



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available For Sale

**4,800 Sq. Ft. 3 Story Historic
Rowhouse Conversion Office Building
1214-16 Frederick Avenue
St. Joseph, Missouri**

www.raysisson.net/1214-16frederick.pdf

Raymond A. Sisson, CCIM
Broker

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Web Site: www.raysisson.net



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Description

- Historic rowhouse conversion office building at 1214-16 Frederick Avenue, St. Joseph, Missouri.
- Offers 4,800 Sq. Ft.
- 3 Story
- On-street parking and off-street parking lot in rear of building.
- Access off Faraon and Jules via public alley.
- Hallways have fire sprinkler system.
- South part of lot is in a flood plain.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet
Available For Sale



1214-16 Frederick, St. Joseph, MO

Available: Historic rowhouse conversion office building

Offers: 4,800 Sq. Ft.
3 Story
Hallways have fire sprinklers

For Sale: \$410,000.00

Access: Access off Faraon and Jules via public alley

Directions: From I-29, exit at Frederick Avenue, west on Frederick Avenue to property on south side

Flood Zone: A2—South part of lot only

Sewer: City of St. Joseph

Water: Missouri American Water Co.

Electricity: Evergy

2019 Taxes: \$3,454

MLS#: 2209289

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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

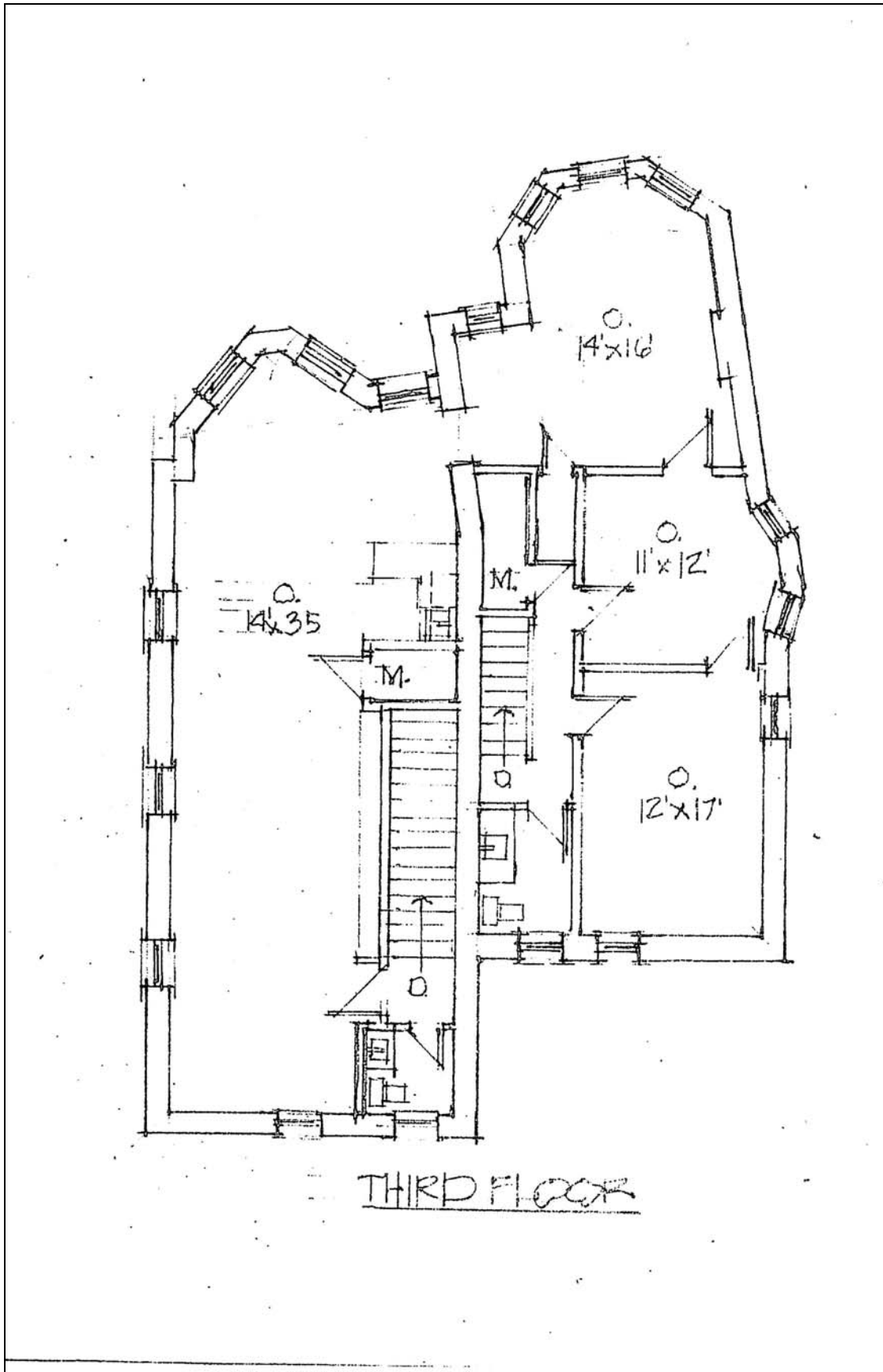


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PHOTOS



FLOOR PLAN



Drive Time Map



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

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Executive Summary

1214 Frederick Ave, Saint Joseph, Missouri, 64501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.77001
Longitude: -94.84478

