



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



FOR SALE
11,700 Sq. Ft. Showroom/Warehouse
Former Car Dealership

3421 Gene Field, St. Joseph, Missouri

www.raysisson.net/3421genefield.pdf

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Index

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



Description

- Showroom/warehouse building that offers 11,700 Sq. Ft. now available for sale.
- Located at 3421 Gene Field Rd, St. Joseph, Missouri just off the Belt Highway.
- Accessible and visible from Gene Field and Pembroke Lane.
- New roof and 3 new HVAC in 2017.
- Clear height of 14' in parts of building, up to 20' in other areas.
- 1.33 acre lot with good access.
- Property is on private sewer.
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: Private

Property Feature Sheet



3421 Gene Field, St. Joseph, MO

For Sale

Building: 11,700 Sq. Ft.

For Sale: \$1,200,000

Lot: 1.33 Acres

Taxes 2019: \$13,823

Zoning: C-3

Water: Missouri American

Visible/Accessible: Gene Field Road & Pembroke Lane

Gas: Missouri Gas Energy

Offers: Showroom/Warehouse
New roof & HVAC in 2017
Clear height 14'-20'

Electricity: Evergy

Sewer: Private

Contour: Level

CoStar#: 21236746

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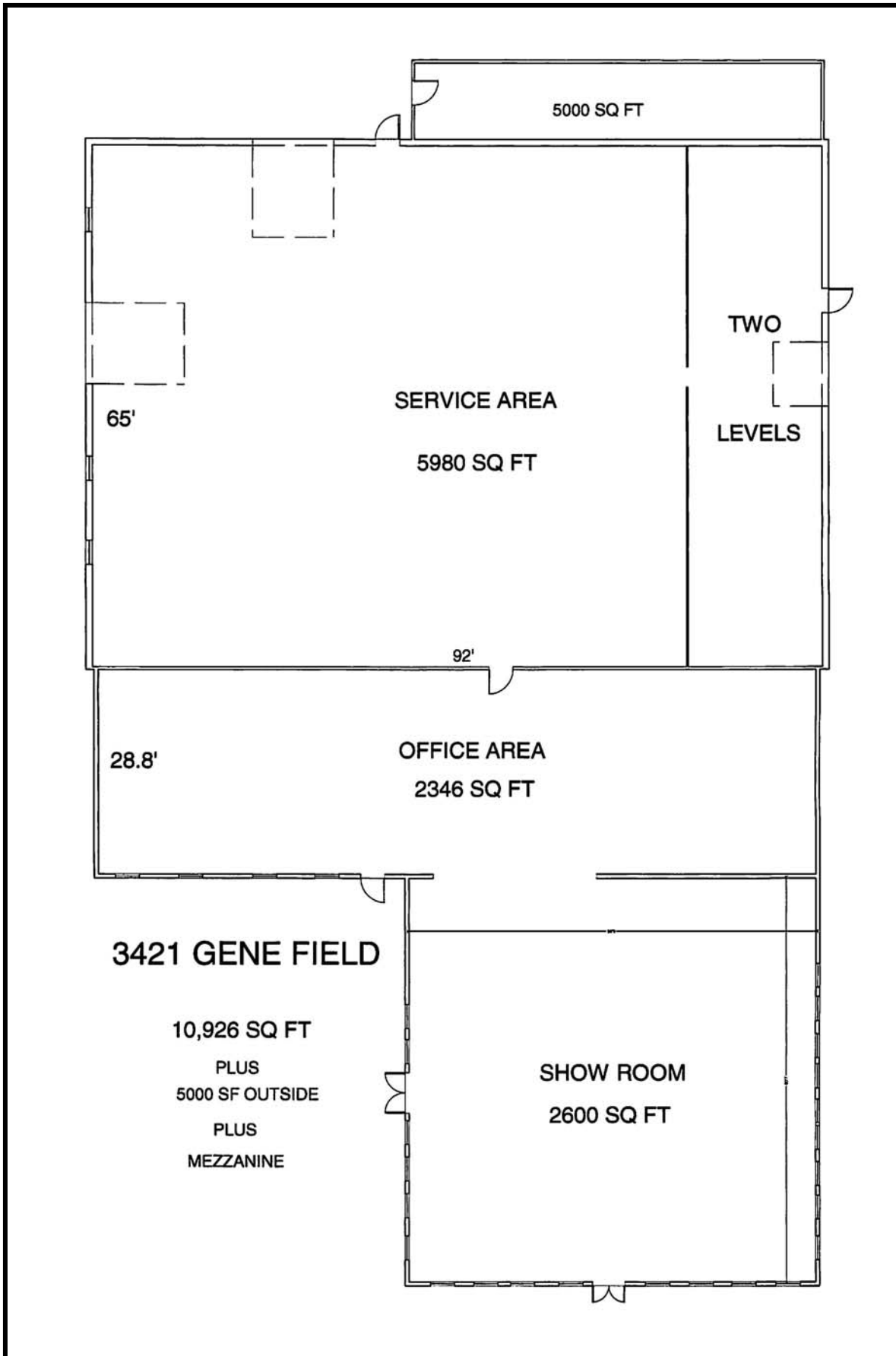
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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

