



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



**7,000 Sq. Ft. Building  
5901 NE Woodbine Road  
St. Joseph, Missouri**

***[www.raysisson.net/5901newoodbine.pdf](http://www.raysisson.net/5901newoodbine.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](mailto:raysisson@stjoseph.net)

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



# Index

[www.raysisson.net/5901newoodbine.pdf](http://www.raysisson.net/5901newoodbine.pdf)

<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) Floor Plan</b>	<b>5</b>
<b>c) Site Plan</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

- 7,000 Sq. Ft now available at 5901 NE Woodbine Road, St. Joseph, Missouri.
- 7,000 Sq. Ft. includes 3,525 Sq. Ft. warehouse, 1,555 Sq. Ft. office and 1,920 Sq. Ft. showroom.
- Lot is 0.97 acres.
- Zoned B-1, not in city limits.
- Features include 1 - 10' and 1 - 8' drive in doors.
- Paved parking lot for 15 cars.
- Utilities:
  - Electrical: Evergy
  - Gas: Propane
  - Water: Missouri American Water
  - Sewer: Septic

**Property Feature Sheet**

# Now Available



**5901NE Woodbine Road, St. Joseph,MO**

**Available:** 7,000 Sq. Ft. building includes:  
3,525 Sq. Ft. warehouse  
1,555 Sq. Ft. office  
1,920 Sq. Ft. showroom

**Lot:** 0.97 Acres

**For Sale:** \$515,000

**Zoned:** B-1, not in city limits

**Accessible:** NE Woodbine Road

**Visible:** NE Woodbine Road

**Available:** Now

**2020 Taxes:** \$4,466

**Sewer:** Septic

**Water:** Missouri American Water Co.

**Gas:** Propane

**Electricity:** Evergy

**CoStar #:** 24116614

**MLS #:** 2345955

**Web Site:** [www.raysisson.net/5901newoodbine.pdf](http://www.raysisson.net/5901newoodbine.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](mailto:raysisson@stjoseph.net)

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

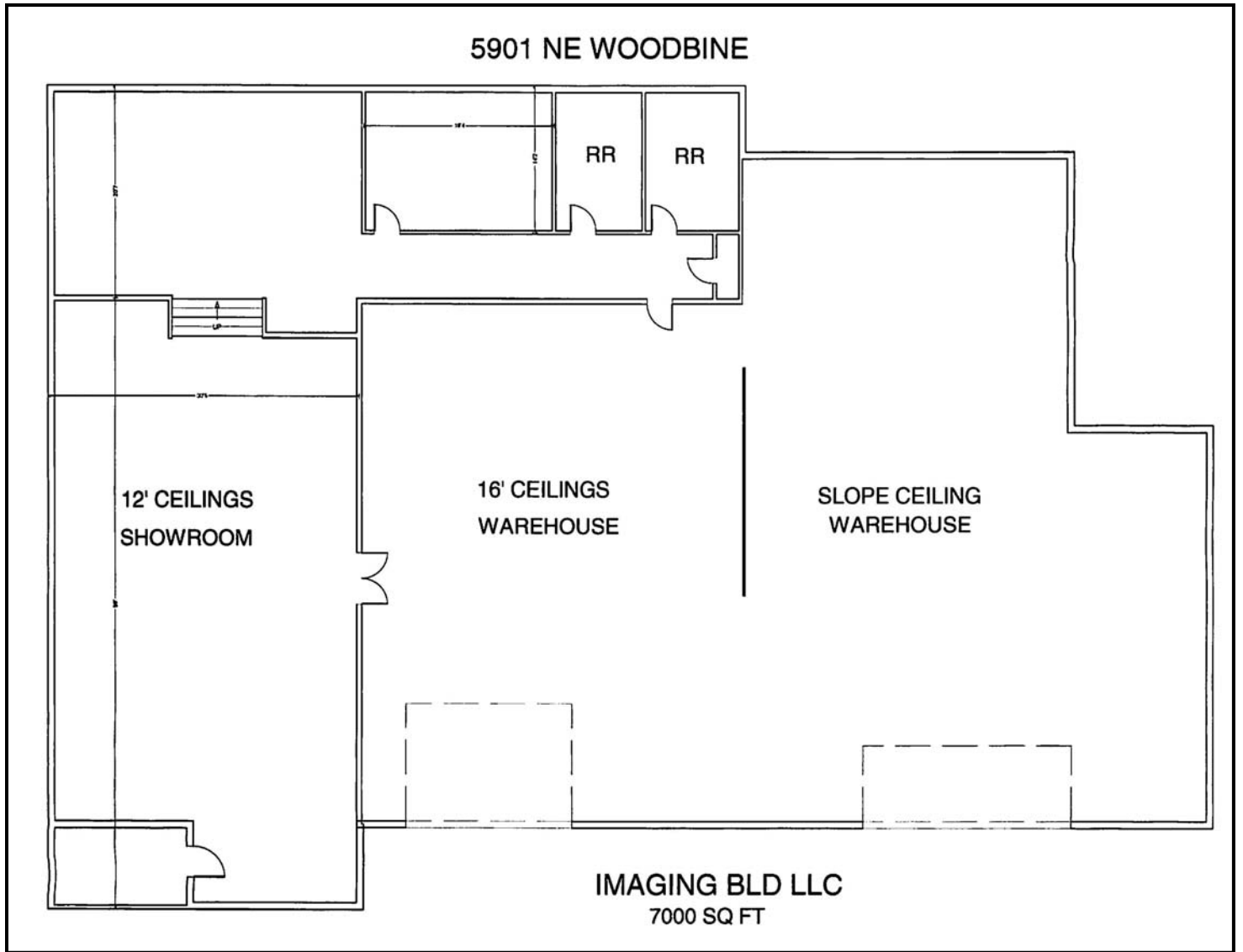


The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal, and price changes without notice.



