



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Available For Lease

Office - 1,272 Sq. Ft.

3725 Gene Field

St. Joseph, Missouri

Raymond A. Sisson, CCIM, Broker
Berkshire Hathaway Home Services, Stein & Summers Real
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-8780 Fax (816) 233-8204

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



Index

www.ravsisson.net/3725genefield.pdf

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



Description

- Professional Office Building available at 3725 Gene Field, St. Joseph, Missouri.
- Offers 1,272 Sq. Ft.
- Conference room, private office, and back office or will reconfigure to suit tenant's needs. To be amortized over the cost of the lease.
- \$1,565/month and includes taxes, insurance, and common area.
- Adjacent and paved parking lot.
- Utilities:
 - Water: City of St. Joseph
 - Gas: Missouri Gas Energy
 - Electric: Evergy
 - Sewer: City of St. Joseph

Property Feature Sheet

Available



3725 Gene Field, St. Joseph, MO

Available: 1,272 Sq. Ft.	Water: Missouri American Water Co.
Lease: \$1,565/month and includes taxes, insurance, and common area.	Gas: No - Missouri Gas Engery Available
Private Offices: 2	Electricity: Evergy
Conference Room: 1	Sewer: City of St. Joseph
Storage Area: Yes	Nearest Highway: North Belt Hwy - 5 Lanes
Options: Will reconfigure area to suit at tenant's expense.	Zoning: C-3
Possession: Negotiable	Access: Gene Field Road
Free Standing Building: Yes	Costar#: 16036147
Parking: Adjacent - Paved	MLS #: 2164648
Left turn allowed: Yes	Web Site: www.raysisson.net/3725genefield.pdf

Raymond A. Sisson, CCIM

Broker

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 232-8780 Fax (816) 233-8204

E-mail: raysisson@stjoseph.net

Web Site: www.raysisson.net



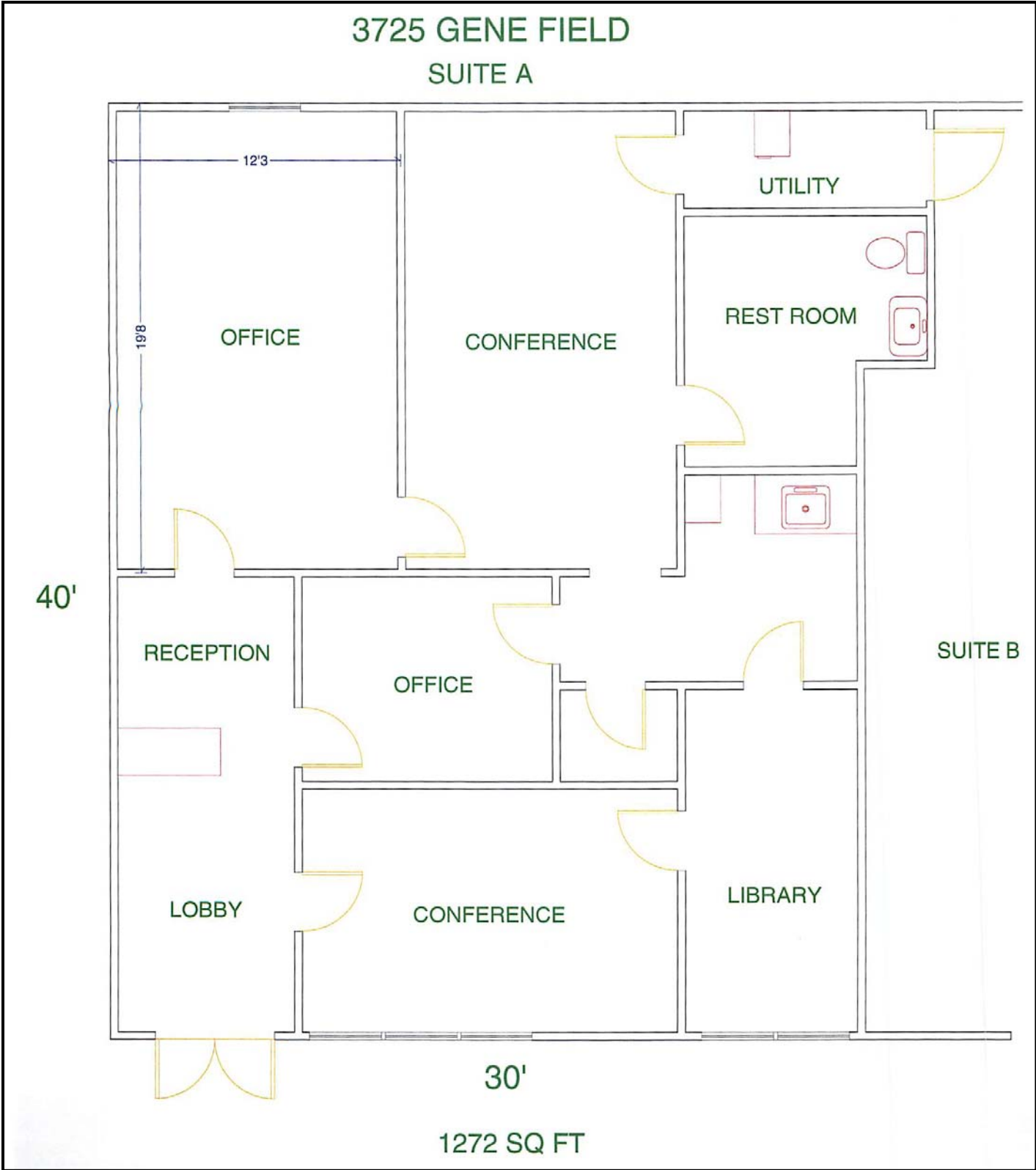
The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.

