



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
HomeServices



Now Available
302 S. Woodbine
St. Joseph, Missouri

www.raysisson.net/302swoodbine.pdf

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Index

www.raysisson.net/302swoodbine.pdf

	Page
I) Overview	
a) Description	3
II) Property	
a) Feature Sheet	4
b) Floor Plan	5
c) Site Plan	6
III) Photos	
a) Interior & Exterior	7
IV) St. Joseph, MO	
a) Drive Time Map	8
b) Demographics	9-10
V) Miscellaneous	
a) Community Internet Sites	11



Description

- Conveniently located on Woodbine Road, south of Frederick. Minutes from I-29 & Frederick Interchange.
- Highest and best use is canine and feline boarding, grooming, and daycare.
- Building footprint is 3,100 Sq. Ft. - total building is 4,575 Sq. Ft.
- 1,800 Sq. Ft. 1-story building is currently used for dog grooming.
- 1,250 Sq. Ft. footprint 3-story addition is the boarding facility with canines on main floor, felines on second floor and additional space for expansion.
- Solar panels reduce utilities.
- 0.82 Acres
- Purchase includes real estate and business with all fixtures and equipment.
- Zoned C-3
- Utilities:
 - Water - City of St. Joseph
 - Electric - KCP&L
 - Sewer - City of St. Joseph

Property Feature Sheet

Now Available



302 S. Woodbine, St. Joseph, Missouri

Building: Building footprint is 3,100 Sq. Ft. - total building is 4,575 Sq. Ft.

Lots: 0.82 Acres

Price: \$625,000.00

Highest/Best Use: Canine/Feline Boarding-grooming-daycare

Includes: Purchase includes real estate and business with all fixtures and equipment

Details: 1,800 Sq. Ft. 1-story building is currently used for dog grooming. 1,250 Sq. Ft. footprint 3-story addition is the boarding facility with canines on main floor, felines on second floor and additional space for expansion.

Nearest Highways: Frederick Avenue - 5 Lanes
Woodbine Road - 4 Lanes
Interstate I-29 - 4 Lanes

Left turn allowed: Yes

Water: Missouri American Water Co.

Electricity: KCP&L - All electric and Solar Panels

Sewer: City of St. Joseph

Area Growing: Yes

Zoning: C-3

Taxes 2018: \$7,844

Possession: Close of Sale

CoStar#: 14739401

MLS #: 2142670

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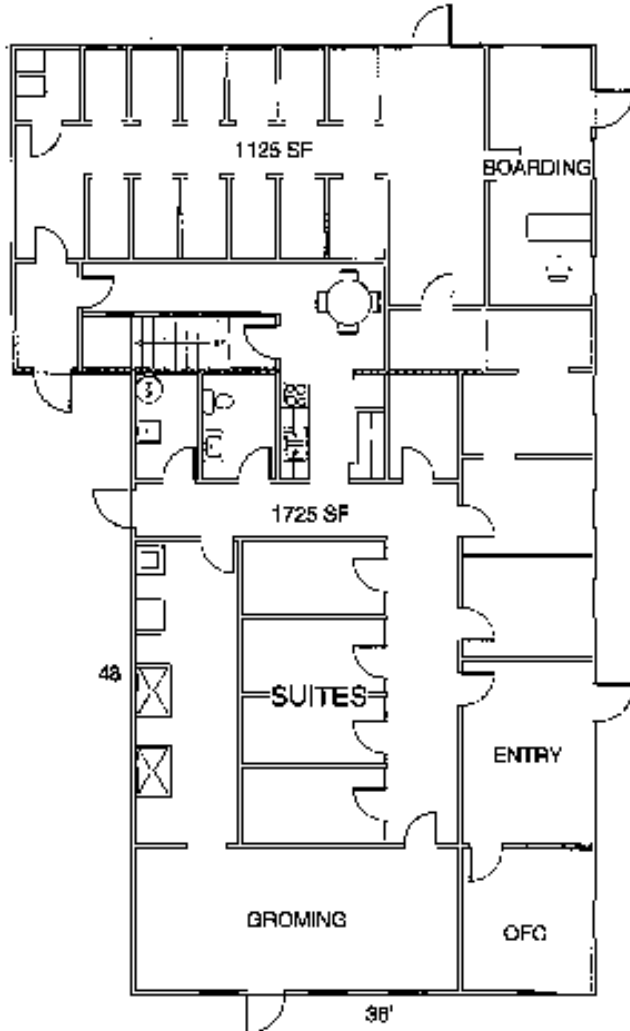


Marketing Packet

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.

