



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



For Sale

4,713 Sq. Ft.

**3724 Pear
St. Joseph, Missouri**

www.raysisson.net/3724pear.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

Wyeth Stover Team

Berkshire Hathaway Home Services,
Stein & Summers Real Estate

1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 387-6899

E-mail: laurajwyeth@gmail.com



Index

www.raysisson.net/3724pear.pdf

I) Overview	Page
a) Description	3
II) Property	
a) Feature Sheet	4
b) Aerial	5
III) Photos	
a) Photos	6
IV) St. Joseph, Missouri	
a) Retail Map	7
b) Demographics	8-9
c) Drive Time Map	10
V) Miscellaneous	
a) Community Internet Sites	11



Description

- Warehouse building on 4.06 acres now available for sale.
- Located at 3724 Pear, St. Joseph, Missouri on the southwest corner of the Belt Highway and Pear Street intersection adjacent to a large retail (former grocery store) that is being converted to a climate-controlled storage.
- Offers 22,000 Sq. Ft. (60' x 365')
- Currently zoned M-1 Industrial. Owner has agreed to file paperwork to rezone to C-3 Commercial if desired.
- Smaller building will be demolished for additional parking area.
- Ideal for recreational use
- Development potential
- Utilities:
 - Electrical: Evergy
 - Gas: Missouri Gas Energy
 - Water: Missouri American Water
 - Sewer: City of St. Joseph

Property Feature Sheet



3724 Pear, St. Joseph, MO For Sale

Building: 22,000 Sq. Ft.

Lot: 4.06 Acres

Location: This property is just to the southwest corner of the Belt Hwy and Pear Street Intersection.

Zoning: M-1 Industrial - Seller has agreed to file paperwork for C-3 Commercial if desired

Water: Missouri American Water Co.

Gas: Missouri Gas Energy

Electricity: Evergy

Sewer: City of St. Joseph

Parking: Front Parking Area
Smaller building to be demolished for more parking

Area Includes: UPCO, WalMart Shopping Center, Taco Bell, McDonald's, Tractor Supply Company, Aldi's and many other business.

Built: 1960

For Sale: \$695,000

Access: Belt Highway and Faraon Street through HyVee shopping center

Taxes: \$3,097

CoStar#: 18485005

MLS #: 2206962

Web Site: www.raysisson.net/3724pear.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