Marketing Packet



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES

Floor Plan



PHOTOS



Aerial



Drive Time Map



Drive Times to St. Joseph, Missouri are all approximate.

Raymond A. Sisson, CCIM
Berkshire Hathaway Home Services, Stein & Summers Real Estate
1007 E St. Maartens, St. Joseph, Missouri 64506
Business (816) 233-8780 Fax (816) 233-8204
E-mail: raysisson@stjoseph.net
Web Site: www.raysisson.net



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES



Executive Summary

3725 Gene Field Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.79220
Longitude: -94.80259

	1 mile	3 miles	5 miles
Population			
2000 Population	7,312	49,035	70,962
2010 Population	8,082	50,772	73,606
2019 Population	8,365	50,265	73,305
2024 Population	8,385	49,978	73,000
2000-2010 Annual Rate	1.01%	0.35%	0.37%
2010-2019 Annual Rate	0.37%	-0.11%	-0.04%
2019-2024 Annual Rate	0.05%	-0.11%	-0.08%
2019 Male Population	47.2%	50.2%	49.9%
2019 Female Population	52.8%	49.8%	50.1%
2019 Median Age	40.9	37.2	37.2

In the identified area, the current year population is 73,305. In 2010, the Census count in the area was 73,606. The rate of change since 2010 was -0.04% annually. The five-year projection for the population in the area is 73,000 representing a change of -0.08% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	82.5%	83.1%	84.1%
2019 Black Alone	6.7%	7.8%	7.0%
2019 American Indian/Alaska Native Alone	0.3%	0.6%	0.6%
2019 Asian Alone	5.3%	2.3%	1.9%
2019 Pacific Islander Alone	0.1%	0.5%	0.5%
2019 Other Race	1.8%	2.3%	2.5%
2019 Two or More Races	3.3%	3.4%	3.4%
2019 Hispanic Origin (Any Race)	5.8%	7.0%	7.4%

Persons of Hispanic origin represent 7.4% 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 38.6 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	87	75	68
2000 Households	3,200	19,166	27,731
2010 Households	3,588	19,601	28,540
2019 Total Households	3,650	19,155	28,084
2024 Total Households	3,643	18,959	27,853
2000-2010 Annual Rate	1.15%	0.22%	0.29%
2010-2019 Annual Rate	0.19%	-0.25%	-0.17%
2019-2024 Annual Rate	-0.04%	-0.21%	-0.17%
2019 Average Household Size	2.18	2.42	2.46

The household count in this area has changed from 28,540 in 2010 to 28,084 in the current year, a change of -0.17% annually. The five-year projection of households is 27,853, a change of -0.17% annually from the current year total. Average household size is currently 2.46, compared to 2.42 in the year 2010. The number of families in the current year is 17,338 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

3725 Gene Field Rd, Saint Joseph, Missouri, 64506
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.79220
Longitude: -94.80259

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	18.4%	14.2%	14.0%
Median Household Income			
2019 Median Household Income	\$51,291	\$49,271	\$46,718
2024 Median Household Income	\$53,677	\$53,932	\$52,365
2019-2024 Annual Rate	0.91%	1.82%	2.31%
Average Household Income			
2019 Average Household Income	\$72,540	\$68,249	\$64,408
2024 Average Household Income	\$80,064	\$77,893	\$73,794
2019-2024 Annual Rate	1.99%	2.68%	2.76%
Per Capita Income			
2019 Per Capita Income	\$30,908	\$26,164	\$24,841
2024 Per Capita Income	\$33,895	\$29,693	\$28,323
2019-2024 Annual Rate	1.86%	2.56%	2.66%

Households by Income

Current median household income is \$46,718 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$52,365 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$64,408 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$73,794 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$24,841 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,323 in five years, compared to \$36,530 for all U.S. households

Housing			
2019 Housing Affordability Index	128	166	168
2000 Total Housing Units	3,399	20,798	30,275
2000 Owner Occupied Housing Units	1,811	12,060	17,953
2000 Renter Occupied Housing Units	1,390	7,106	9,778
2000 Vacant Housing Units	198	1,632	2,544
2010 Total Housing Units	3,877	21,664	31,743
2010 Owner Occupied Housing Units	1,906	11,933	17,524
2010 Renter Occupied Housing Units	1,682	7,668	11,016
2010 Vacant Housing Units	289	2,063	3,203
2019 Total Housing Units	3,949	21,871	32,136
2019 Owner Occupied Housing Units	1,920	11,378	16,805
2019 Renter Occupied Housing Units	1,730	7,778	11,279
2019 Vacant Housing Units	299	2,716	4,052
2024 Total Housing Units	3,980	22,053	32,430
2024 Owner Occupied Housing Units	1,945	11,396	16,869
2024 Renter Occupied Housing Units	1,699	7,563	10,984
2024 Vacant Housing Units	337	3,094	4,577

Currently, 52.3% of the 32,136 housing units in the area are owner occupied; 35.1%, renter occupied; and 12.6% 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 31,743 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 0.55%. Median home value in the area is \$133,469, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.24% annually to \$156,572.

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



BERKSHIRE HATHAWAY | Stein & Summers Real Estate
COMMERCIAL SERVICES