



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available for Sale

**14,500 GSF - 3 Buildings
1.16 Acre Lot**

**3709 Pickett Rd.
St. Joseph, Missouri**

www.stjoseph.net/cb/3709pickett.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: raysisson@stjoseph.net
Web Site: www.raysisson.net



Index

www.stjoseph.net/cb/3709pickett.pdf

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



Description

- Available for sale: 3709 Pickett Rd, St. Joseph, Missouri offers 3 buildings totaling 14,500 GSF.
- Building A: 10,000 Sq. ft. main building
Building B: 2,500 Sq. ft.
Building C: 2,000 Sq. Ft.
- Lot: 1.16 Acres
- Solar Panels saved seller \$8,000 in 2018
- Fenced lot
- Building A: 2 - 10' doors
Building B: 5 - 8' doors
Building C: 3 - 14' doors
- Utilities:
 - Electrical: KCP&L
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



3709 Pickett, St. Joseph, MO Available

Building: Building A: 10,000 Sq. ft. main building
Building B: 2,500 Sq. ft.
Building C: 2,000 Sq. Ft.

Lot: 1.16 Acres

Doors: Building A: 2 - 10' doors
Building B: 5 - 8' doors
Building C: 3 - 14' doors

For Sale: \$450,000.00

Left turn allowed: Yes

County: Buchanan

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: KCP&L

Sewer: City of St. Joseph

Solar Panels: Saved owner \$8,000 in 2018

Zoning: C3

Taxes 2018: \$5,916

Flood Zone: No

Area: Just south of Belt Hwy and 36 Hwy Interchange

Access: Pickett Road

Available: At Closing

Costar#: 15412349

Web Site: www.stjoseph.net/cb/3709pickett.pdf

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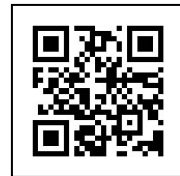
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Marketing Packet

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.



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SITE PLAN





Executive Summary

3709 Pickett Rd, Saint Joseph, Missouri, 64503 3
 3709 Pickett Rd, Saint Joseph, Missouri, 64503
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.74119
 Longitude: -94.80320

	1 mile	3 miles	5 miles
Population			
2000 Population	4,548	43,444	75,760
2010 Population	4,542	45,159	78,562
2018 Population	4,511	44,582	77,517
2023 Population	4,451	43,927	76,319
2000-2010 Annual Rate	-0.01%	0.39%	0.36%
2010-2018 Annual Rate	-0.08%	-0.16%	-0.16%
2018-2023 Annual Rate	-0.27%	-0.30%	-0.31%
2018 Male Population	48.1%	50.9%	50.1%
2018 Female Population	51.9%	49.1%	49.9%
2018 Median Age	39.1	36.1	37.2

In the identified area, the current year population is 77,517. In 2010, the Census count in the area was 78,562. The rate of change since 2010 was -0.16% annually. The five-year projection for the population in the area is 76,319 representing a change of -0.31% annually from 2018 to 2023. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 39.1, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	91.1%	83.5%	84.9%
2018 Black Alone	2.4%	8.1%	6.5%
2018 American Indian/Alaska Native Alone	0.5%	0.5%	0.6%
2018 Asian Alone	0.9%	1.3%	1.7%
2018 Pacific Islander Alone	0.3%	0.4%	0.4%
2018 Other Race	2.0%	2.8%	2.5%
2018 Two or More Races	2.8%	3.4%	3.3%
2018 Hispanic Origin (Any Race)	5.2%	7.7%	7.3%

Persons of Hispanic origin represent 7.3% 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 37.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	2,066	16,706	29,631
2010 Households	2,071	17,026	30,413
2018 Total Households	2,050	16,684	29,821
2023 Total Households	2,019	16,381	29,270
2000-2010 Annual Rate	0.02%	0.19%	0.26%
2010-2018 Annual Rate	-0.12%	-0.25%	-0.24%
2018-2023 Annual Rate	-0.30%	-0.37%	-0.37%
2018 Average Household Size	2.20	2.44	2.45

The household count in this area has changed from 30,413 in 2010 to 29,821 in the current year, a change of -0.24% annually. The five-year projection of households is 29,270, a change of -0.37% 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 18,457 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

3709 Pickett Rd, Saint Joseph, Missouri, 64503 3
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$39,138	\$43,322	\$45,092
2023 Median Household Income	\$46,811	\$51,130	\$52,449
2018-2023 Annual Rate	3.65%	3.37%	3.07%
Average Household Income			
2018 Average Household Income	\$49,748	\$57,073	\$60,571
2023 Average Household Income	\$60,396	\$67,427	\$71,173
2018-2023 Annual Rate	3.96%	3.39%	3.28%
Per Capita Income			
2018 Per Capita Income	\$22,059	\$22,772	\$24,245
2023 Per Capita Income	\$26,710	\$26,581	\$28,253
2018-2023 Annual Rate	3.90%	3.14%	3.11%

Current median household income is \$45,092 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$52,449 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$60,571 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$71,173 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$24,245 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,253 in five years, compared to \$36,530 for all U.S. households