Wyeth Stover Team

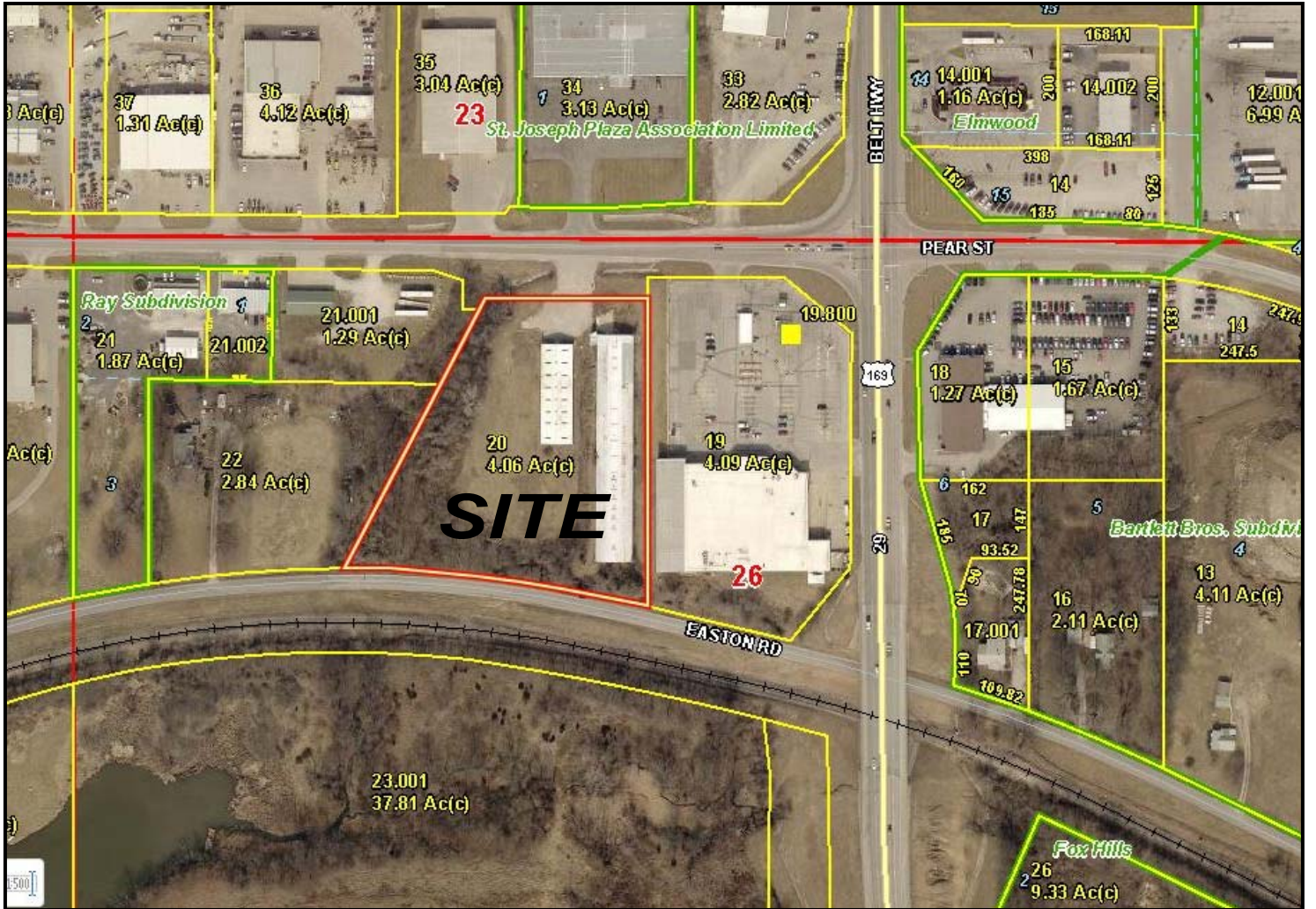
Berkshire Hathaway Home Services,
Stein & Summers Real Estate
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 387-6899
E-mail: laurajwyeth@gmail.com



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.