	1 mile	3 miles	5 miles
Population			
2000 Population	13,224	51,512	79,355
2010 Population	13,200	52,141	81,987
2020 Population	12,796	51,254	81,043
2025 Population	12,649	50,853	80,592
2000-2010 Annual Rate	-0.02%	0.12%	0.33%
2010-2020 Annual Rate	-0.30%	-0.17%	-0.11%
2020-2025 Annual Rate	-0.23%	-0.16%	-0.11%
2020 Male Population	50.2%	50.7%	50.0%
2020 Female Population	49.8%	49.3%	50.0%
2020 Median Age	33.8	36.2	37.5

In the identified area, the current year population is 81,043. In 2010, the Census count in the area was 81,987. The rate of change since 2010 was -0.11% annually. The five-year projection for the population in the area is 80,592 representing a change of -0.11% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	72.4%	81.8%	84.2%
2020 Black Alone	12.4%	8.1%	6.5%
2020 American Indian/Alaska Native Alone	1.1%	0.7%	0.6%
2020 Asian Alone	1.2%	1.5%	1.9%
2020 Pacific Islander Alone	2.0%	0.7%	0.5%
2020 Other Race	5.3%	3.1%	2.6%
2020 Two or More Races	5.6%	4.1%	3.7%
2020 Hispanic Origin (Any Race)	13.6%	8.6%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 18.8% 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 39.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	35	54	67
2000 Households	5,408	20,617	31,039
2010 Households	5,165	20,425	31,760
2020 Total Households	4,969	20,070	31,462
2025 Total Households	4,905	19,906	31,290
2000-2010 Annual Rate	-0.46%	-0.09%	0.23%
2010-2020 Annual Rate	-0.38%	-0.17%	-0.09%
2020-2025 Annual Rate	-0.26%	-0.16%	-0.11%
2020 Average Household Size	2.50	2.39	2.44

The household count in this area has changed from 31,760 in 2010 to 31,462 in the current year, a change of -0.09% annually. The five-year projection of households is 31,290, a change of -0.11% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 19,464 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

August 06, 2020



Executive Summary

1214 Frederick Ave, Saint Joseph, Missouri, 64501
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.77001
Longitude: -94.84478

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.8%	10.1%	10.4%
Median Household Income			
2020 Median Household Income	\$32,643	\$46,373	\$52,079
2025 Median Household Income	\$33,979	\$49,708	\$54,559
2020-2025 Annual Rate	0.81%	1.40%	0.93%
Average Household Income			
2020 Average Household Income	\$47,804	\$60,458	\$67,953
2025 Average Household Income	\$51,238	\$65,733	\$74,543
2020-2025 Annual Rate	1.40%	1.69%	1.87%
Per Capita Income			
2020 Per Capita Income	\$18,742	\$23,346	\$26,511
2025 Per Capita Income	\$20,056	\$25,361	\$29,075
2020-2025 Annual Rate	1.36%	1.67%	1.86%

Households by Income

Current median household income is \$52,079 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,559 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$67,953 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$74,543 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$26,511 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,075 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	215	228	221
2000 Total Housing Units	6,442	22,848	33,913
2000 Owner Occupied Housing Units	2,485	12,751	20,419
2000 Renter Occupied Housing Units	2,923	7,866	10,620
2000 Vacant Housing Units	1,034	2,231	2,874
2010 Total Housing Units	6,338	23,196	35,380
2010 Owner Occupied Housing Units	2,115	11,668	19,729
2010 Renter Occupied Housing Units	3,050	8,757	12,031
2010 Vacant Housing Units	1,173	2,771	3,620
2020 Total Housing Units	6,427	23,536	35,982
2020 Owner Occupied Housing Units	2,072	11,732	19,986
2020 Renter Occupied Housing Units	2,896	8,337	11,476
2020 Vacant Housing Units	1,458	3,466	4,520
2025 Total Housing Units	6,486	23,742	36,321
2025 Owner Occupied Housing Units	2,036	11,637	19,893
2025 Renter Occupied Housing Units	2,869	8,269	11,396
2025 Vacant Housing Units	1,581	3,836	5,031

Currently, 55.5% of the 35,982 housing units in the area are owner occupied; 31.9%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 35,380 housing units in the area - 55.8% owner occupied, 34.0% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.75%. Median home value in the area is \$129,332, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.20% annually to \$151,389.

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 2020 and 2025. 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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