



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



## ***Business Opportunity***

**6938 King Hill  
St. Joseph, Missouri**

***[www.raysisson.net/6938kinghill.pdf](http://www.raysisson.net/6938kinghill.pdf)***

Raymond A. Sisson, CCIM  
Broker

Berkshire Hathaway Home Services, Stein & Summers Real  
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# Description

- Business opportunity now available at 6938 King Hill, St. Joseph, Missouri.
- Features Include:
  - 24 lanes of bowling
  - Commercial kitchen
  - Snack Bar
  - Lounge
  - Outdoor deck area
  - Sand volleyball courts
- Excellent opportunity to grow your own business.
- The business is available for \$350,000.00.
- The building is 22,500 Sq. Ft.
- Lot size: 3 acres
- 15,600 Sq. Ft. has 12' ceilings and the rest has 10' ceilings
- Flood zone: No
- 2019 Taxes: \$6,518
- Utilities:
  - Electrical: Evergy
  - Gas: Missouri Gas Energy
  - Water: Missouri American Water
  - Sewer: City of St. Joseph

## Property Feature Sheet



### 6938 King Hill, St. Joseph, MO

**Available:** Features Include:  
24 lanes of bowling  
Commercial kitchen  
Snack Bar  
Lounge  
Outdoor deck area  
Sand volleyball courts

**Location:** 6938 King Hill

**For Sale:** \$350,000.00

**Zoned:** C-3

**Accessible:** King Hill

**Visible:** King Hill

**Available:** Now

**2019 Taxes:** \$6,518

**Sewer:** City of St. Joseph

**Water:** Missouri American Water Co.

**Electricity:** Evergy

**CoStar #:** Pending

**MLS #:** 2197752

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Marketing Packet



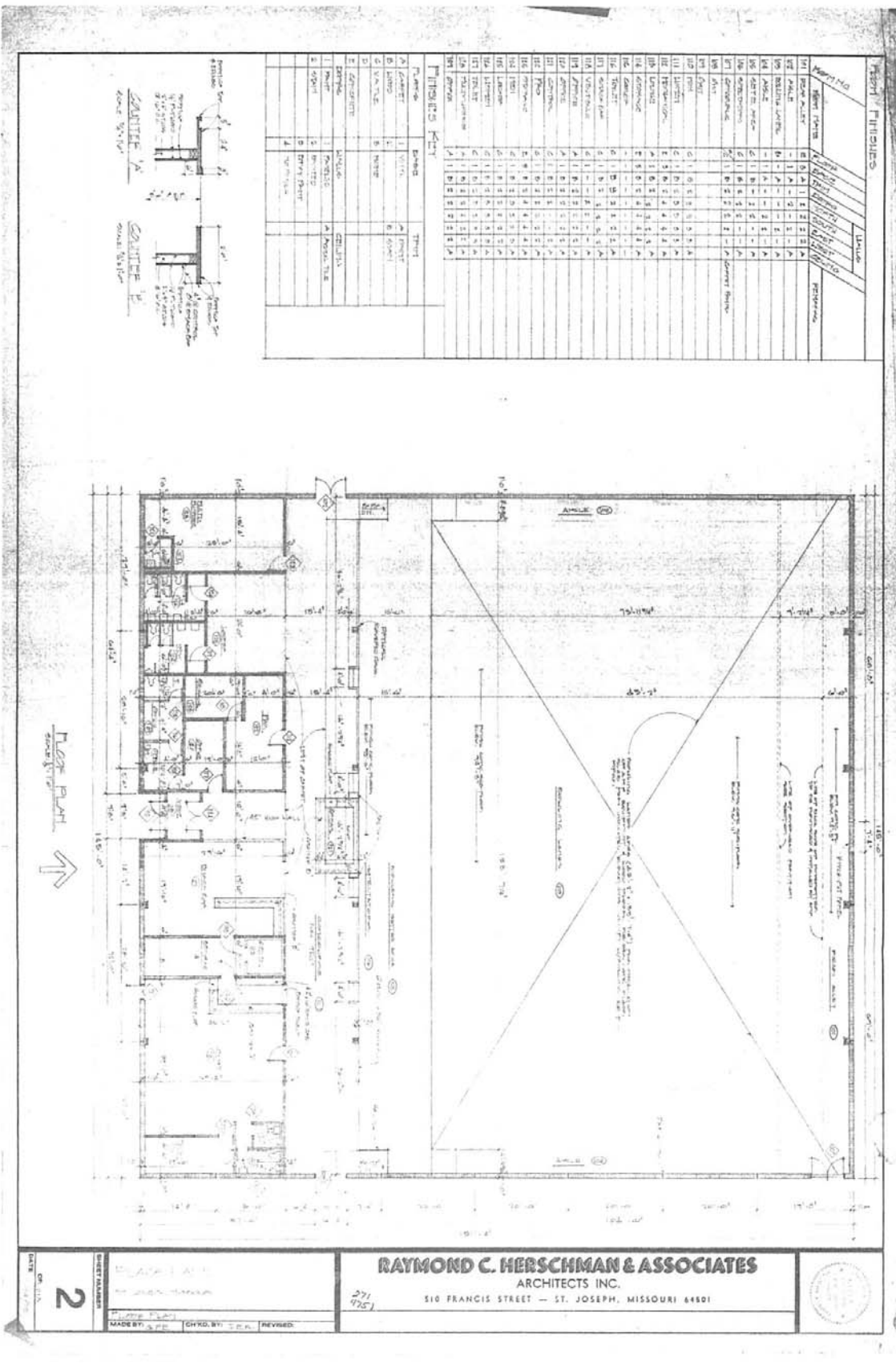
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# PHOTOS



