



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



***Now Available For Sale***

**6.52 Acres Vacant Land  
Mitchell Woods Business Park  
5914 Mitchell  
St. Joseph, Missouri**

***[www.raysisson.net/5914mitchell.pdf](http://www.raysisson.net/5914mitchell.pdf)***

**Raymond A. Sisson, CCIM  
Broker/**

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)

**Adam Stein, CCIM  
Broker**

Berkshire Hathaway Home Services, Stein & Summers Real Estate, 1007 E St. Maartens, St. Joseph, Missouri 64506  
Business (816) 232-2000 Mobile (816) 248-6821

Web Site: [www.bhsstein.com](http://www.bhsstein.com)

[astein@bhsstein.com](mailto:astein@bhsstein.com)



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[www.ravsisson.net/5914mitchell.pdf](http://www.ravsisson.net/5914mitchell.pdf)

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# Description

- 6.52 Acres of vacant land now available in Mitchell Woods Business Park located at 5914 Mitchell, St. Joseph, Missouri.
- Zoned M-1.
- Large two level lot with a 2 foot differential, ideal 'As Is' for truck, trailer parking.
- Good development site.
- Subject to Mitchell Woods Business Park covenants. Annual fees estimated at \$513/Yr.
- 3.4 Acres fenced.
- Sale Price: \$299,000.00. Would consider leasing at \$3,000/mo.
- Land is in a 100-year flood zone.
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: Private Septic Required, Site is approximately 1,500' from City Sewers to the southwest

## Property Feature Sheet

# INDUSTRIAL - FOR SALE



## 5914 Mitchell, St. Joseph, MO

**Land:** 6.52 Acres Vacant Land

**Lot:** Large two level lot

**Location:** 5914 Mitchell, St. Joseph, MO  
Subject to Mitchell Woods Business  
Park covenants, annual fees  
estimated \$513/yr.

**Ideal:** Good development site

**Accessible:** Mitchell Avenue, St. Joseph, MO

**Zoned:** M-1 Light Mfg

**Taxes 2020:** \$2,455

**County:** Buchanan

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Energy

**Electricity:** Evergy

**Sewer:** Private Septic Required, Site is  
approximately 1,500' from city sewers  
to the southwest

**Flood Plain:** 100-Year Flood Zone

**For Sale:** \$299,000.00 - Would consider lease at  
\$3,000/mo

**CoStar #:** 21664721

**MLS #:** 2254836

**Web Site:** [www.raysisson.net/5914mitchell.pdf](http://www.raysisson.net/5914mitchell.pdf)

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# PHOTOS



# SITE PLAN



# Drive Time Map



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

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# Executive Summary

5914 Mitchell Ave, Saint Joseph, Missouri, 64507  
Rings: 1, 3, 10 mile radii

Prepared by Esri  
Latitude: 39.75438  
Longitude: -94.74895

|                        | 1 mile | 3 miles | 10 miles |
|------------------------|--------|---------|----------|
| <b>Population</b>      |        |         |          |
| 2000 Population        | 21     | 11,141  | 88,903   |
| 2010 Population        | 25     | 11,774  | 92,165   |
| 2020 Population        | 24     | 11,753  | 91,616   |
| 2025 Population        | 23     | 11,728  | 91,296   |
| 2000-2010 Annual Rate  | 1.76%  | 0.55%   | 0.36%    |
| 2010-2020 Annual Rate  | -0.40% | -0.02%  | -0.06%   |
| 2020-2025 Annual Rate  | -0.85% | -0.04%  | -0.07%   |
| 2020 Male Population   | 45.8%  | 47.6%   | 50.0%    |
| 2020 Female Population | 50.0%  | 52.4%   | 50.0%    |
| 2020 Median Age        | 47.5   | 38.7    | 38.3     |

In the identified area, the current year population is 91,616. In 2010, the Census count in the area was 92,165. The rate of change since 2010 was -0.06% annually. The five-year projection for the population in the area is 91,296 representing a change of -0.07% annually from 2020 to 2025. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 47.5, compared to U.S. median age of 38.5.

