



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



## ***DEVELOPMENT OPPORTUNITY Former Grocery Store***

**3602 Mitchell, St. Joseph, Missouri**

**\$629,372 Projected Gross Income  
with proposed retail incentives**

*[www.raysisson.net/3602mitchell.pdf](http://www.raysisson.net/3602mitchell.pdf)*

**Raymond A. Sisson, CCIM**

Berkshire Hathaway Home Services,  
Stein & Summers Real Estate

1007 E St. Maartens, St. Joseph, Missouri 64506  
Business (816) 233-8780 Cell (816) 390-7478

E-mail: [ray@raysisson.net](mailto:ray@raysisson.net)

Web Site: [www.raysisson.net](http://www.raysisson.net)



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*www.raysisson.net/3602mitchell.pdf*

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# Description

- Located at 3602 Mitchell, St. Joseph, Missouri just off the Belt Highway.
- This list includes the former grocery store building and an easement as shown in the site plan.
- City of St. Joseph has indicated that some of the programs shown on the economic development page of the city website could be made available to the developer of this project.
- Visible from the Belt Highway, Mitchell, and 36th Street. Accessible from Mitchell and 36th Street.
- Potential development for retail, office, education, medical, and sports facilities.
- Sale price: \$1,850,000 - Projected Gross Income with retail incentives is \$630,000.
- Taxes to be determined as this is about two-thirds of the total property on which taxes in 2021 were \$15,274.
- Flood Zone: No
- Zoning: C-3
- 2020-21 Traffic counts on Belt Highway are 20,000 AADT and on Mitchell are 10,000 AADT.
- Parking for 175 cars or about 5.6/1,000
- 31,400 SF Building that includes a former 12,000 SF grocery store.
- Site: 400' x 268' = 2.46 Acres (107,200 SF)
- Common driveway easement over east 33'
- Pylon sign available.
- Data:
  - ATT
  - Suddenlink
  - United Fiber
- Utilities:
  - Electrical: Evergy
  - Gas: SPIRES
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

# Property Feature Sheet



**3602 Mitchell, St. Joseph, MO**

## ***For Sale For Development***

**Building:** 31,400 Sq. Ft.

**Parking:** 175 cars or about 5.6/1,000

**Zoning:** C-3

**Site:** 400' x 268' (2.46 Acres)

**Visible/Accessible:** One block of the Belt Hwy, with entrances from Mitchell and 36th Street

**Offers:** City of St. Joseph has indicated that some of the programs shown on the economic development page of the city website could be made available to the developer of this project.

**Contour:** Level

For Sale: \$1,850,000

**Taxes 2021:** \$15,274 - Taxes TBD as this is 2/3 of the total property

**Flood Zone:** No

**Traffic Belt - 20,000 AADT**

**Count:** Mitchell - 10,000 AADT

**Signage:** Pylon sign available

**Water:** Missouri American

**Gas:** SPIRES

**Electricity:** Evergy

**Sewer:** City of St. Joseph

**CoStar#:** 26059035

**Web Site:** [www.raysisson.net/3602mitchell.pdf](http://www.raysisson.net/3602mitchell.pdf)

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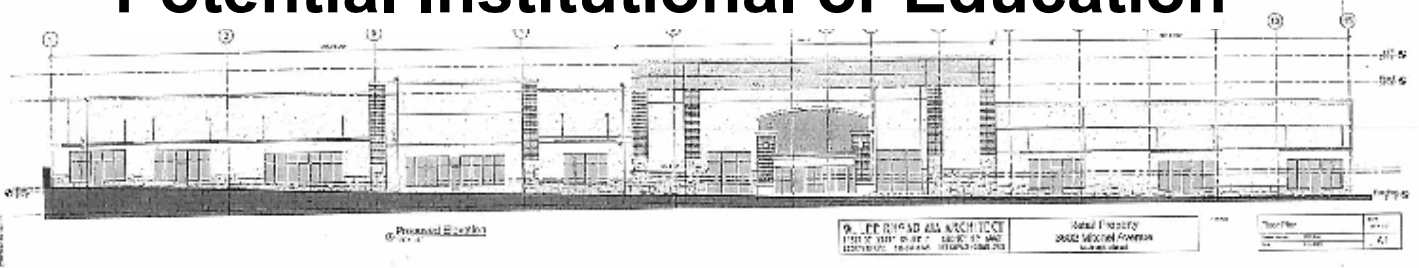
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



