



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



For Sale or Lease

14,476 Sq. Ft. For Sale

3600 Sq. Ft. For Lease

3101 Frederick

St. Joseph, Missouri

www.raysisson.net/3101frederick.pdf

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Description

- 14,476 Sq. Ft. available for sale at 3101 Frederick, St. Joseph, Missouri.
- 3,600 Sq. Ft. is available for lease.
- There is an additional 1 acre lot for sale.
- Sale price on 14,476 SF: \$2,250,000.00
- Lease price on 3,600 SF: \$18/SF
- 2018 Taxes on building: \$19,217.00
- 2018 Taxes on 1 acre lot: \$682.00
- Located west of the Belt Hwy and Frederick Avenue Intersection.
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



3101 Frederick, St. Joseph, MO

Building For Sale 3,600 SF For Lease

Available: 14,476 Sq. Ft. Building For Sale
3,600 Sq. Ft. For Lease
1 Acre Lot Available For Sale

Lease: \$18.00/SF for 3,600 SF
Separate entry - Two story office suite
consisting of 9 offices, large
boardroom, and two full restrooms

For Sale: \$2,250,000 For Building

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: KCP&L

Sewer: City of St. Joseph

2018 Taxes: Building - \$19,217.00
1 Acre Lot - \$682.00

Located: Just west of the Belt Hwy and Frederick
Avenue Intersection

Ideal For: Financial offices, government offices, and some
medical offices

Access: Frederick Avenue

CoStar lease: 15800159

CoStar sale: 15800011

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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.

