



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



## ***For Sale***

**280' of Belt Hwy Frontage  
2 Buildings on 0.96 Acres (2 lots)  
1414 & 1424 S. Belt Hwy  
St. Joseph, Missouri**



***[www.raysisson.net/1414-24sbelt.pdf](http://www.raysisson.net/1414-24sbelt.pdf)***

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# Description

- Belt Highway property with 280' of Belt frontage.
- Two lots totaling almost an acre (0.96 Acres)
- Two very usable buildings on two lots
- Larger building to the north is approximately 3,500 Sq. Ft. with large display windows, 4 drive-in doors - 3 10'x10' doors and one 7'x10' door.
- Directions: Only one block south of the signalized intersection of Belt Hwy and Mitchell, located at Renick and Belt Hwy.
- Zoned: C-3
- 2018 Taxes: \$4,665
- Flood zone: No
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

## Property Feature Sheet

# For Sale



**1414-1424 S Belt Hwy, St. Joseph, MO**

**Available:** Two lots almost totaling 0.96 Acres  
Two buildings  
Larger building is 3,500 Sq. Ft. and offers large display windows, 4 drive-in doors - 3 10'x10' doors and one 7'x10' door.

**Location:** One block south of the signalized Belt Hwy and Mitchell Avenue Intersection, only .5 miles from Hwy 36

**For Sale:** \$550,000.00

**Zoned:** C-3

**Accessible:** Belt Hwy

**Visible:** 280' of Belt Hwy frontage

**Businesses in area:** CVS, Westlake Ace Hardware, Planet Fitness, Dollar General, & Platos Closet

**Available:** Now

**2018 Taxes:** \$4,665

**Sewer:** City of St. Joseph

**Water:** Missouri American Water Co.

**Electricity:** Evergy

**CoStar #:** 7166385

**Web Site:** [www.raysisson.net/1414-24sbelt.pdf](http://www.raysisson.net/1414-24sbelt.pdf)

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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.