Aerial

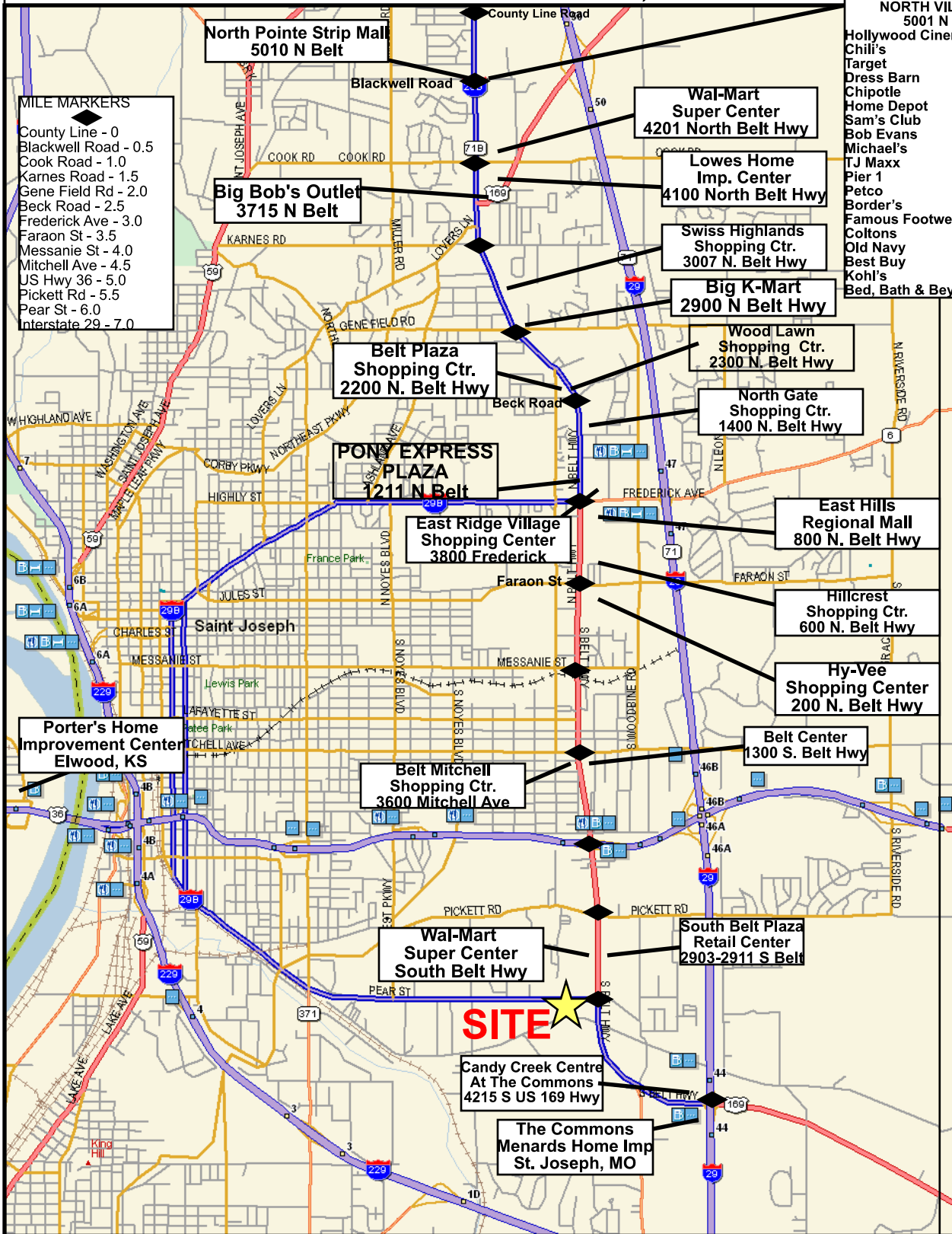


PHOTOS



Retail Map - St. Joseph, MO

Estimated Total Retail Trade Area is 237,961

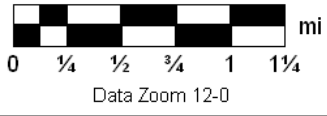


- MILE MARKERS**
- County Line - 0
 - Blackwell Road - 0.5
 - Cook Road - 1.0
 - Karnes Road - 1.5
 - Gene Field Rd - 2.0
 - Beck Road - 2.5
 - Frederick Ave - 3.0
 - Faraon St - 3.5
 - Messanie St - 4.0
 - Mitchell Ave - 4.5
 - US Hwy 36 - 5.0
 - Pickett Rd - 5.5
 - Pear St - 6.0
 - Interstate 29 - 7.0

- SHOPPES AT NORTH VILLAGE**
5001 N Belt
- Hollywood Cinema
 - Chili's
 - Target
 - Dress Barn
 - Chipotle
 - Home Depot
 - Sam's Club
 - Bob Evans
 - Michael's
 - TJ Maxx
 - Pier 1
 - Petco
 - Border's
 - Famous Footwear
 - Coltons
 - Old Navy
 - Best Buy
 - Kohl's
 - Bed, Bath & Beyond



Data use subject to license.
© 2005 DeLorme. Street Atlas USA® 2006.
www.delorme.com



St. Joseph is located approximately 30 minutes north of the KCI Airport



Executive Summary

3724 Pear St, Saint Joseph, Missouri, 64503
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 39.73340
Longitude: -94.80238

	1 mile	3 miles	10 miles
Population			
2000 Population	2,528	36,100	90,067
2010 Population	2,560	37,500	93,301
2019 Population	2,558	37,346	93,042
2024 Population	2,550	37,190	92,672
2000-2010 Annual Rate	0.13%	0.38%	0.35%
2010-2019 Annual Rate	-0.01%	-0.04%	-0.03%
2019-2024 Annual Rate	-0.06%	-0.08%	-0.08%
2019 Male Population	47.8%	51.3%	50.0%
2019 Female Population	52.2%	48.7%	50.0%
2019 Median Age	40.4	36.1	38.1