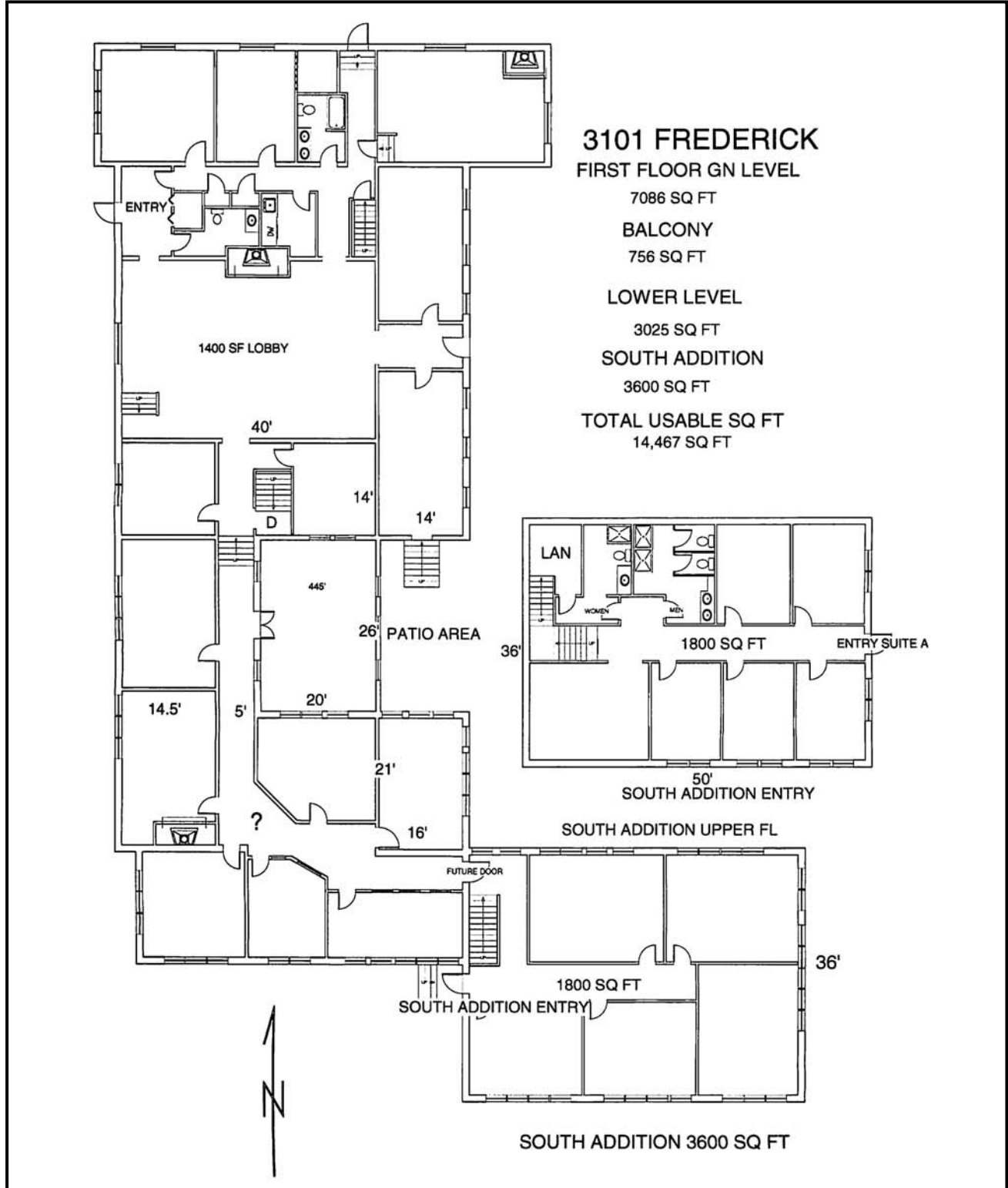


Marketing Packet



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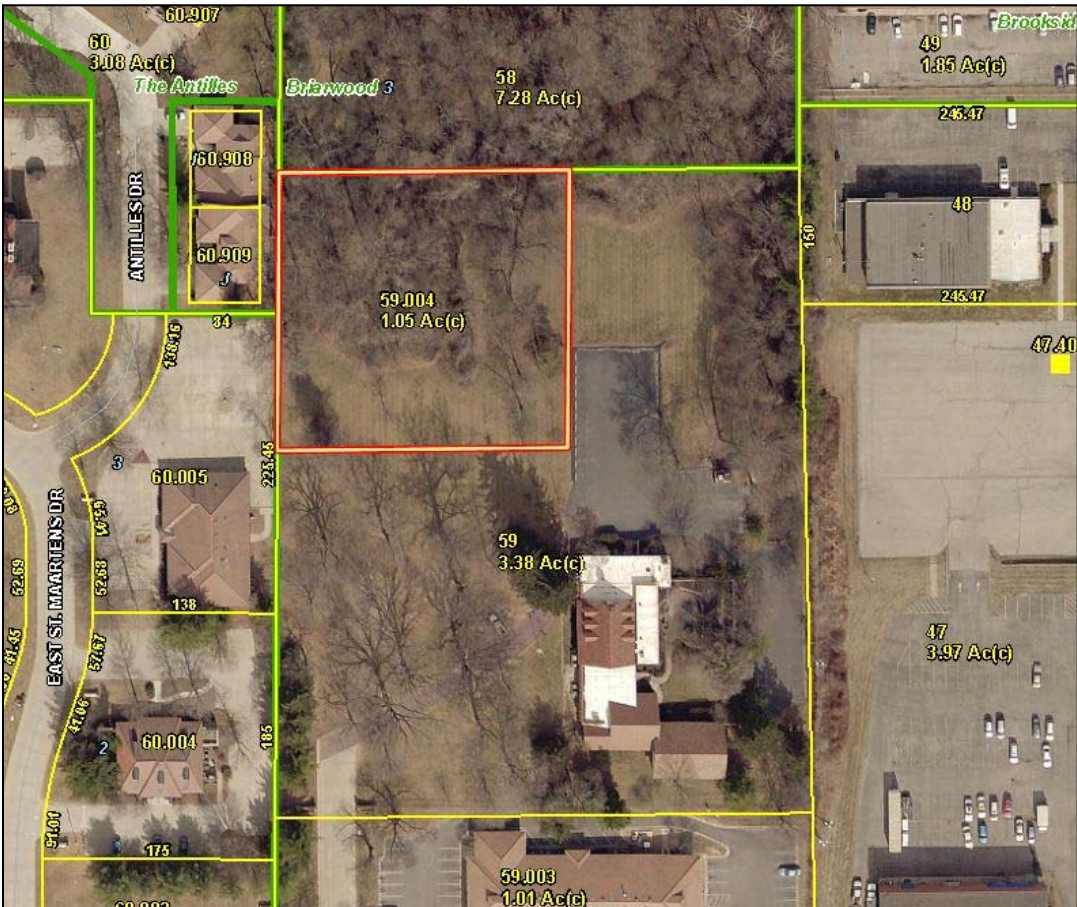
FLOOR PLAN