### Race and Ethnicity

|  |       |       |       |
|--|-------|-------|-------|
| 2020 White Alone                         | 91.3% | 86.5% | 85.4% |
| 2020 Black Alone                         | 4.3%  | 6.0%  | 5.9%  |
| 2020 American Indian/Alaska Native Alone | 0.0%  | 0.5%  | 0.6%  |
| 2020 Asian Alone                         | 0.0%  | 2.2%  | 1.8%  |
| 2020 Pacific Islander Alone              | 0.0%  | 0.2%  | 0.4%  |
| 2020 Other Race                          | 0.0%  | 1.7%  | 2.4%  |
| 2020 Two or More Races                   | 4.3%  | 2.9%  | 3.5%  |
| 2020 Hispanic Origin (Any Race)          | 4.2%  | 5.4%  | 7.3%  |

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 18.8% 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 36.7 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

|                             |       |       |        |
|-----------------------------|-------|-------|--------|
| 2020 Wealth Index           | 0     | 86    | 71     |
| 2000 Households             | 0     | 4,113 | 34,621 |
| 2010 Households             | 0     | 4,497 | 35,690 |
| 2020 Total Households       | 0     | 4,552 | 35,583 |
| 2025 Total Households       | 0     | 4,551 | 35,468 |
| 2000-2010 Annual Rate       | 0.00% | 0.90% | 0.30%  |
| 2010-2020 Annual Rate       | 0.00% | 0.12% | -0.03% |
| 2020-2025 Annual Rate       | 0.00% | 0.00% | -0.06% |
| 2020 Average Household Size | 0.00  | 2.31  | 2.45   |

The household count in this area has changed from 35,690 in 2010 to 35,583 in the current year, a change of -0.03% annually. The five-year projection of households is 35,468, a change of -0.06% annually from the current year total. Average household size is currently 2.45, compared to 2.46 in the year 2010. The number of families in the current year is 22,600 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 2020 and 2025. Esri converted Census 2000 data into 2010 geography.





# Executive Summary

5914 Mitchell Ave, Saint Joseph, Missouri, 64507  
Rings: 1, 3, 10 mile radii

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Latitude: 39.75438  
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|                                     | 1 mile   | 3 miles  | 10 miles |
|-------------------------------------|----------|----------|----------|
| <b>Mortgage Income</b>              |          |          |          |
| 2020 Percent of Income for Mortgage | 0.0%     | 10.2%    | 10.9%    |
| <b>Median Household Income</b>      |          |          |          |
| 2020 Median Household Income        | \$0      | \$62,818 | \$53,784 |
| 2025 Median Household Income        | \$0      | \$65,739 | \$56,601 |
| 2020-2025 Annual Rate               | 0.00%    | 0.91%    | 1.03%    |
| <b>Average Household Income</b>     |          |          |          |
| 2020 Average Household Income       | \$0      | \$79,701 | \$70,135 |
| 2025 Average Household Income       | \$0      | \$86,183 | \$77,076 |
| 2020-2025 Annual Rate               | 0.00%    | 1.58%    | 1.91%    |
| <b>Per Capita Income</b>            |          |          |          |
| 2020 Per Capita Income              | \$34,770 | \$31,753 | \$27,357 |
| 2025 Per Capita Income              | \$37,021 | \$34,386 | \$30,062 |
| 2020-2025 Annual Rate               | 1.26%    | 1.61%    | 1.90%    |

### Households by Income

Current median household income is \$53,784 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$56,601 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$70,135 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$77,076 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,357 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$30,062 in five years, compared to \$37,691 for all U.S. households

| <b>Housing</b>                     |   |       |        |
|------------------------------------|---|-------|--------|
| 2020 Housing Affordability Index   | 0 | 226   | 212    |
| 2000 Total Housing Units           | 2 | 4,343 | 37,690 |
| 2000 Owner Occupied Housing Units  | 0 | 2,859 | 23,484 |
| 2000 Renter Occupied Housing Units | 0 | 1,255 | 11,137 |
| 2000 Vacant Housing Units          | 2 | 229   | 3,069  |
| 2010 Total Housing Units           | 2 | 4,797 | 39,603 |
| 2010 Owner Occupied Housing Units  | 0 | 2,991 | 22,995 |
| 2010 Renter Occupied Housing Units | 0 | 1,506 | 12,695 |
| 2010 Vacant Housing Units          | 2 | 300   | 3,913  |
| 2020 Total Housing Units           | 2 | 4,889 | 40,383 |
| 2020 Owner Occupied Housing Units  | 0 | 3,090 | 23,453 |
| 2020 Renter Occupied Housing Units | 0 | 1,462 | 12,130 |
| 2020 Vacant Housing Units          | 2 | 337   | 4,800  |
| 2025 Total Housing Units           | 2 | 4,936 | 40,800 |
| 2025 Owner Occupied Housing Units  | 0 | 3,083 | 23,423 |
| 2025 Renter Occupied Housing Units | 0 | 1,468 | 12,046 |
| 2025 Vacant Housing Units          | 2 | 385   | 5,332  |

Currently, 58.1% of the 40,383 housing units in the area are owner occupied; 30.0%, renter occupied; and 11.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 39,603 housing units in the area - 58.1% owner occupied, 32.1% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 0.87%. Median home value in the area is \$139,828, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 3.40% annually to \$165,281.

**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 2020 and 2025. 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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