



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



**1.04 ACRE LOT
LOCATED IN FRONT
OF FAMILY CENTER FARM & HOME**

1305 S. Riverside Road, St. Joseph, Missouri

www.raysisson.net/1305sriverside.pdf

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Index

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



Description

- Ideal 1.04 acre lot located just to the south of the S. Riverside Road and Mitchell Avenue intersection or just to the north of US 36 Hwy and Riverside Road interchange, St. Joseph, Missouri.
- This lot is south and adjacent to Family Center Farm and Home Store with additional parking and access easements with the Farm Store.
- Ideal for quick service restaurant or casual dining restaurant.
- Traffic counts on Riverside - 15,000 AADT south of Mitchell on Riverside and north of Mitchell on Riverside - 10,700 AADT. East of Riverside on Mitchell - 8,600 AADT and west of Riverside on Mitchell - 5,657 AADT.
- All utilities to site.
- Level site.
- Area includes Mosaic Life Care Hospital, Missouri Western State University, Mitchell Woods Industrial Park, Altec, HNB Bank, Nodaway Valley Bank, and Family Center Farm & Home.
- 130' Frontage on Riverside.
- Zoning: C-3P
- 2021 Taxes: TBD
- Utilities:
 - Electrical: Evergy
 - Gas: Spire
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



1305 S. Riverside Road, St. Joseph, MO

1.04 ACRE LOT

Land Available: Ideal 1.04 acre lot located just to the south of the S. Riverside Road and Mitchell Avenue intersection or just to the north of US 36 Hwy and Riverside Road interchange, St. Joseph, Missouri

For Sale: \$485,000.00

Zoning: C-3P

Taxes: TBD

Visible/Accessible: S. Riverside Road with Easement from Family Center Farm & Home

Best Use: Ideal for quick service restaurant

Contour: Level site

Frontage: 130' Frontage on Riverside Road

Area includes: Area includes Mosaic Life Care Hospital, Missouri Western State University, Mitchell Woods Industrial Park, Altec, HNB Bank, Nodaway Valley Bank, and Family Center Farm & Home

Traffic count: Traffic counts on Riverside - 15,000 AADT south of Mitchell on Riverside and north of Mitchell on Riverside - 10,700 AADT. East of Riverside on Mitchell - 8,600 AADT and west of Riverside on Mitchell - 5,657 AADT

Water: Missouri American Water Co.

Gas: Spire

Electricity: Evergy

Sewer: City of St. Joseph

CoStar#: 24506049

MLS#: 2355516

Web Site: www.ravsisson.net/1305sriverside.pdf

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SITE PLAN





Executive Summary

1305 S Riverside Rd, Saint Joseph, Missouri, 64507
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75535
Longitude: -94.76798

	1 mile	3 miles	5 miles
Population			
2000 Population	2,976	23,809	63,826
2010 Population	3,379	25,308	67,010
2021 Population	3,410	24,998	66,072
2026 Population	3,417	24,883	65,656
2000-2010 Annual Rate	1.28%	0.61%	0.49%
2010-2021 Annual Rate	0.08%	-0.11%	-0.13%
2021-2026 Annual Rate	0.04%	-0.09%	-0.13%
2021 Male Population	47.3%	51.3%	50.1%
2021 Female Population	52.7%	48.7%	49.9%
2021 Median Age	32.5	38.1	37.9

In the identified area, the current year population is 66,072. In 2010, the Census count in the area was 67,010. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 65,656 representing a change of -0.13% annually from 2021 to 2026. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 32.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	82.5%	84.7%	83.3%
2021 Black Alone	9.3%	7.8%	7.1%
2021 American Indian/Alaska Native Alone	0.7%	0.5%	0.6%
2021 Asian Alone	2.0%	1.9%	2.0%
2021 Pacific Islander Alone	0.4%	0.2%	0.6%
2021 Other Race	1.7%	1.8%	2.7%
2021 Two or More Races	3.5%	3.1%	3.6%
2021 Hispanic Origin (Any Race)	5.5%	5.7%	7.8%

Persons of Hispanic origin represent 7.8% of the population in the identified area compared to 18.9% 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 40.0 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	58	72	62
2000 Households	751	8,862	25,000
2010 Households	949	9,509	25,953
2021 Total Households	974	9,393	25,495
2026 Total Households	976	9,335	25,295
2000-2010 Annual Rate	2.37%	0.71%	0.37%
2010-2021 Annual Rate	0.23%	-0.11%	-0.16%
2021-2026 Annual Rate	0.04%	-0.12%	-0.16%
2021 Average Household Size	2.76	2.29	2.42

The household count in this area has changed from 25,953 in 2010 to 25,495 in the current year, a change of -0.16% annually. The five-year projection of households is 25,295, a change of -0.16% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 15,482 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



Executive Summary

1305 S Riverside Rd, Saint Joseph, Missouri, 64507
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75535
Longitude: -94.76798

	1 mile	3 miles	5 miles
Mortgage Income			
2021 Percent of Income for Mortgage	9.9%	11.3%	12.5%
Median Household Income			
2021 Median Household Income	\$58,171	\$51,079	\$46,002
2026 Median Household Income	\$63,223	\$55,217	\$51,446
2021-2026 Annual Rate	1.68%	1.57%	2.26%
Average Household Income			
2021 Average Household Income	\$70,610	\$69,670	\$63,773
2026 Average Household Income	\$78,396	\$78,274	\$71,681
2021-2026 Annual Rate	2.11%	2.36%	2.37%
Per Capita Income			
2021 Per Capita Income	\$23,260	\$26,351	\$24,852
2026 Per Capita Income	\$25,683	\$29,497	\$27,861
2021-2026 Annual Rate	2.00%	2.28%	2.31%

Households by Income

Current median household income is \$46,002 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$51,446 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$63,773 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$71,681 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$24,852 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$27,861 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	232	201	184
2000 Total Housing Units	816	9,346	27,343
2000 Owner Occupied Housing Units	543	5,914	16,075
2000 Renter Occupied Housing Units	207	2,948	8,925
2000 Vacant Housing Units	66	484	2,343
2010 Total Housing Units	1,047	10,155	28,919
2010 Owner Occupied Housing Units	614	6,048	15,843
2010 Renter Occupied Housing Units	335	3,461	10,110
2010 Vacant Housing Units	98	646	2,966
2021 Total Housing Units	1,095	10,234	28,962
2021 Owner Occupied Housing Units	618	5,891	15,308
2021 Renter Occupied Housing Units	356	3,502	10,187
2021 Vacant Housing Units	121	841	3,467
2026 Total Housing Units	1,103	10,284	29,129
2026 Owner Occupied Housing Units	626	5,934	15,411
2026 Renter Occupied Housing Units	351	3,402	9,884
2026 Vacant Housing Units	127	949	3,834

Currently, 52.9% of the 28,962 housing units in the area are owner occupied; 35.2%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 28,919 housing units in the area - 54.8% owner occupied, 35.0% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.07%. Median home value in the area is \$136,769, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.33% annually to \$153,463.

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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

Drive Time Map



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

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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