PHOTOS



Aerials





Executive Summary

1011 E St Maartens Dr, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.77835
Longitude: -94.81869

	1 mile	3 miles	5 miles
Population			
2000 Population	10,346	60,295	75,819
2010 Population	10,724	62,389	78,678
2018 Population	10,584	61,439	77,842
2023 Population	10,430	60,451	76,734
2000-2010 Annual Rate	0.36%	0.34%	0.37%
2010-2018 Annual Rate	-0.16%	-0.19%	-0.13%
2018-2023 Annual Rate	-0.29%	-0.32%	-0.29%
2018 Male Population	58.0%	50.0%	50.0%
2018 Female Population	42.0%	50.0%	50.0%
2018 Median Age	36.5	36.6	37.2

In the identified area, the current year population is 77,842. In 2010, the Census count in the area was 78,678. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 76,734 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 36.5, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	81.1%	83.7%	85.2%
2018 Black Alone	11.9%	7.5%	6.6%
2018 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2018 Asian Alone	1.2%	1.9%	1.7%
2018 Pacific Islander Alone	0.2%	0.5%	0.4%
2018 Other Race	1.8%	2.6%	2.4%
2018 Two or More Races	3.3%	3.3%	3.3%
2018 Hispanic Origin (Any Race)	5.9%	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 36.6 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	3,594	23,699	29,555
2010 Households	3,583	24,158	30,408
2018 Total Households	3,488	23,635	29,925
2023 Total Households	3,409	23,178	29,420
2000-2010 Annual Rate	-0.03%	0.19%	0.28%
2010-2018 Annual Rate	-0.33%	-0.26%	-0.19%
2018-2023 Annual Rate	-0.46%	-0.39%	-0.34%
2018 Average Household Size	2.38	2.42	2.45

The household count in this area has changed from 30,408 in 2010 to 29,925 in the current year, a change of -0.19% annually. The five-year projection of households is 29,420, a change of -0.34% 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 18,702 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

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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$46,064	\$44,456	\$46,376
2023 Median Household Income	\$53,223	\$52,031	\$53,766
2018-2023 Annual Rate	2.93%	3.20%	3.00%
Average Household Income			
2018 Average Household Income	\$60,766	\$60,633	\$62,674
2023 Average Household Income	\$71,583	\$71,151	\$73,887
2018-2023 Annual Rate	3.33%	3.25%	3.35%
Per Capita Income			
2018 Per Capita Income	\$23,431	\$24,464	\$25,042
2023 Per Capita Income	\$26,930	\$28,432	\$29,291
2018-2023 Annual Rate	2.82%	3.05%	3.18%

Current median household income is \$46,376 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$53,766 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$62,674 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$73,887 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,042 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$29,291 in five years, compared to \$36,530 for all U.S. households