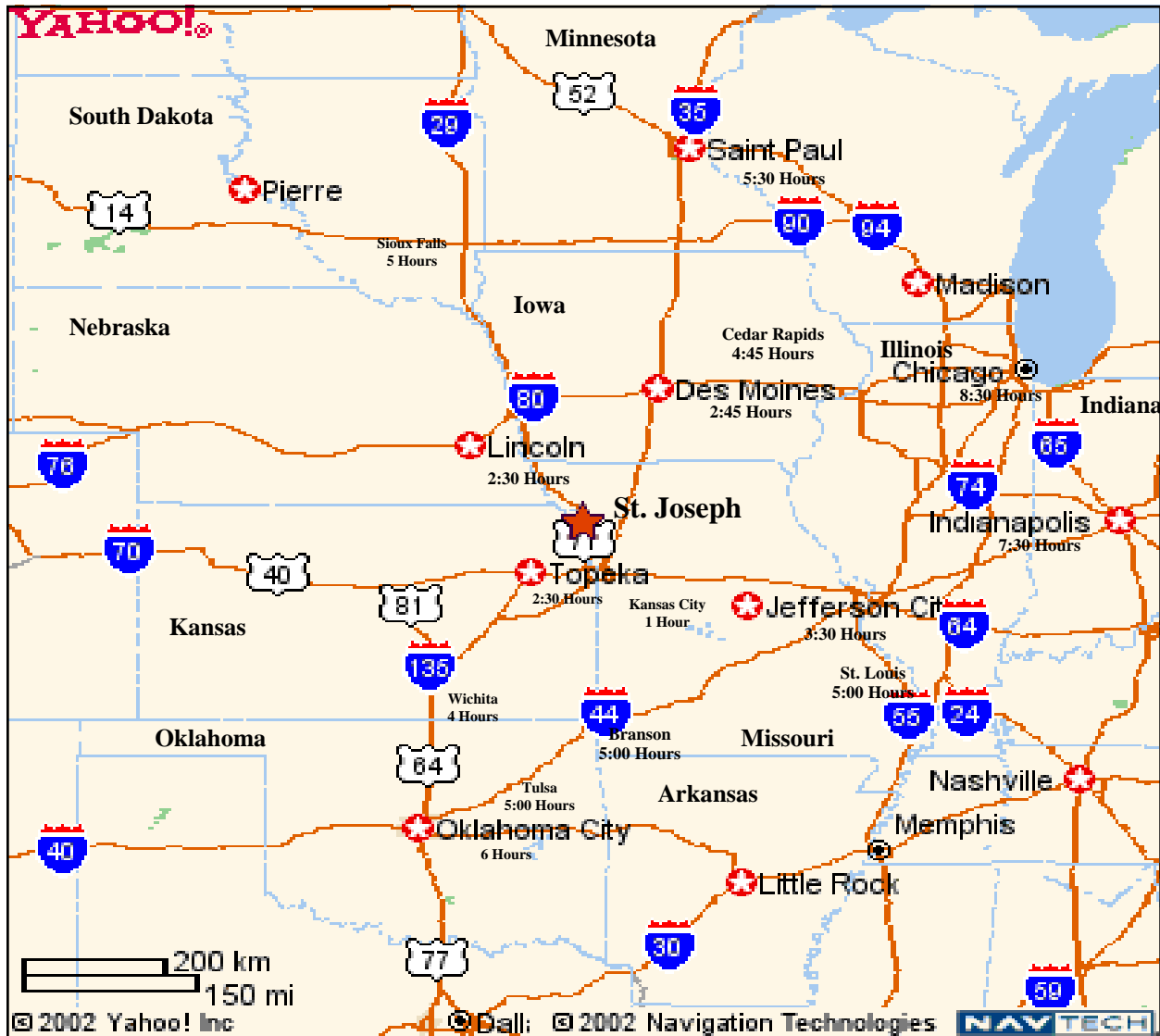
Housing			
2000 Total Housing Units	2,166	18,246	32,411
2000 Owner Occupied Housing Units	1,459	10,841	19,413
2000 Renter Occupied Housing Units	607	5,865	10,218
2000 Vacant Housing Units	100	1,540	2,780
2010 Total Housing Units	2,187	18,961	33,922
2010 Owner Occupied Housing Units	1,409	10,342	18,813
2010 Renter Occupied Housing Units	662	6,684	11,600
2010 Vacant Housing Units	116	1,935	3,509
2018 Total Housing Units	2,187	19,044	34,104
2018 Owner Occupied Housing Units	1,370	9,951	18,124
2018 Renter Occupied Housing Units	679	6,733	11,697
2018 Vacant Housing Units	137	2,360	4,283
2023 Total Housing Units	2,202	19,181	34,363
2023 Owner Occupied Housing Units	1,345	9,766	17,800
2023 Renter Occupied Housing Units	674	6,615	11,470
2023 Vacant Housing Units	183	2,800	5,093

Currently, 53.1% of the 34,104 housing units in the area are owner occupied; 34.3%, renter occupied; and 12.6% 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 33,922 housing units in the area - 55.5% owner occupied, 34.2% renter occupied, and 10.3% vacant. The annual rate of change in housing units since 2010 is 0.24%. Median home value in the area is \$117,045, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.11% annually to \$136,421.

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.

Raymond A. Sisson, CCIM
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Business (816) 232-2000 Fax (816) 233-8204
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Web Site: www.raysisson.net



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