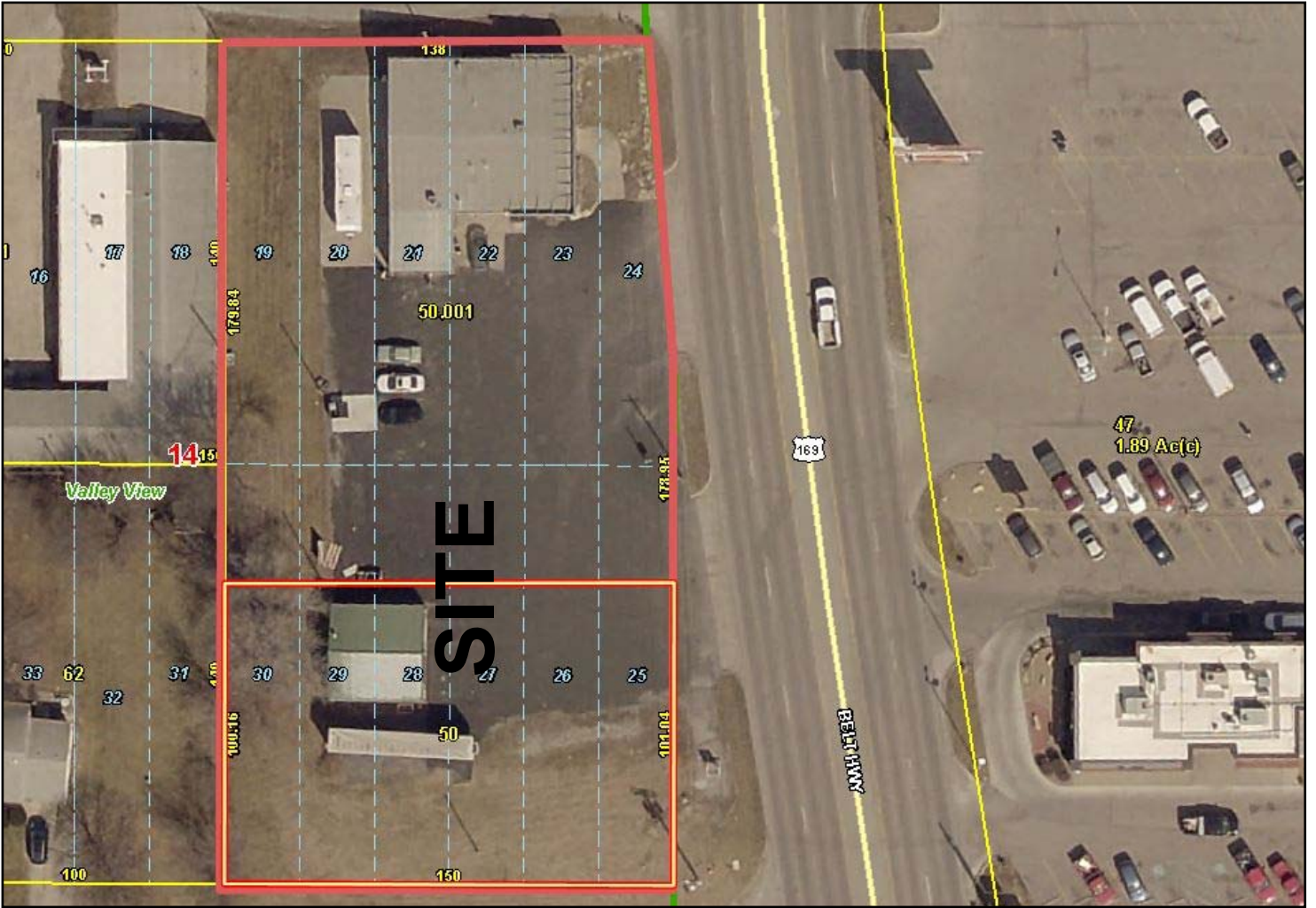


Marketing

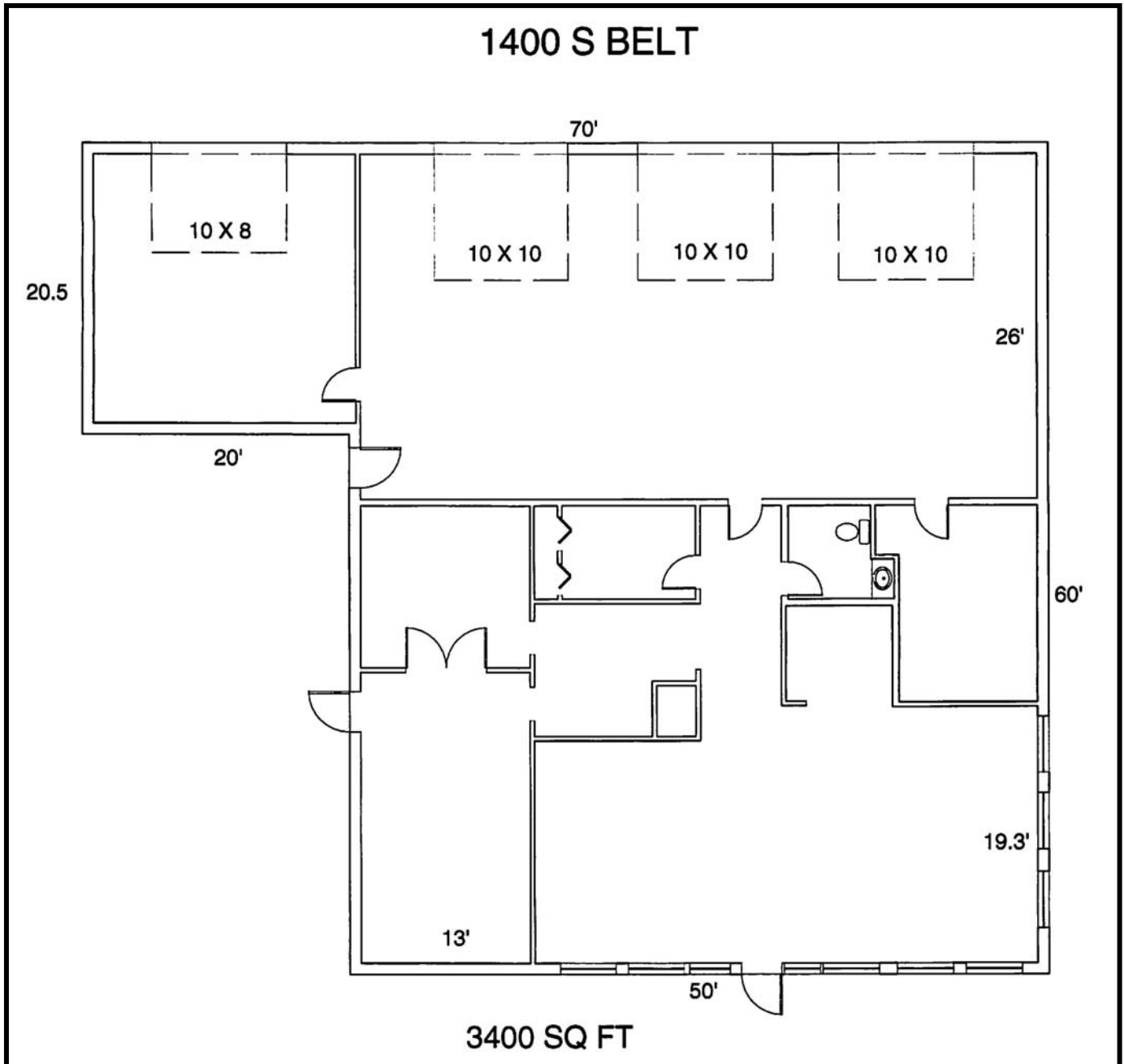


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# SITE PLAN



# FLOOR PLAN



# Photos





# Executive Summary

1414 S Belt Hwy, Saint Joseph, Missouri, 64507 2  
 1414 S Belt Hwy, Saint Joseph, Missouri, 64507  
 Ring Bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri  
 Latitude: 39.75413  
 Longitude: -94.80371

	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Population</b>			
2000 Population	6,397	46,429	25,300
2010 Population	6,362	48,496	26,134
2019 Population	6,309	48,183	25,802
2024 Population	6,278	47,912	25,622
2000-2010 Annual Rate	-0.05%	0.44%	0.32%
2010-2019 Annual Rate	-0.09%	-0.07%	-0.14%
2019-2024 Annual Rate	-0.10%	-0.11%	-0.14%
2019 Male Population	48.2%	50.6%	49.2%
2019 Female Population	51.7%	49.4%	50.8%
2019 Median Age	35.1	36.9	38.9

In the identified area, the current year population is 25,802. In 2010, the Census count in the area was 26,134. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 25,622 representing a change of -0.14% annually from 2019 to 2024. Currently, the population is 49.2% male and 50.8% female.

### Median Age

The median age in this area is 35.1, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	85.2%	81.9%	88.6%
2019 Black Alone	6.8%	8.3%	3.5%
2019 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2019 Asian Alone	1.6%	1.9%	1.8%
2019 Pacific Islander Alone	0.1%	0.7%	0.3%
2019 Other Race	2.5%	3.0%	2.0%
2019 Two or More Races	3.2%	3.6%	3.3%
2019 Hispanic Origin (Any Race)	6.5%	8.3%	7.0%

Persons of Hispanic origin represent 7.0% 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 31.6 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	55	62	75
2000 Households	2,819	18,002	9,710
2010 Households	2,769	18,524	10,038
2019 Total Households	2,726	18,131	9,799
2024 Total Households	2,705	17,942	9,692
2000-2010 Annual Rate	-0.18%	0.29%	0.33%
2010-2019 Annual Rate	-0.17%	-0.23%	-0.26%
2019-2024 Annual Rate	-0.15%	-0.21%	-0.22%
2019 Average Household Size	2.14	2.46	2.61

The household count in this area has changed from 10,038 in 2010 to 9,799 in the current year, a change of -0.26% annually. The five-year projection of households is 9,692, a change of -0.22% annually from the current year total. Average household size is currently 2.61, compared to 2.58 in the year 2010. The number of families in the current year is 6,703 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.





