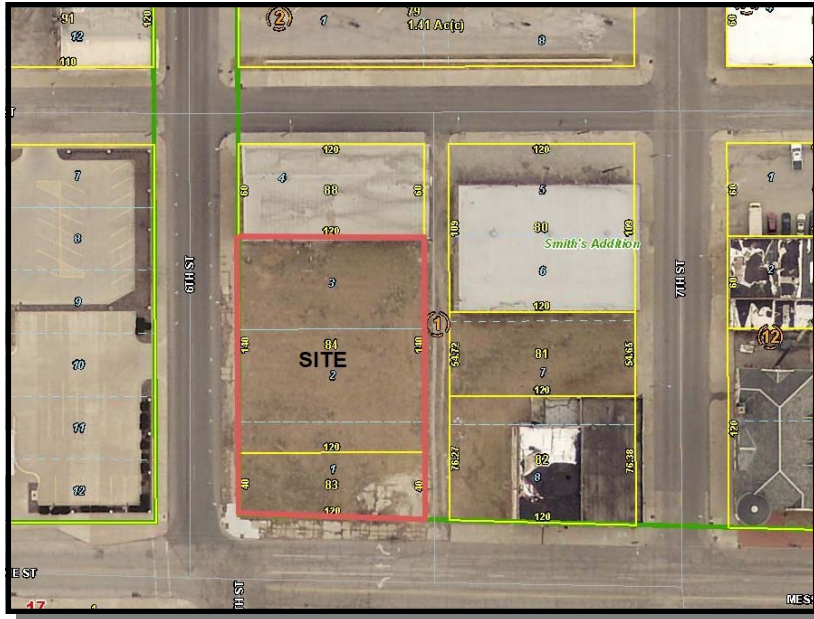




**BERKSHIRE HATHAWAY** | Stein & Summers Real Estate  
HomeServices



***AVAILABLE***

**21,600 Sq. Ft. Land Parcel**  
**521-523 S 6th Street**  
**St. Joseph, Missouri**

[www.raysisson.net/521-523s6.pdf](http://www.raysisson.net/521-523s6.pdf)

**Contact:**

Raymond A. Sisson, CCIM  
Berkshire Hathaway Home Services, Stein & Summers Real Estate  
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Business (816) 233-8780 Cell (816) 390-7478  
E-mail: [raysisson@stjoseph.net](mailto:raysisson@stjoseph.net)  
Web Site: [www.raysisson.net](http://www.raysisson.net)

# Index

[www.raysisson.net/521-523s6.pdf](http://www.raysisson.net/521-523s6.pdf)

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



## Description

- Now available, 21,600 Sq. Ft land parcel just south of downtown, St. Joseph, Missouri.
- Parcel is a level development site.
- Located near the Salvation Army headquarters and Mosaic LifeCare's EmpowerU.
- Parcel located in an Opportunity zone and an Enhanced Enterprise Zone for possible tax advantages.
- Current owner participated in a Brownsfield survey and received a No Further Action letter from MO DNR.
- Parcel is in a 500-year flood zone.

# Property Feature Sheet

## FOR SALE



### 521-523 S 6th, St. Joseph, Missouri

**Lot:** 21,600 Sq Ft Lot

**Offers:** Parcel is a level development site

**Lot is in:** St. Joseph's Opportunity Zone and Enhanced Enterprise Zone

**Location:** Near the Salvation Army headquarters and Mosaic LifeCare's EmpowerU, just minutes from I-229 Downtown interchange.

