



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FOR SALE
40' x 80' Metal Building
1 Acre
Corner of 165th Rd & Voltaire Rd
Elwood, Kansas

www.raysisson.net/2402_165road.pdf

Raymond A. Sisson, CCIM
Broker

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 233-8780 Fax (816) 279-2987

E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net

**Tammy Rivera &
Juanita Richardson**

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Tammy (816) 341-3669 Juanita (816) 244-7030

rivera@bhsstein.com or juanita@bhsstein.com

Web Site: www.bhsstein.com



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Description

- Well maintained 40' x 80' metal building located at the corner of 165th Road and Voltaire Road, Elwood, Kansas.
- Lot: 1 Acre
- Located in the county, not in either city.
- Building is 14 years old with a 5" reinforced concrete.
- One 10' x 12' overhead door.
- One 12' x 12' sliding door.
- Ceiling: 10' clear.
- Water to building (Elwood City water).
- Conduit run to building for electric service from the west side of Voltaire Road.
- Height restrictions might apply for future development since the property is in the flight path of Rosecrans Airport.
- Available For Sale: \$132,000.00
- Zoning: L-1, Light Industrial

Property Feature Sheet

FOR SALE



Corner of 165th Rd & Voltaire Rd Elwood, Kansas

Available: Well maintained 40'x80' metal building

Lot: 1 Acre

For Sale: \$132,000.00

Taxes 2021: Pending

Space type: Storage

Former Use: Storage

Zoning: L-1, Light Industrial

Accessible/Visible: 165th Road & Voltaire Road

Ceiling: 10' Clear

Floor: 5" Reinforced concrete floor

Doors: 1 - 10'x12' Overhead Door

Electricity: Conduit run to building for electric service from the west side of Voltaire

Water: Elwood City Water - water to building

Sewer: None

MLS #: 2392912

Costar #: 26146620

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PHOTOS





Executive Summary

2402 165th Rd, Wathena, Kansas, 66090
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.74804
Longitude: -94.90727

	1 mile	3 miles	5 miles
Population			
2010 Population	89	4,346	48,188
2020 Population	79	4,073	43,572
2022 Population	75	3,984	43,188
2027 Population	73	3,926	42,582
2010-2020 Annual Rate	-1.18%	-0.65%	-1.00%
2020-2022 Annual Rate	-2.28%	-0.98%	-0.39%
2022-2027 Annual Rate	-0.54%	-0.29%	-0.28%
2022 Male Population	50.7%	50.3%	49.7%
2022 Female Population	49.3%	49.7%	50.3%
2022 Median Age	39.5	40.9	37.0

In the identified area, the current year population is 43,188. In 2020, the Census count in the area was 43,572. The rate of change since 2020 was -0.39% annually. The five-year projection for the population in the area is 42,582 representing a change of -0.28% annually from 2022 to 2027. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 37.0, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	82.9%	87.1%	80.3%
2022 Black Alone	6.6%	3.6%	5.3%
2022 American Indian/Alaska Native Alone	1.3%	0.9%	0.7%
2022 Asian Alone	1.3%	0.4%	0.7%
2022 Pacific Islander Alone	0.0%	0.4%	0.6%
2022 Other Race	1.3%	1.8%	3.3%
2022 Two or More Races	6.6%	5.8%	9.1%
2022 Hispanic Origin (Any Race)	4.0%	4.9%	8.4%

Persons of Hispanic origin represent 8.4% of the population in the identified area compared to 19.0% 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 44.4 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	31	39	42
2010 Households	42	1,675	18,826
2020 Households	35	1,615	17,746
2022 Households	34	1,595	17,673
2027 Households	33	1,576	17,502
2010-2020 Annual Rate	-1.81%	-0.36%	-0.59%
2020-2022 Annual Rate	-1.28%	-0.55%	-0.18%
2022-2027 Annual Rate	-0.60%	-0.24%	-0.19%
2022 Average Household Size	2.21	2.48	2.40

The household count in this area has changed from 17,746 in 2020 to 17,673 in the current year, a change of -0.18% annually. The five-year projection of households is 17,502, a change of -0.19% annually from the current year total. Average household size is currently 2.40, compared to 2.41 in the year 2020. The number of families in the current year is 10,687 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

2402 165th Rd, Wathena, Kansas, 66090
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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	0.0%	12.9%	14.4%
Median Household Income			
2022 Median Household Income	\$38,502	\$45,629	\$41,566
2027 Median Household Income	\$41,600	\$54,862	\$51,848
2022-2027 Annual Rate	1.56%	3.75%	4.52%
Average Household Income			
2022 Average Household Income	\$50,349	\$56,800	\$59,581
2027 Average Household Income	\$57,052	\$66,103	\$70,780
2022-2027 Annual Rate	2.53%	3.08%	3.50%
Per Capita Income			
2022 Per Capita Income	\$20,409	\$23,534	\$24,523
2027 Per Capita Income	\$23,095	\$27,477	\$29,234
2022-2027 Annual Rate	2.50%	3.15%	3.58%

Households by Income

Current median household income is \$41,566 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$51,848 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$59,581 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$70,780 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$24,523 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$29,234 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	0	180	167
2010 Total Housing Units	45	1,911	21,715
2010 Owner Occupied Housing Units	27	1,144	11,252
2010 Renter Occupied Housing Units	15	531	7,574
2010 Vacant Housing Units	3	236	2,889
2020 Total Housing Units	40	1,849	21,053
2020 Vacant Housing Units	5	234	3,307
2022 Total Housing Units	39	1,840	21,107
2022 Owner Occupied Housing Units	20	1,049	9,825
2022 Renter Occupied Housing Units	14	546	7,848
2022 Vacant Housing Units	5	245	3,434
2027 Total Housing Units	39	1,828	21,014
2027 Owner Occupied Housing Units	21	1,053	9,906
2027 Renter Occupied Housing Units	13	523	7,596
2027 Vacant Housing Units	6	252	3,512

Currently, 46.5% of the 21,107 housing units in the area are owner occupied; 37.2%, renter occupied; and 16.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 21,053 housing units in the area and 15.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.11%. Median home value in the area is \$113,264, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.48% annually to \$134,424.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.