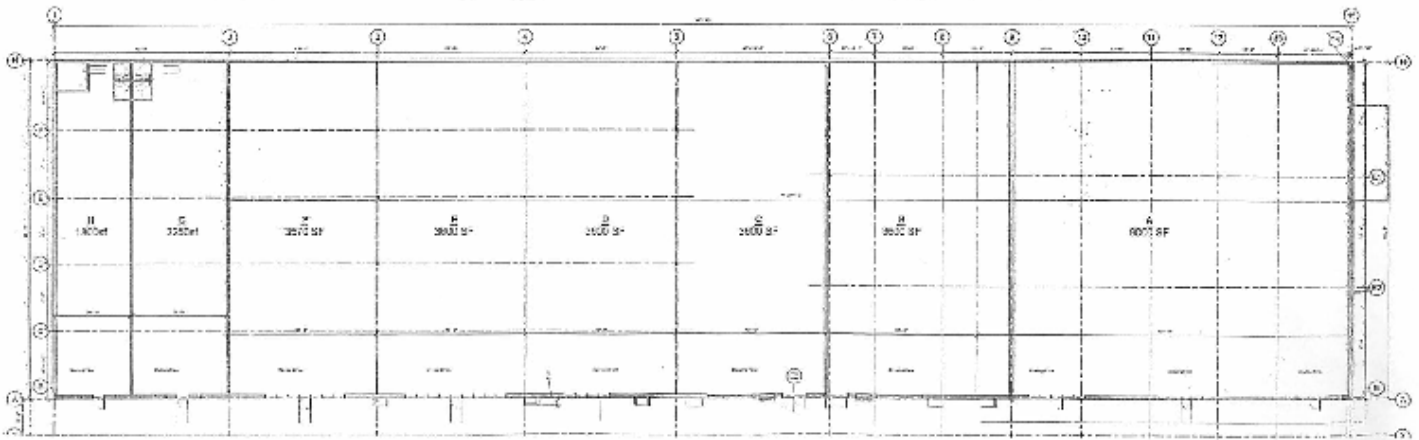
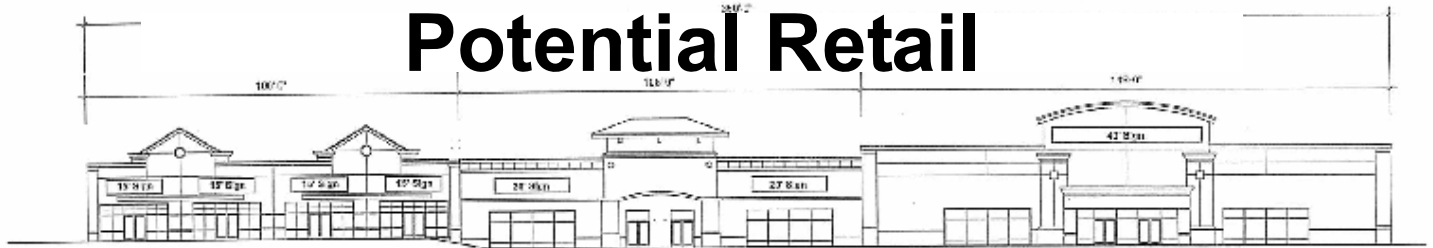
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# Development Opportunity

## Potential Institutional or Education

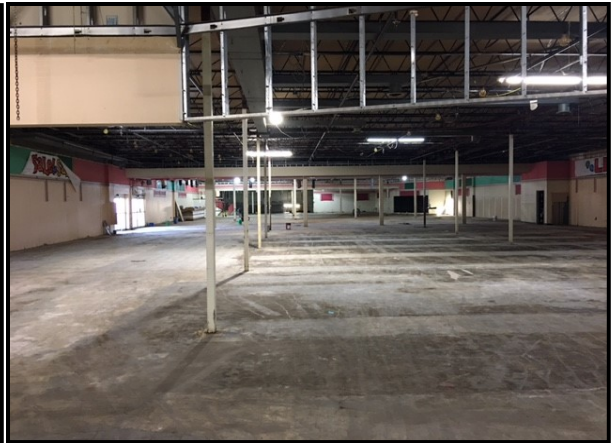


## Potential Retail





# PHOTOS



# PROPOSED RENDERING



**Proposed North Elevation by Al J Mueller design build**



**Proposed North rendering by W Lee Rhoad AIA Architect**





# Executive Summary

3602 Mitchell Ave, Saint Joseph, Missouri, 64507 4  
3602 Mitchell Ave, Saint Joseph, Missouri, 64507  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.75476  
Longitude: -94.80493