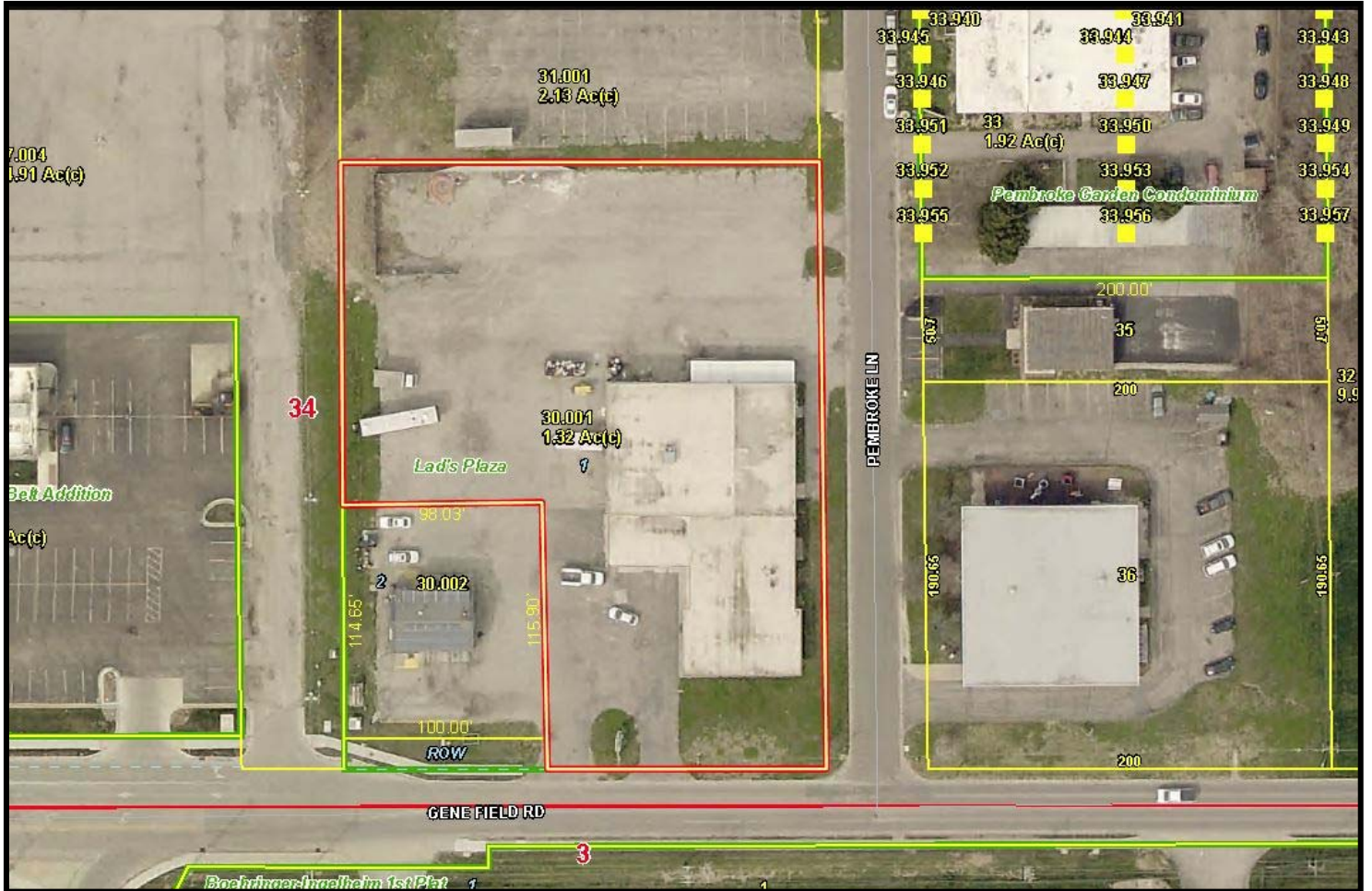


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FLOOR PLAN



SITE PLAN





Executive Summary

3421 Gene Field Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.79248
Longitude: -94.80904

	1 mile	3 miles	5 miles
Population			
2000 Population	7,293	53,242	71,306
2010 Population	7,812	55,041	73,927
2020 Population	8,046	54,401	73,414
2025 Population	8,060	54,117	73,119
2000-2010 Annual Rate	0.69%	0.33%	0.36%
2010-2020 Annual Rate	0.29%	-0.11%	-0.07%
2020-2025 Annual Rate	0.03%	-0.10%	-0.08%
2020 Male Population	48.3%	50.2%	49.9%
2020 Female Population	51.7%	49.8%	50.1%
2020 Median Age	41.2	37.1	37.4

In the identified area, the current year population is 73,414. In 2010, the Census count in the area was 73,927. The rate of change since 2010 was -0.07% annually. The five-year projection for the population in the area is 73,119 representing a change of -0.08% annually from 2020 to 2025. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 41.2, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	82.0%	82.5%	83.9%
2020 Black Alone	7.0%	7.9%	6.9%
2020 American Indian/Alaska Native Alone	0.3%	0.6%	0.6%
2020 Asian Alone	5.1%	2.3%	2.0%
2020 Pacific Islander Alone	0.2%	0.6%	0.5%
2020 Other Race	1.9%	2.5%	2.6%
2020 Two or More Races	3.5%	3.7%	3.6%
2020 Hispanic Origin (Any Race)	5.8%	7.5%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 18.8% 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 39.1 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	80	73	70
2000 Households	3,067	20,805	27,856
2010 Households	3,310	21,220	28,654
2020 Total Households	3,410	20,997	28,527
2025 Total Households	3,411	20,878	28,416
