



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



# LAND - 3.5 ACRES INTERSECTION OF 1-29 AND FREDERICK AVENUE

4312 Frederick Avenue, St. Joseph, Missouri

[www.raysisson.net/4312frederick.pdf](http://www.raysisson.net/4312frederick.pdf)

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# Description

- Interstate land parcel, interstate accessible, and interstate visible.
- Ideal 3.5 acres current hotel site being sold for land value.
- Located on the corner of the intersection I-29 and Frederick Avenue.
- All utilities to site.
- Level site.
- Traffic count on I-29 south of Frederick at Faraon Street is 37,000 VPD, on I-29 north of Frederick at Gene Field is 33,000 VPD, and on Frederick at I-29 is 27,000 VPD.
- 360' Frontage on Frederick.
- Zoning is C-3
- 2019 Taxes: \$33,600
- Area includes Drury Inn, Hampton Inn, Stoney Creek Hotel & Conference Center, Motel 6, Speedy's Convenience Store, Fastgas, BMO Bank, Applebees, Le Peep, Red Lobster, and Dennys.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

# Property Feature Sheet



4312 Frederick Avenue, St. Joseph, MO

## LAND - 3.5 ACRES INTERSECTION OF I-29 AND FREDERICK AVENUE

**Land Available:** 3.5 Acres  
Intersection of I-29 and Frederick

**For Sale:** \$4,950,000

**Zoning:** C-3

**Taxes:** \$33,600.00

**Visible/Accessible:** Interstate land parcel, interstate accessible, and interstate visible.

**Ideal Site:** Ideal 3.5 acres current hotel site being sold for land value.

**Contour:** Level site

**Frontage:** 360' Frontage on Frederick

**Area includes:** Drury Inn, Hampton Inn, Stoney Creek Hotel & Conference Center, Motel 6, Speedy's Convenience Store, Fastgas, BMO Bank, Applebees, Le Peep, Red Lobster, and Dennys.

**Traffic count:** 37,000 VPD I-29 south of Frederick at Faraon Street  
33,000 VPD on I-29 north of Frederick at Gene Field  
27,000 VPD Frederick at I-29

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Electricity:** Eergy

**Sewer:** City of St. Joseph

**CoStar#:** 15379389

**Web Site:** [www.raysisson.net/4312frederick.pdf](http://www.raysisson.net/4312frederick.pdf)

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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



# Drive Time Map



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

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# Executive Summary

4312 Frederick Ave, Saint Joseph, Missouri, 64506 2  
4312 Frederick Ave, Saint Joseph, Missouri, 64506  
Rings: 1, 3, 10 mile radii

Prepared by Esri  
Latitude: 39.77707  
Longitude: -94.79079

	1 mile	3 miles	10 miles
<b>Population</b>			
2000 Population	5,697	46,778	90,587
2010 Population	5,888	49,163	93,855
2019 Population	5,797	48,807	93,702
2024 Population	5,753	48,536	93,381
2000-2010 Annual Rate	0.33%	0.50%	0.36%
2010-2019 Annual Rate	-0.17%	-0.08%	-0.02%
2019-2024 Annual Rate	-0.15%	-0.11%	-0.07%
2019 Male Population	44.9%	50.1%	50.0%
2019 Female Population	55.1%	49.9%	50.0%
2019 Median Age	48.7	37.3	38.2

In the identified area, the current year population is 93,702. In 2010, the Census count in the area was 93,855. The rate of change since 2010 was -0.02% annually. The five-year projection for the population in the area is 93,381 representing a change of -0.07% 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 48.7, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	86.1%	82.9%	85.8%
2019 Black Alone	6.3%	7.7%	6.0%
2019 American Indian/Alaska Native Alone	0.2%	0.6%	0.6%
2019 Asian Alone	2.9%	2.5%	1.7%
2019 Pacific Islander Alone	0.0%	0.4%	0.4%
2019 Other Race	1.6%	2.4%	2.4%
2019 Two or More Races	2.8%	3.4%	3.3%
2019 Hispanic Origin (Any Race)	5.0%	7.1%	7.1%

Persons of Hispanic origin represent 7.1% 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 35.9 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	106	75	68
2000 Households	2,573	18,278	35,254
2010 Households	2,747	19,006	36,343
2019 Total Households	2,674	18,607	35,876
2024 Total Households	2,642	18,414	35,619
2000-2010 Annual Rate	0.66%	0.39%	0.30%
2010-2019 Annual Rate	-0.29%	-0.23%	-0.14%
2019-2024 Annual Rate	-0.24%	-0.21%	-0.14%
2019 Average Household Size	2.07	2.41	2.49

The household count in this area has changed from 36,343 in 2010 to 35,876 in the current year, a change of -0.14% annually. The five-year projection of households is 35,619, a change of -0.14% 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 22,872 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

4312 Frederick Ave, Saint Joseph, Missouri, 64506 2  
 4312 Frederick Ave, Saint Joseph, Missouri, 64506  
 Rings: 1, 3, 10 mile radii

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 Latitude: 39.77707  
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	1 mile	3 miles	10 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	17.6%	14.0%	13.9%
<b>Median Household Income</b>			
2019 Median Household Income	\$52,303	\$49,578	\$47,999
2024 Median Household Income	\$53,680	\$54,083	\$53,361
2019-2024 Annual Rate	0.52%	1.75%	2.14%
<b>Average Household Income</b>			
2019 Average Household Income	\$74,827	\$68,406	\$65,001
2024 Average Household Income	\$79,903	\$78,166	\$74,737
2019-2024 Annual Rate	1.32%	2.70%	2.83%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$34,180	\$26,270	\$25,021
2024 Per Capita Income	\$36,291	\$29,843	\$28,643
2019-2024 Annual Rate	1.21%	2.58%	2.74%

### Households by Income

Current median household income is \$47,999 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,361 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$65,001 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,737 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,021 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,643 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	133	169	170
2000 Total Housing Units	2,678	19,803	38,367
2000 Owner Occupied Housing Units	1,471	11,599	23,971
2000 Renter Occupied Housing Units	1,102	6,679	11,283
2000 Vacant Housing Units	105	1,525	3,113
2010 Total Housing Units	2,852	20,919	40,306
2010 Owner Occupied Housing Units	1,465	11,638	23,466
2010 Renter Occupied Housing Units	1,282	7,368	12,877
2010 Vacant Housing Units	105	1,913	3,963
2019 Total Housing Units	2,859	21,089	40,865
2019 Owner Occupied Housing Units	1,390	11,131	22,657
2019 Renter Occupied Housing Units	1,284	7,476	13,219
2019 Vacant Housing Units	185	2,482	4,989
2024 Total Housing Units	2,878	21,250	41,255
2024 Owner Occupied Housing Units	1,389	11,142	22,763
2024 Renter Occupied Housing Units	1,253	7,271	12,855
2024 Vacant Housing Units	236	2,836	5,636

Currently, 55.4% of the 40,865 housing units in the area are owner occupied; 32.3%, 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 40,306 housing units in the area - 58.2% owner occupied, 31.9% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 0.61%. Median home value in the area is \$136,164, 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 \$163,872.

**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](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)