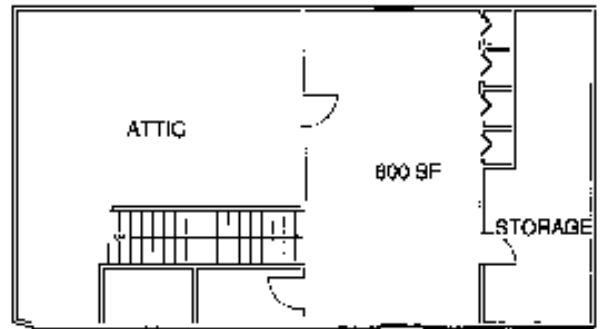
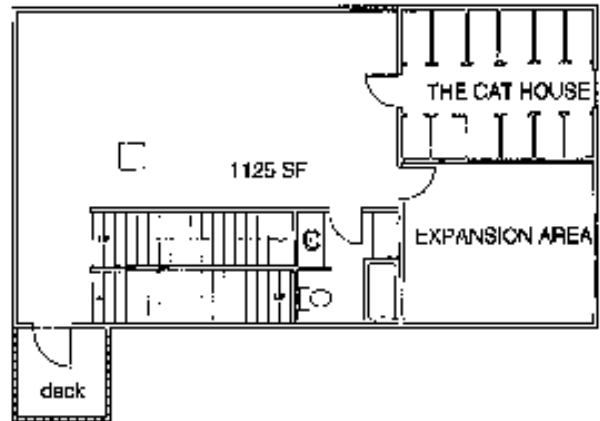
FLOOR PLAN

302 S WOODBINE



2850 SF FOOT PRINT

2ND FLOOR



3RD FLOOR

SITE PLAN



PHOTOS



Drive Time Map



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

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Executive Summary

302 S Woodbine Rd, Saint Joseph, Missouri, 64506 2
 302 S Woodbine Rd, Saint Joseph, Missouri, 64506
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.76381
 Longitude: -94.79670

	1 mile	3 miles	5 miles
Population			
2000 Population	3,961	53,678	76,060
2010 Population	3,922	56,254	79,016
2018 Population	3,873	55,630	78,103
2023 Population	3,818	54,825	76,962
2000-2010 Annual Rate	-0.10%	0.47%	0.38%
2010-2018 Annual Rate	-0.15%	-0.14%	-0.14%
2018-2023 Annual Rate	-0.29%	-0.29%	-0.29%
2018 Male Population	48.5%	50.1%	50.0%
2018 Female Population	51.5%	49.9%	50.0%
2018 Median Age	36.2	36.6	37.2

In the identified area, the current year population is 78,103. In 2010, the Census count in the area was 79,016. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 76,962 representing a change of -0.29% annually from 2018 to 2023. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	85.0%	83.3%	85.1%
2018 Black Alone	8.1%	7.7%	6.6%
2018 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2018 Asian Alone	1.9%	2.1%	1.7%
2018 Pacific Islander Alone	0.1%	0.4%	0.4%
2018 Other Race	1.9%	2.6%	2.4%
2018 Two or More Races	2.6%	3.3%	3.3%
2018 Hispanic Origin (Any Race)	5.0%	7.3%	7.1%

Persons of Hispanic origin represent 7.1% 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 36.8 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,815	21,138	29,671
2010 Households	1,804	21,865	30,548
2018 Total Households	1,797	21,487	30,027
2023 Total Households	1,773	21,106	29,506
2000-2010 Annual Rate	-0.06%	0.34%	0.29%
2010-2018 Annual Rate	-0.05%	-0.21%	-0.21%
2018-2023 Annual Rate	-0.27%	-0.36%	-0.35%
2018 Average Household Size	1.86	2.39	2.45

The household count in this area has changed from 30,548 in 2010 to 30,027 in the current year, a change of -0.21% annually. The five-year projection of households is 29,506, a change of -0.35% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 18,747 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

302 S Woodbine Rd, Saint Joseph, Missouri, 64506 2
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 Latitude: 39.76381
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$44,508	\$44,823	\$46,235
2023 Median Household Income	\$52,583	\$52,338	\$53,595
2018-2023 Annual Rate	3.39%	3.15%	3.00%
Average Household Income			
2018 Average Household Income	\$60,175	\$61,187	\$62,277
2023 Average Household Income	\$71,338	\$71,799	\$73,399
2018-2023 Annual Rate	3.46%	3.25%	3.34%
Per Capita Income			
2018 Per Capita Income	\$26,023	\$24,792	\$24,899
2023 Per Capita Income	\$30,217	\$28,803	\$29,115
2018-2023 Annual Rate	3.03%	3.04%	3.18%

Households by Income

Current median household income is \$46,235 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,595 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,277 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,399 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,899 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,115 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,902	23,190	32,375
2000 Owner Occupied Housing Units	1,165	13,170	19,447
2000 Renter Occupied Housing Units	651	7,968	10,224
2000 Vacant Housing Units	86	2,052	2,704
2010 Total Housing Units	1,942	24,403	33,977
2010 Owner Occupied Housing Units	1,135	12,934	18,963
2010 Renter Occupied Housing Units	669	8,931	11,585
2010 Vacant Housing Units	138	2,538	3,429
2018 Total Housing Units	1,959	24,536	34,182
2018 Owner Occupied Housing Units	1,101	12,481	18,310
2018 Renter Occupied Housing Units	696	9,005	11,717
2018 Vacant Housing Units	162	3,049	4,155
2023 Total Housing Units	1,974	24,723	34,467
2023 Owner Occupied Housing Units	1,084	12,273	18,017
2023 Renter Occupied Housing Units	689	8,833	11,489
2023 Vacant Housing Units	201	3,617	4,961

Currently, 53.6% of the 34,182 housing units in the area are owner occupied; 34.3%, renter occupied; and 12.2% 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 33,977 housing units in the area - 55.8% owner occupied, 34.1% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.27%. Median home value in the area is \$124,037, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.00% annually to \$143,764.

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.

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

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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