2000-2010 Annual Rate	0.77%	0.20%	0.28%
2010-2020 Annual Rate	0.29%	-0.10%	-0.04%
2020-2025 Annual Rate	0.01%	-0.11%	-0.08%
2020 Average Household Size	2.23	2.40	2.42

The household count in this area has changed from 28,654 in 2010 to 28,527 in the current year, a change of -0.04% annually. The five-year projection of households is 28,416, a change of -0.08% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2010. The number of families in the current year is 17,571 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

3421 Gene Field Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.79248
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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.8%	11.2%	10.8%
Median Household Income			
2020 Median Household Income	\$57,359	\$53,315	\$52,770
2025 Median Household Income	\$58,855	\$55,592	\$55,192
2020-2025 Annual Rate	0.52%	0.84%	0.90%
Average Household Income			
2020 Average Household Income	\$74,987	\$70,866	\$69,171
2025 Average Household Income	\$81,223	\$77,493	\$75,760
2020-2025 Annual Rate	1.61%	1.80%	1.84%
Per Capita Income			
2020 Per Capita Income	\$31,568	\$27,476	\$27,029
2025 Per Capita Income	\$34,133	\$30,011	\$29,595
2020-2025 Annual Rate	1.57%	1.78%	1.83%

Households by Income

Current median household income is \$52,770 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$55,192 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$69,171 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$75,760 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,029 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,595 in five years, compared to \$37,691 for all U.S. households

