



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



## **FOR SALE**

**12,000 SF, 5,000 SF, & 11,760 SF  
3 Industrial Buildings on  
South US 169 Hwy  
4006 S. 40th, St. Joseph, Missouri**

**[www.raysisson.net/4006s40.pdf](http://www.raysisson.net/4006s40.pdf)**

Raymond A. Sisson, CCIM  
Broker/

Berkshire Hathaway Home Services, Stein & Summers Real  
Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506  
Business (816) 232-2000 Fax (816) 279-2987

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

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



# Index

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



# Description

- Three retail industrial buildings available on South US 169 Hwy, 4006 S. 40th, St. Joseph, Missouri.
- Buildings offer: 12,000 SF, 5,000 SF and 11,760 SF.
- CP-3 Zoning (allows warehouse use)
- GSF: 28,760 SF on 3.17 Acres.
- Original building (building #1) offers 12,000 SF, 12' ceilings, one dock & one 10' drive-in.
- Small building (building #2) built in 2003, is connected to building #1 by short walkway, 5,000 SF, 18' clear height, one 10' drive-in.
- Newest building (building #3) built in 2009, offers 11,760 SF, 24' clear height, one drive-in and one dock with dock leveler, large conference room, restrooms, and space for offices on mezzanine.
- Option to Divide: The south lot of 2.27 acres with two buildings (#1 & #2) totaling 17,000 SF for \$825,000. The north .92 acres with one building (#3) totaling 11,760 SF available for \$825,000. (See Plat)
- Option to Lease: Building #3 can be leased for \$5.25/SF plus expenses of about \$1.40/SF.
- All buildings are climate controlled and restrooms in all.
- Electric: Building #1 has 1200 amp 208V, Building #2 has 800 amp 480V, and Building #3 has 600 amp 480V.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City Sewers

## Property Feature Sheet



### FOR SALE: 4006 S. 40th, St. Joseph, MO (South US 169 Hwy)

**Available:** 3 Industrial Buildings  
**For Sale:** \$1,650,000

**Building 1:** Original building (building #1) offers 12,000 SF, 12' ceilings, one dock & one 10' drive-in

**Building 2:** Small building (building #2) built in 2003, is connected to building #1 by short walkway, 5,000 SF, 18' clear height, one 10' drive-in

**Building 3:** Newest building (building #3) built in 2009, offers 11,760 SF, 24' clear height, one drive-in and one dock with dock leveler, large conference room, restrooms, and space for offices on mezzanine

**Access:** Just minutes from intersection I-29 and S. 169 Hwy, St. Joseph, MO just off 40th Street.

**Option to Divide:** The south lot of 2.27 acres with two buildings #1 & #2 totaling 17,000 SF for \$825,000. The north .92 acres with one building totaling 11,760 SF