**County:** Buchanan

**Flood Zone:** 500-year flood zone

**Taxes 2019:** \$395.00

**For Sale:** \$125,000.00

**CoStar #:** 17993388

**MLS #:** 2200911

**Web Site:** [www.raysisson.net/521-523s6.pdf](http://www.raysisson.net/521-523s6.pdf)

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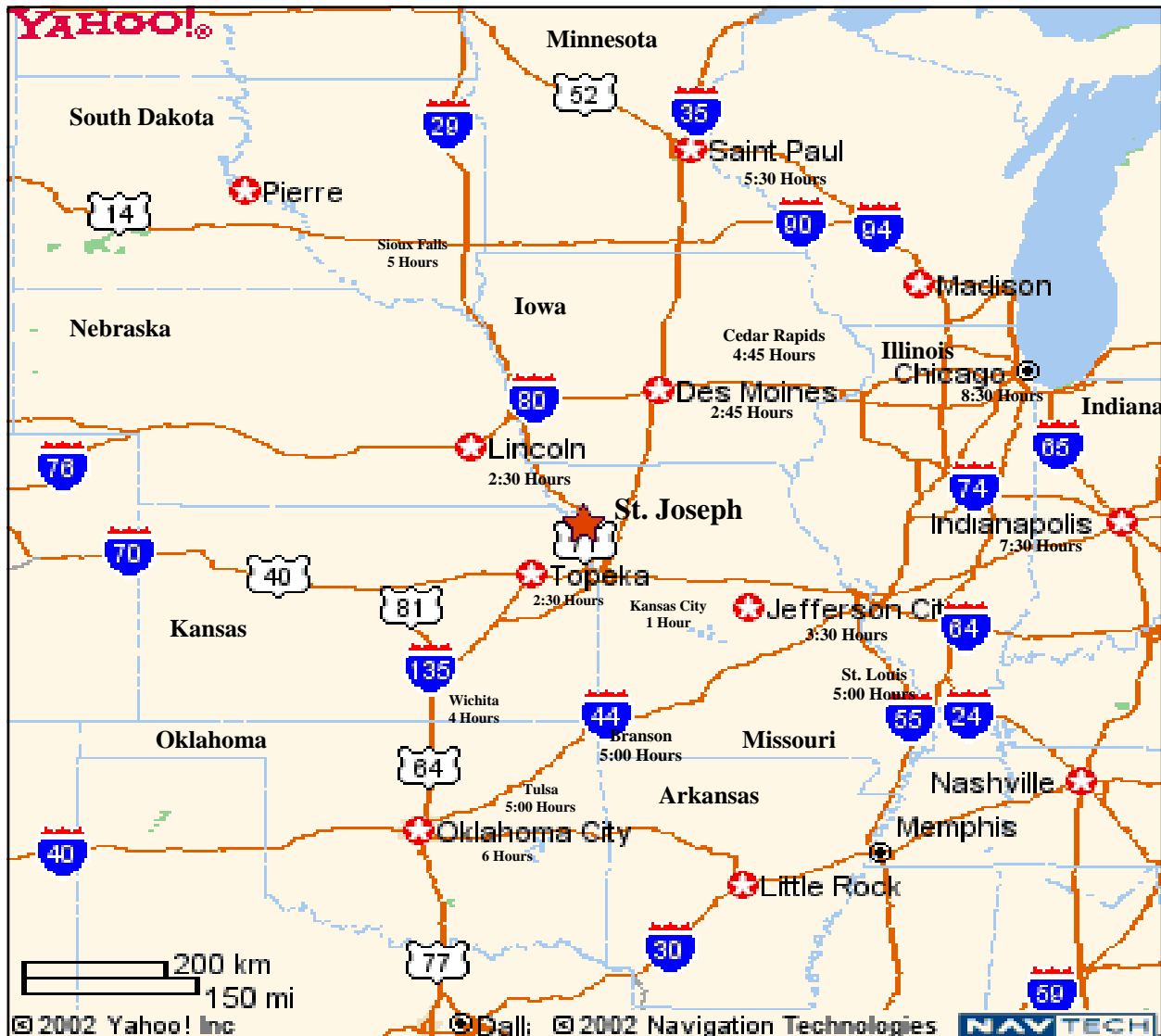


Marketing Packet

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.



# Drive Time Map



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

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



# Executive Summary

S 6th St, Saint Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73986  
Longitude: -94.85284

|                        | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| <b>Population</b>      |        |         |         |
| 2000 Population        | 3,410  | 44,738  | 73,468  |
| 2010 Population        | 3,470  | 44,968  | 74,836  |
| 2019 Population        | 3,589  | 44,054  | 73,940  |
| 2024 Population        | 3,596  | 43,609  | 73,407  |
| 2000-2010 Annual Rate  | 0.17%  | 0.05%   | 0.18%   |
| 2010-2019 Annual Rate  | 0.37%  | -0.22%  | -0.13%  |
| 2019-2024 Annual Rate  | 0.04%  | -0.20%  | -0.14%  |
| 2019 Male Population   | 49.6%  | 49.8%   | 50.2%   |
| 2019 Female Population | 50.4%  | 50.2%   | 49.8%   |
| 2019 Median Age        | 35.8   | 36.0    | 37.1    |

In the identified area, the current year population is 73,940. In 2010, the Census count in the area was 74,836. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 73,407 representing a change of -0.14% annually from 2019 to 2024. Currently, the population is 50.2% male and 49.8% female.