	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	6,781	55,342	81,245
2020 Population	6,598	52,097	76,934
2022 Population	6,642	51,827	76,322
2027 Population	6,606	51,179	75,133
2010-2020 Annual Rate	-0.27%	-0.60%	-0.54%
2020-2022 Annual Rate	0.30%	-0.23%	-0.35%
2022-2027 Annual Rate	-0.11%	-0.25%	-0.31%
2022 Male Population	48.6%	49.8%	49.6%
2022 Female Population	51.4%	50.2%	50.4%
2022 Median Age	37.7	37.3	38.0

In the identified area, the current year population is 76,322. In 2020, the Census count in the area was 76,934. The rate of change since 2020 was -0.35% annually. The five-year projection for the population in the area is 75,133 representing a change of -0.31% annually from 2022 to 2027. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.9.

### Race and Ethnicity

2022 White Alone	82.8%	79.3%	81.0%
2022 Black Alone	4.7%	7.0%	5.8%
2022 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2022 Asian Alone	0.7%	1.4%	1.4%
2022 Pacific Islander Alone	0.1%	0.7%	0.6%
2022 Other Race	1.9%	2.6%	2.5%
2022 Two or More Races	9.1%	8.5%	8.1%
2022 Hispanic Origin (Any Race)	6.4%	7.2%	7.1%

Persons of Hispanic origin represent 7.1% 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 42.1 in the identified area, compared to 71.6 for the U.S. as a whole.

### Households

2022 Wealth Index	54	53	59
2010 Households	3,003	21,517	31,483
2020 Households	2,983	20,916	30,777
2022 Households	2,994	20,844	30,593
2027 Households	2,983	20,649	30,213
2010-2020 Annual Rate	-0.07%	-0.28%	-0.23%
2020-2022 Annual Rate	0.16%	-0.15%	-0.27%
2022-2027 Annual Rate	-0.07%	-0.19%	-0.25%
2022 Average Household Size	2.18	2.31	2.37

The household count in this area has changed from 30,777 in 2020 to 30,593 in the current year, a change of -0.27% annually. The five-year projection of households is 30,213, a change of -0.25% annually from the current year total. Average household size is currently 2.37, compared to 2.37 in the year 2020. The number of families in the current year is 18,745 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

3602 Mitchell Ave, Saint Joseph, Missouri, 64507 4  
 3602 Mitchell Ave, Saint Joseph, Missouri, 64507  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 39.75476  
 Longitude: -94.80493

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2022 Percent of Income for Mortgage	12.7%	15.5%	14.8%
<b>Median Household Income</b>			
2022 Median Household Income	\$50,243	\$47,124	\$50,461
2027 Median Household Income	\$56,775	\$55,217	\$58,247
2022-2027 Annual Rate	2.47%	3.22%	2.91%
<b>Average Household Income</b>			
2022 Average Household Income	\$70,448	\$67,105	\$70,491
2027 Average Household Income	\$83,533	\$78,939	\$83,326
2022-2027 Annual Rate	3.47%	3.30%	3.40%
<b>Per Capita Income</b>			
2022 Per Capita Income	\$30,285	\$27,322	\$28,528
2027 Per Capita Income	\$35,864	\$32,150	\$33,765
2022-2027 Annual Rate	3.44%	3.31%	3.43%

### Households by Income

Current median household income is \$50,461 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$58,247 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$70,491 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$83,326 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$28,528 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$33,765 in five years, compared to \$47,064 for all U.S. households

<b>Housing</b>			
2022 Housing Affordability Index	187	154	162
2010 Total Housing Units	3,242	24,136	35,023
2010 Owner Occupied Housing Units	2,004	12,448	19,564
2010 Renter Occupied Housing Units	999	9,069	11,919
2010 Vacant Housing Units	239	2,619	3,540
2020 Total Housing Units	3,267	23,946	34,850
2020 Vacant Housing Units	284	3,030	4,073
2022 Total Housing Units	3,285	24,009	34,878
2022 Owner Occupied Housing Units	1,800	11,660	18,236
2022 Renter Occupied Housing Units	1,193	9,184	12,357
2022 Vacant Housing Units	291	3,165	4,285
2027 Total Housing Units	3,290	23,894	34,611
2027 Owner Occupied Housing Units	1,825	11,764	18,315
2027 Renter Occupied Housing Units	1,158	8,885	11,898
2027 Vacant Housing Units	307	3,245	4,398

Currently, 52.3% of the 34,878 housing units in the area are owner occupied; 35.4%, renter occupied; and 12.3% 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 34,850 housing units in the area and 11.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.04%. Median home value in the area is \$141,768, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.79% annually to \$170,711.

**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.

# 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)