**Option to** Building #3 can be leased for \$5.25/SF

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Sewers:** City Sewers

**Electricity:** Evergy

**Taxes:** \$17,800.00

**Costar#:** 23069879

**MLS #:** 2321699

**Web Site:** [www.raysisson.net/4006s40pdf](http://www.raysisson.net/4006s40pdf)

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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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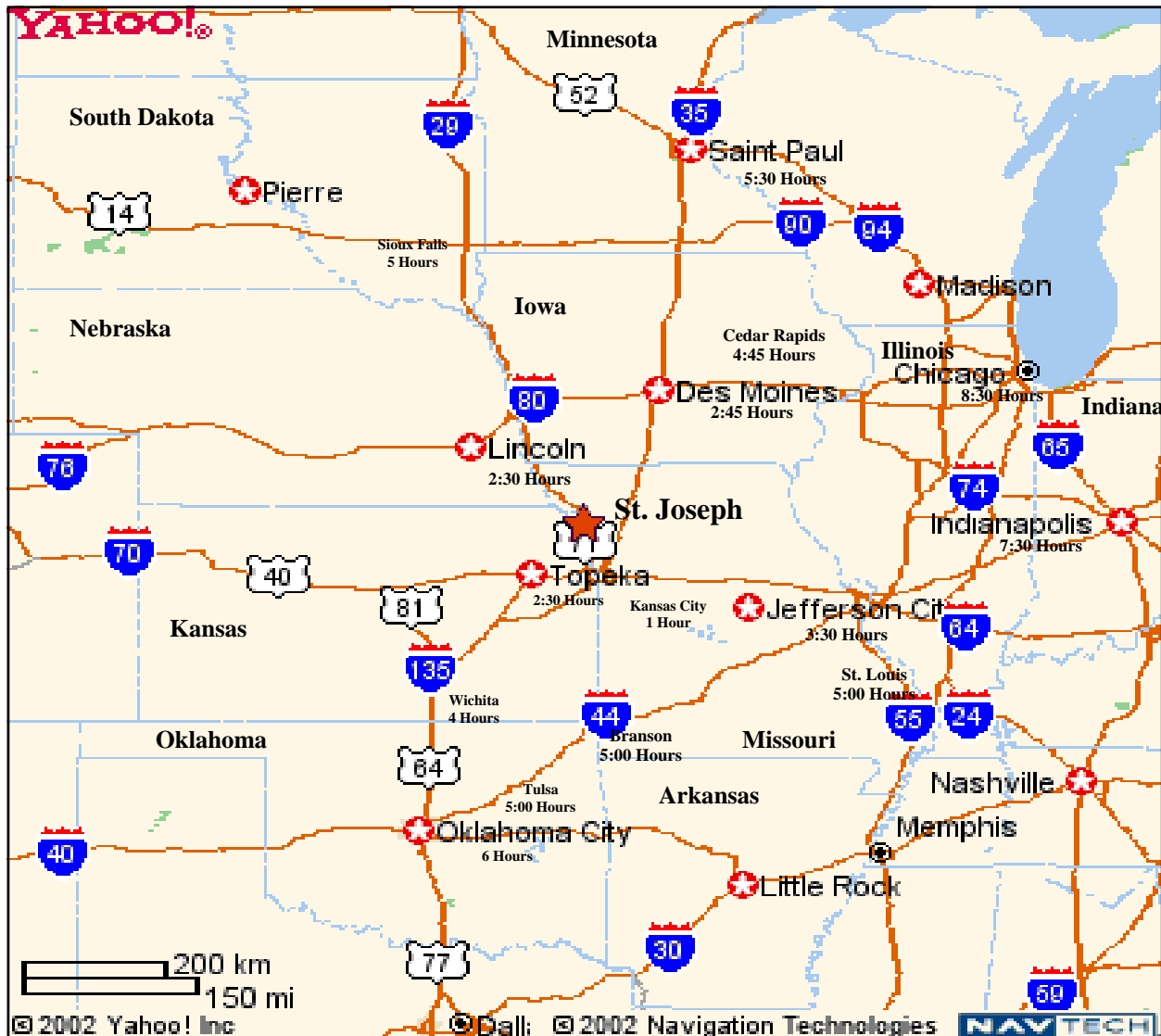
# PHOTOS



# PLAT



# 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](mailto:raysisson@stjoseph.net)  
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# Executive Summary

4006 S 40th St, Saint Joseph, Missouri, 64503  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.72712  
Longitude: -94.79687

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	2,031	27,136	68,069
2010 Population	2,146	28,216	70,402
2021 Population	2,162	28,081	68,909
2026 Population	2,161	27,975	68,380
2000-2010 Annual Rate	0.55%	0.39%	0.34%
2010-2021 Annual Rate	0.07%	-0.04%	-0.19%
2021-2026 Annual Rate	-0.01%	-0.08%	-0.15%
2021 Male Population	48.4%	48.8%	50.4%
2021 Female Population	51.6%	51.2%	49.6%
2021 Median Age	41.6	37.0	37.7

In the identified area, the current year population is 68,909. In 2010, the Census count in the area was 70,402. The rate of change since 2010 was -0.19% annually. The five-year projection for the population in the area is 68,380 representing a change of -0.15% annually from 2021 to 2026. Currently, the population is 50.4% male and 49.6% female.