### Median Age

The median age in this area is 35.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2019 White Alone                         | 83.9% | 83.0% | 84.0% |
| 2019 Black Alone                         | 5.2%  | 6.8%  | 6.9%  |
| 2019 American Indian/Alaska Native Alone | 0.6%  | 0.7%  | 0.6%  |
| 2019 Asian Alone                         | 1.0%  | 1.0%  | 1.5%  |
| 2019 Pacific Islander Alone              | 0.3%  | 0.8%  | 0.5%  |
| 2019 Other Race                          | 5.2%  | 3.6%  | 2.8%  |
| 2019 Two or More Races                   | 3.8%  | 4.0%  | 3.6%  |
| 2019 Hispanic Origin (Any Race)          | 12.7% | 9.9%  | 8.0%  |

Persons of Hispanic origin represent 8.0% 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 39.4 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

|                             |        |        |        |
|-----------------------------|--------|--------|--------|
| 2019 Wealth Index           | 38     | 45     | 57     |
| 2000 Households             | 1,269  | 18,182 | 28,771 |
| 2010 Households             | 1,284  | 17,787 | 28,983 |
| 2019 Total Households       | 1,312  | 17,164 | 28,255 |
| 2024 Total Households       | 1,310  | 16,917 | 27,927 |
| 2000-2010 Annual Rate       | 0.12%  | -0.22% | 0.07%  |
| 2010-2019 Annual Rate       | 0.23%  | -0.38% | -0.27% |
| 2019-2024 Annual Rate       | -0.03% | -0.29% | -0.23% |
| 2019 Average Household Size | 2.69   | 2.52   | 2.47   |

The household count in this area has changed from 28,983 in 2010 to 28,255 in the current year, a change of -0.27% annually. The five-year projection of households is 27,927, a change of -0.23% annually from the current year total. Average household size is currently 2.47, compared to 2.43 in the year 2010. The number of families in the current year is 17,211 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

S 6th St, Saint Joseph, Missouri, 64501  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.73986  
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|                                     | 1 mile   | 3 miles  | 5 miles  |
|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2019 Percent of Income for Mortgage | 8.8%     | 11.2%    | 13.1%    |
| <b>Median Household Income</b>      |          |          |          |
| 2019 Median Household Income        | \$43,904 | \$39,602 | \$43,470 |
| 2024 Median Household Income        | \$49,400 | \$45,541 | \$50,213 |
| 2019-2024 Annual Rate               | 2.39%    | 2.83%    | 2.93%    |
| <b>Average Household Income</b>     |          |          |          |
| 2019 Average Household Income       | \$50,563 | \$52,386 | \$59,041 |
| 2024 Average Household Income       | \$57,132 | \$61,774 | \$68,453 |
| 2019-2024 Annual Rate               | 2.47%    | 3.35%    | 3.00%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2019 Per Capita Income              | \$19,007 | \$20,323 | \$22,751 |
| 2024 Per Capita Income              | \$21,408 | \$23,842 | \$26,236 |
| 2019-2024 Annual Rate               | 2.41%    | 3.25%    | 2.89%    |

### Households by Income

Current median household income is \$43,470 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$50,213 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$59,041 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$68,453 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$22,751 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$26,236 in five years, compared to \$36,530 for all U.S. households

| <b>Housing</b>                     |       |        |        |
|------------------------------------|-------|--------|--------|
| 2019 Housing Affordability Index   | 267   | 210    | 179    |
| 2000 Total Housing Units           | 1,420 | 20,308 | 31,567 |
| 2000 Owner Occupied Housing Units  | 886   | 11,666 | 18,844 |
| 2000 Renter Occupied Housing Units | 383   | 6,517  | 9,927  |
| 2000 Vacant Housing Units          | 151   | 2,125  | 2,796  |
| 2010 Total Housing Units           | 1,513 | 20,399 | 32,519 |
| 2010 Owner Occupied Housing Units  | 749   | 10,559 | 17,732 |
| 2010 Renter Occupied Housing Units | 535   | 7,228  | 11,251 |
| 2010 Vacant Housing Units          | 229   | 2,612  | 3,536  |
| 2019 Total Housing Units           | 1,586 | 20,551 | 32,794 |
| 2019 Owner Occupied Housing Units  | 728   | 9,888  | 16,825 |
| 2019 Renter Occupied Housing Units | 583   | 7,275  | 11,430 |
| 2019 Vacant Housing Units          | 274   | 3,387  | 4,539  |
| 2024 Total Housing Units           | 1,605 | 20,718 | 33,055 |
| 2024 Owner Occupied Housing Units  | 738   | 9,867  | 16,814 |
| 2024 Renter Occupied Housing Units | 572   | 7,050  | 11,113 |
| 2024 Vacant Housing Units          | 295   | 3,801  | 5,128  |

Currently, 51.3% of the 32,794 housing units in the area are owner occupied; 34.9%, renter occupied; and 13.8% 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 32,519 housing units in the area - 54.5% owner occupied, 34.6% renter occupied, and 10.9% vacant. The annual rate of change in housing units since 2010 is 0.37%. Median home value in the area is \$116,817, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.46% annually to \$138,448.

**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)



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