In the identified area, the current year population is 93,042. In 2010, the Census count in the area was 93,301. The rate of change since 2010 was -0.03% annually. The five-year projection for the population in the area is 92,672 representing a change of -0.08% annually from 2019 to 2024. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 40.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	90.7%	84.2%	85.7%
2019 Black Alone	2.5%	7.6%	6.0%
2019 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2019 Asian Alone	1.0%	1.2%	1.7%
2019 Pacific Islander Alone	0.5%	0.3%	0.4%
2019 Other Race	1.6%	2.7%	2.4%
2019 Two or More Races	3.1%	3.4%	3.3%
2019 Hispanic Origin (Any Race)	5.5%	7.8%	7.2%

Persons of Hispanic origin represent 7.2% of the population in the identified area compared to 18.6% 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 36.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	41	55	68
2000 Households	1,125	13,456	35,069
2010 Households	1,148	13,700	36,146
2019 Total Households	1,133	13,470	35,627
2024 Total Households	1,123	13,353	35,348
2000-2010 Annual Rate	0.20%	0.18%	0.30%
2010-2019 Annual Rate	-0.14%	-0.18%	-0.16%
2019-2024 Annual Rate	-0.18%	-0.17%	-0.16%
2019 Average Household Size	2.26	2.53	2.49

The household count in this area has changed from 36,146 in 2010 to 35,627 in the current year, a change of -0.16% annually. The five-year projection of households is 35,348, a change of -0.16% annually from the current year total. Average household size is currently 2.49, compared to 2.46 in the year 2010. The number of families in the current year is 22,693 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 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

3724 Pear St, Saint Joseph, Missouri, 64503
Rings: 1, 3, 10 mile radii

Prepared by Esri
Latitude: 39.73340
Longitude: -94.80238

	1 mile	3 miles	10 miles
Mortgage Income			
2019 Percent of Income for Mortgage	16.3%	11.1%	13.8%
Median Household Income			
2019 Median Household Income	\$39,286	\$47,204	\$48,150
2024 Median Household Income	\$47,761	\$53,077	\$53,474
2019-2024 Annual Rate	3.98%	2.37%	2.12%
Average Household Income			
2019 Average Household Income	\$49,898	\$59,624	\$65,150
2024 Average Household Income	\$60,654	\$69,800	\$74,943
2019-2024 Annual Rate	3.98%	3.20%	2.84%
Per Capita Income			
2019 Per Capita Income	\$21,971	\$21,844	\$25,080
2024 Per Capita Income	\$26,580	\$25,436	\$28,722
2019-2024 Annual Rate	3.88%	3.09%	2.75%

Households by Income

Current median household income is \$48,150 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,474 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$65,150 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,943 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,080 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,722 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	144	211	170
2000 Total Housing Units	1,195	14,603	38,169
2000 Owner Occupied Housing Units	776	9,469	23,814
2000 Renter Occupied Housing Units	349	3,987	11,256
2000 Vacant Housing Units	70	1,147	3,099
2010 Total Housing Units	1,220	15,193	40,091
2010 Owner Occupied Housing Units	761	9,068	23,318
2010 Renter Occupied Housing Units	387	4,632	12,828
2010 Vacant Housing Units	72	1,493	3,945
2019 Total Housing Units	1,221	15,345	40,597
2019 Owner Occupied Housing Units	733	8,689	22,468
2019 Renter Occupied Housing Units	400	4,781	13,159
2019 Vacant Housing Units	88	1,875	4,970
2024 Total Housing Units	1,229	15,478	40,969
2024 Owner Occupied Housing Units	733	8,686	22,558
2024 Renter Occupied Housing Units	390	4,667	12,790
2024 Vacant Housing Units	106	2,125	5,621

Currently, 55.3% of the 40,597 housing units in the area are owner occupied; 32.4%, renter occupied; and 12.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 40,091 housing units in the area - 58.2% owner occupied, 32.0% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 0.56%. Median home value in the area is \$136,152, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.77% annually to \$163,820.

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 2019 and 2024. 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

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