### Median Age

The median age in this area is 41.6, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	90.5%	86.9%	83.5%
2021 Black Alone	2.5%	5.0%	6.9%
2021 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2021 Asian Alone	1.2%	1.3%	1.6%
2021 Pacific Islander Alone	0.6%	0.3%	0.7%
2021 Other Race	1.6%	2.4%	2.9%
2021 Two or More Races	3.2%	3.4%	3.7%
2021 Hispanic Origin (Any Race)	5.6%	7.1%	8.1%

Persons of Hispanic origin represent 8.1% of the population in the identified area compared to 18.9% 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 40.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	52	56	57
2000 Households	901	10,596	26,592
2010 Households	953	10,878	27,169
2021 Total Households	962	10,793	26,482
2026 Total Households	962	10,738	26,232
2000-2010 Annual Rate	0.56%	0.26%	0.21%
2010-2021 Annual Rate	0.08%	-0.07%	-0.23%
2021-2026 Annual Rate	0.00%	-0.10%	-0.19%
2021 Average Household Size	2.25	2.48	2.44

The household count in this area has changed from 27,169 in 2010 to 26,482 in the current year, a change of -0.23% annually. The five-year projection of households is 26,232, a change of -0.19% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2010. The number of families in the current year is 16,046 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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

4006 S 40th St, Saint Joseph, Missouri, 64503  
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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	13.0%	10.1%	12.2%
<b>Median Household Income</b>			
2021 Median Household Income	\$45,522	\$50,028	\$43,541
2026 Median Household Income	\$51,922	\$53,937	\$49,722
2021-2026 Annual Rate	2.67%	1.52%	2.69%
<b>Average Household Income</b>			
2021 Average Household Income	\$60,584	\$62,984	\$60,544
2026 Average Household Income	\$69,659	\$71,240	\$68,219
2021-2026 Annual Rate	2.83%	2.49%	2.42%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$26,345	\$24,247	\$23,472
2026 Per Capita Income	\$30,332	\$27,377	\$26,372
2021-2026 Annual Rate	2.86%	2.46%	2.36%

### Households by Income

Current median household income is \$43,541 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$49,722 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$60,544 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$68,219 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$23,472 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$26,372 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	177	228	189
2000 Total Housing Units	951	11,315	29,239
2000 Owner Occupied Housing Units	641	7,708	17,327
2000 Renter Occupied Housing Units	260	2,889	9,266
2000 Vacant Housing Units	50	718	2,646
2010 Total Housing Units	1,007	11,859	30,452
2010 Owner Occupied Housing Units	662	7,499	16,641
2010 Renter Occupied Housing Units	291	3,379	10,528
2010 Vacant Housing Units	54	981	3,283
2021 Total Housing Units	1,037	12,024	30,302
2021 Owner Occupied Housing Units	659	7,317	15,958
2021 Renter Occupied Housing Units	303	3,475	10,524
2021 Vacant Housing Units	75	1,231	3,820
2026 Total Housing Units	1,042	12,085	30,471
2026 Owner Occupied Housing Units	666	7,358	16,031
2026 Renter Occupied Housing Units	296	3,381	10,201
2026 Vacant Housing Units	80	1,347	4,239

Currently, 52.7% of the 30,302 housing units in the area are owner occupied; 34.7%, renter occupied; and 12.6% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 30,452 housing units in the area - 54.6% owner occupied, 34.6% renter occupied, and 10.8% vacant. The annual rate of change in housing units since 2010 is -0.22%. Median home value in the area is \$126,496, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.23% annually to \$141,255.

**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 2021 and 2026. Esri converted Census 2000 data into 2010 geography.

# 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)



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