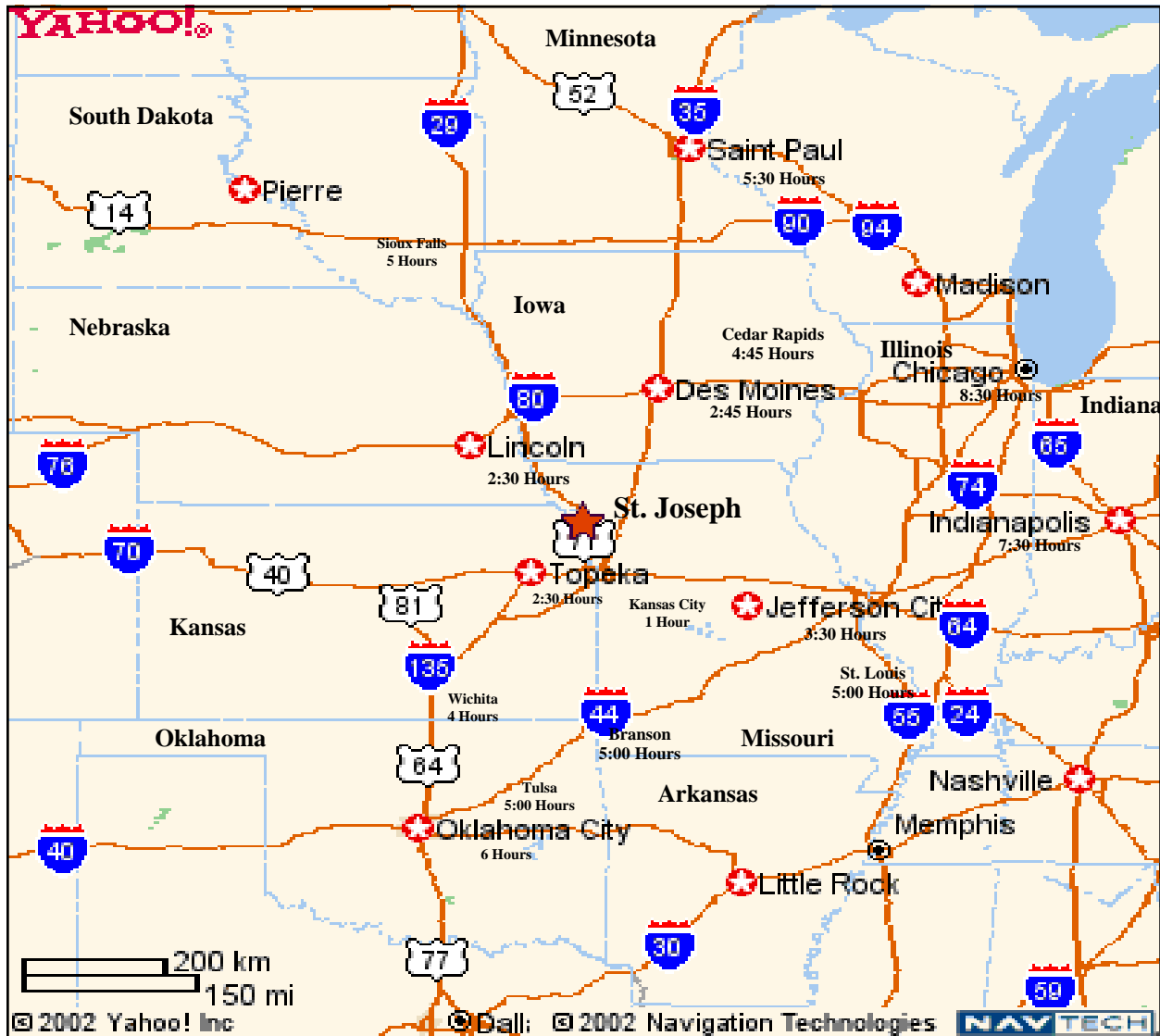
Housing			
2000 Total Housing Units	3,813	25,992	32,272
2000 Owner Occupied Housing Units	2,149	14,838	19,375
2000 Renter Occupied Housing Units	1,445	8,860	10,179
2000 Vacant Housing Units	219	2,294	2,718
2010 Total Housing Units	3,869	27,039	33,835
2010 Owner Occupied Housing Units	2,012	14,312	18,897
2010 Renter Occupied Housing Units	1,571	9,846	11,511
2010 Vacant Housing Units	286	2,881	3,427
2018 Total Housing Units	3,903	27,175	34,069
2018 Owner Occupied Housing Units	1,938	13,720	18,270
2018 Renter Occupied Housing Units	1,550	9,914	11,654
2018 Vacant Housing Units	415	3,540	4,144
2023 Total Housing Units	3,930	27,383	34,367
2023 Owner Occupied Housing Units	1,913	13,468	17,984
2023 Renter Occupied Housing Units	1,497	9,710	11,436
2023 Vacant Housing Units	521	4,205	4,947

Currently, 53.6% of the 34,069 housing units in the area are owner occupied; 34.2%, 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 33,835 housing units in the area - 55.9% owner occupied, 34.0% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.31%. Median home value in the area is \$124,962, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.99% annually to \$144,795.

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.

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