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

# FLOOR PLAN



# SITE PLAN



7,000 Sq. Ft. building  
includes:  
3,525 Sq. Ft. warehouse  
1,555 Sq. Ft. office  
1,920 Sq. Ft. showroom

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



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



# Executive Summary

5901 NE Woodbine Rd, Saint Joseph, Missouri, 64505  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 39.81962  
 Longitude: -94.79588

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	421	20,021	57,779
2010 Population	492	21,813	59,772
2021 Population	524	22,210	58,920
2026 Population	531	22,229	58,576
2000-2010 Annual Rate	1.57%	0.86%	0.34%
2010-2021 Annual Rate	0.56%	0.16%	-0.13%
2021-2026 Annual Rate	0.27%	0.02%	-0.12%
2021 Male Population	48.5%	48.0%	50.1%
2021 Female Population	51.5%	52.0%	49.9%
2021 Median Age	46.8	42.3	37.8

In the identified area, the current year population is 58,920. In 2010, the Census count in the area was 59,772. The rate of change since 2010 was -0.13% annually. The five-year projection for the population in the area is 58,576 representing a change of -0.12% annually from 2021 to 2026. Currently, the population is 50.1% male and 49.9% female.

### Median Age

The median age in this area is 46.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	90.2%	87.8%	83.4%
2021 Black Alone	2.7%	4.6%	7.5%
2021 American Indian/Alaska Native Alone	0.6%	0.4%	0.6%
2021 Asian Alone	4.0%	3.2%	1.9%
2021 Pacific Islander Alone	0.2%	0.1%	0.6%
2021 Other Race	0.8%	1.2%	2.4%
2021 Two or More Races	1.5%	2.7%	3.5%
2021 Hispanic Origin (Any Race)	4.2%	5.2%	7.3%

Persons of Hispanic origin represent 7.3% 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 39.3 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	157	93	66
2000 Households	149	8,097	22,452
2010 Households	184	8,980	23,010
2021 Total Households	199	9,144	22,616
2026 Total Households	203	9,153	22,458
2000-2010 Annual Rate	2.13%	1.04%	0.25%
2010-2021 Annual Rate	0.70%	0.16%	-0.15%
2021-2026 Annual Rate	0.40%	0.02%	-0.14%
2021 Average Household Size	2.61	2.36	2.42

The household count in this area has changed from 23,010 in 2010 to 22,616 in the current year, a change of -0.15% annually. The five-year projection of households is 22,458, a change of -0.14% annually from the current year total. Average household size is currently 2.42, compared to 2.41 in the year 2010. The number of families in the current year is 13,856 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

5901 NE Woodbine Rd, Saint Joseph, Missouri, 64505  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 39.81962  
 Longitude: -94.79588

	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	12.2%	12.9%	13.0%
<b>Median Household Income</b>			
2021 Median Household Income	\$98,723	\$60,142	\$46,994
2026 Median Household Income	\$104,046	\$65,965	\$52,350
2021-2026 Annual Rate	1.06%	1.87%	2.18%
<b>Average Household Income</b>			
2021 Average Household Income	\$114,714	\$81,340	\$65,713
2026 Average Household Income	\$126,127	\$90,544	\$73,730
2021-2026 Annual Rate	1.92%	2.17%	2.33%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$44,395	\$33,382	\$25,515
2026 Per Capita Income	\$49,131	\$37,135	\$28,560
2021-2026 Annual Rate	2.05%	2.15%	2.28%

### Households by Income

Current median household income is \$46,994 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$52,350 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$65,713 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$73,730 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$25,515 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$28,560 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	189	178	176
2000 Total Housing Units	156	8,489	24,511
2000 Owner Occupied Housing Units	119	5,558	14,200
2000 Renter Occupied Housing Units	30	2,539	8,252
2000 Vacant Housing Units	7	392	2,059
2010 Total Housing Units	192	9,525	25,565
2010 Owner Occupied Housing Units	148	5,969	13,986
2010 Renter Occupied Housing Units	36	3,011	9,024
2010 Vacant Housing Units	8	545	2,555
2021 Total Housing Units	205	9,827	25,492
2021 Owner Occupied Housing Units	161	6,078	13,642
2021 Renter Occupied Housing Units	38	3,065	8,974
2021 Vacant Housing Units	6	683	2,876
2026 Total Housing Units	209	9,920	25,678
2026 Owner Occupied Housing Units	165	6,162	13,788
2026 Renter Occupied Housing Units	37	2,991	8,670
2026 Vacant Housing Units	6	767	3,220

Currently, 53.5% of the 25,492 housing units in the area are owner occupied; 35.2%, renter occupied; and 11.3% 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 25,565 housing units in the area - 54.7% owner occupied, 35.3% renter occupied, and 10.0% vacant. The annual rate of change in housing units since 2010 is -0.13%. Median home value in the area is \$145,924, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 3.05% annually to \$169,550.

**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)



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