	256
2000 Vacant Housing Units	86	90	202
2010 Total Housing Units	582	667	1,546
2010 Owner Occupied Housing Units	353	418	1,037
2010 Renter Occupied Housing Units	133	149	269
2010 Vacant Housing Units	96	100	240
2018 Total Housing Units	560	650	1,554
2018 Owner Occupied Housing Units	318	382	994
2018 Renter Occupied Housing Units	142	161	310
2018 Vacant Housing Units	101	107	250
2023 Total Housing Units	560	650	1,557
2023 Owner Occupied Housing Units	307	371	974
2023 Renter Occupied Housing Units	135	153	299
2023 Vacant Housing Units	118	126	284

Currently, 64.0% of the 1,554 housing units in the area are owner occupied; 19.9%, renter occupied; and 16.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 1,546 housing units in the area - 67.1% owner occupied, 17.4% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is 0.23%. Median home value in the area is \$112,437, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.16% annually to \$125,128.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

# CITY OF STANBERRY

## City Map of Stanberry

Located in Townships 62 & 63N • Range 32W,