# Executive Summary

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	0 - 1 mile	1 - 3 mile	3 - 5 mile
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	11.2%	14.2%	13.4%
<b>Median Household Income</b>			
2019 Median Household Income	\$43,422	\$44,844	\$49,465
2024 Median Household Income	\$50,603	\$50,904	\$55,174
2019-2024 Annual Rate	3.11%	2.57%	2.21%
<b>Average Household Income</b>			
2019 Average Household Income	\$58,776	\$61,333	\$68,415
2024 Average Household Income	\$69,804	\$70,006	\$79,508
2019-2024 Annual Rate	3.50%	2.68%	3.05%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$22,948	\$23,510	\$26,306
2024 Per Capita Income	\$27,190	\$26,691	\$30,439
2019-2024 Annual Rate	3.45%	2.57%	2.96%

### Households by Income

Current median household income is \$49,465 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$55,174 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$68,415 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$79,508 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$26,306 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$30,439 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	211	166	175
2000 Total Housing Units	2,962	19,977	10,397
2000 Owner Occupied Housing Units	1,943	11,055	7,079
2000 Renter Occupied Housing Units	876	6,947	2,631
2000 Vacant Housing Units	143	1,975	687
2010 Total Housing Units	3,005	20,904	10,963
2010 Owner Occupied Housing Units	1,817	10,662	6,987
2010 Renter Occupied Housing Units	952	7,862	3,051
2010 Vacant Housing Units	236	2,380	925
2019 Total Housing Units	3,037	21,128	11,037
2019 Owner Occupied Housing Units	1,737	10,156	6,667
2019 Renter Occupied Housing Units	990	7,975	3,132
2019 Vacant Housing Units	311	2,997	1,238
2024 Total Housing Units	3,064	21,308	11,125
2024 Owner Occupied Housing Units	1,737	10,171	6,676
2024 Renter Occupied Housing Units	968	7,771	3,017
2024 Vacant Housing Units	359	3,366	1,433

Currently, 60.4% of the 11,037 housing units in the area are owner occupied; 28.4%, renter occupied; and 11.2% 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 10,963 housing units in the area - 63.7% owner occupied, 27.8% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 0.30%. Median home value in the area is \$135,468, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.93% annually to \$164,231.

**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.

# 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](http://www.saintjoseph.com)

City of St. Joseph

[www.ci.st-joseph.mo.us](http://www.ci.st-joseph.mo.us)

St. Joseph Convention and Visitors Bureau

[www.stjomo.com](http://www.stjomo.com)

Demographic Web Site:

[www.nwmoinfo.org](http://www.nwmoinfo.org)

Buchanan County

[www.co.buchanan.mo.us](http://www.co.buchanan.mo.us)

St. Joseph News Press

[www.newspressnow.com](http://www.newspressnow.com)

St. Joseph School District

[www.sjsd.k12.mo.us](http://www.sjsd.k12.mo.us)

Missouri Western State University

[www.missouriwestern.edu](http://www.missouriwestern.edu)

Albrecht-Kemper

[www.albrecht-kemper.org](http://www.albrecht-kemper.org)

Allied Arts Council

[www.stjoearts.org](http://www.stjoearts.org)

St. Joseph Museum

[www.stjosephmuseum.org](http://www.stjosephmuseum.org)

Areaguide Saint Joseph

<http://saintjosephmo.areaguides.net>

Patee House Museum

[www.ponyexpressjessejames.com](http://www.ponyexpressjessejames.com)



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