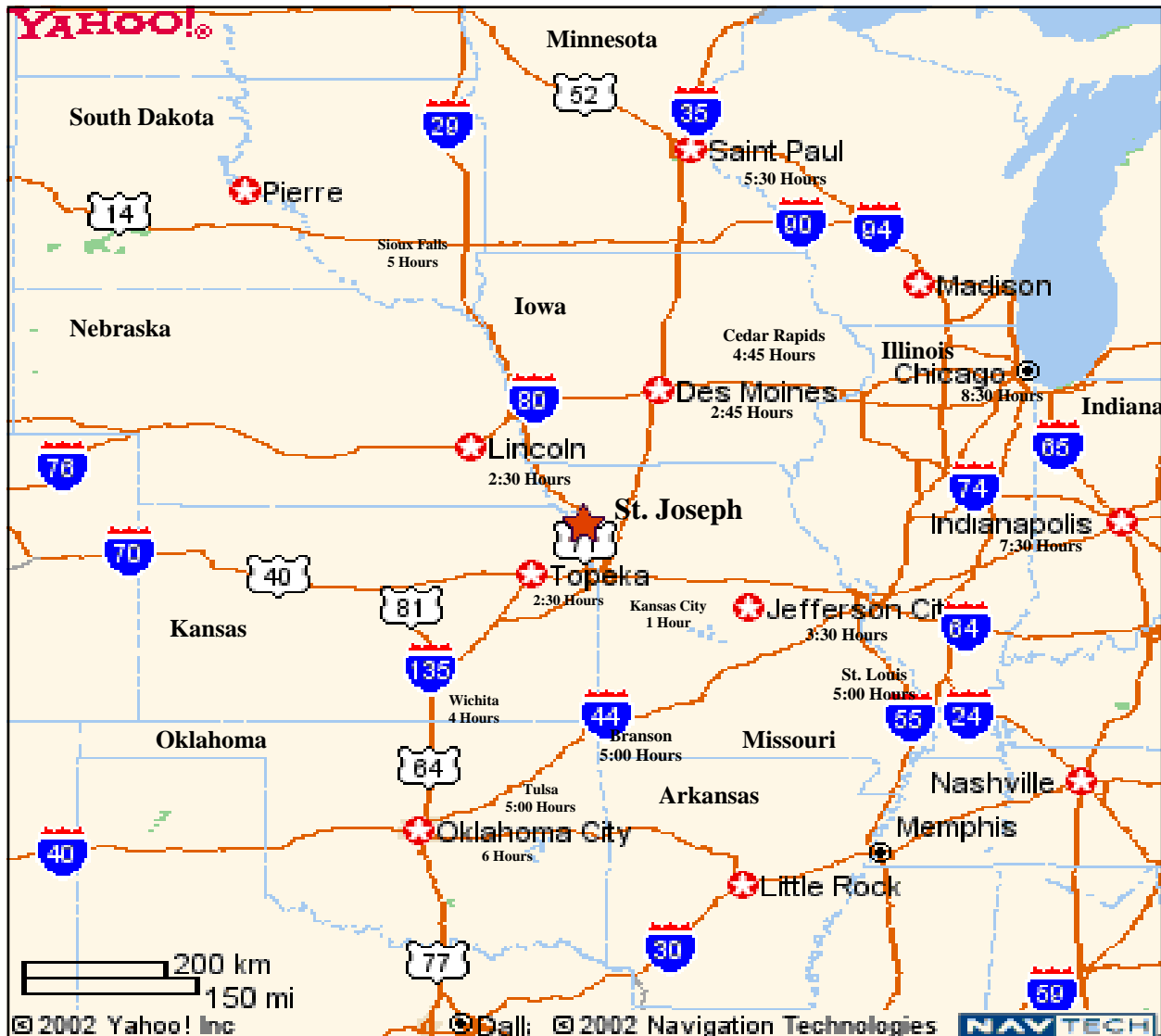
Housing			
2020 Housing Affordability Index	167	205	212
2000 Total Housing Units	3,262	22,725	30,408
2000 Owner Occupied Housing Units	1,815	12,923	18,046
2000 Renter Occupied Housing Units	1,252	7,882	9,811
2000 Vacant Housing Units	195	1,920	2,551
2010 Total Housing Units	3,601	23,597	31,872
2010 Owner Occupied Housing Units	1,832	12,676	17,601
2010 Renter Occupied Housing Units	1,478	8,544	11,053
2010 Vacant Housing Units	291	2,377	3,218
2020 Total Housing Units	3,734	23,988	32,470
2020 Owner Occupied Housing Units	1,963	12,861	17,930
2020 Renter Occupied Housing Units	1,447	8,136	10,598
2020 Vacant Housing Units	324	2,991	3,943
2025 Total Housing Units	3,769	24,209	32,793
2025 Owner Occupied Housing Units	1,977	12,798	17,883
2025 Renter Occupied Housing Units	1,434	8,080	10,533
2025 Vacant Housing Units	358	3,331	4,377

Currently, 55.2% of the 32,470 housing units in the area are owner occupied; 32.6%, renter occupied; and 12.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 31,872 housing units in the area - 55.2% owner occupied, 34.7% renter occupied, and 10.1% vacant. The annual rate of change in housing units since 2010 is 0.83%. Median home value in the area is \$136,779, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.19% annually to \$159,999.

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 2020 and 2025. 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