# FLOOR PLAN



**RAYMOND C. HERSCHEMAN & ASSOCIATES**  
 ARCHITECTS INC.  
 510 FRANCIS STREET — ST. JOSEPH, MISSOURI 64501

2  
 SHEET NUMBER  
 DATE: 11/15/54  
 MADE BY: J.P.F. CHKD. BY: T.C.A. REVISED:





# Aerial and Site Plan



# Drive Time Map



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

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# Executive Summary

6938 King Hill Dr, Saint Joseph, Missouri, 64504  
Rings: 1, 3, 10 mile radii

Prepared by Esri  
Latitude: 39.71902  
Longitude: -94.85295

	1 mile	3 miles	10 miles
<b>Population</b>			
2000 Population	6,358	25,091	89,581
2010 Population	6,277	25,486	92,669
2019 Population	6,095	25,172	92,339
2024 Population	6,021	24,973	91,941
2000-2010 Annual Rate	-0.13%	0.16%	0.34%
2010-2019 Annual Rate	-0.32%	-0.13%	-0.04%
2019-2024 Annual Rate	-0.24%	-0.16%	-0.09%
2019 Male Population	50.5%	49.9%	50.0%
2019 Female Population	49.5%	50.1%	50.0%
2019 Median Age	38.3	37.7	38.1

In the identified area, the current year population is 92,339. In 2010, the Census count in the area was 92,669. The rate of change since 2010 was -0.04% annually. The five-year projection for the population in the area is 91,941 representing a change of -0.09% 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 38.3, compared to U.S. median age of 38.5.

### Race and Ethnicity

2019 White Alone	86.8%	87.1%	85.6%
2019 Black Alone	3.3%	4.3%	6.0%
2019 American Indian/Alaska Native Alone	0.8%	0.6%	0.6%
2019 Asian Alone	0.9%	0.9%	1.7%
2019 Pacific Islander Alone	0.6%	0.3%	0.4%
2019 Other Race	3.8%	3.2%	2.4%
2019 Two or More Races	4.0%	3.5%	3.3%
2019 Hispanic Origin (Any Race)	10.9%	9.1%	7.2%

Persons of Hispanic origin represent 7.2% 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 36.1 in the identified area, compared to 64.8 for the U.S. as a whole.

### Households

2019 Wealth Index	53	50	68
2000 Households	2,426	9,939	34,886
2010 Households	2,356	9,915	35,908
2019 Total Households	2,253	9,659	35,364
2024 Total Households	2,217	9,544	35,074
2000-2010 Annual Rate	-0.29%	-0.02%	0.29%
2010-2019 Annual Rate	-0.48%	-0.28%	-0.16%
2019-2024 Annual Rate	-0.32%	-0.24%	-0.16%
2019 Average Household Size	2.70	2.59	2.49

The household count in this area has changed from 35,908 in 2010 to 35,364 in the current year, a change of -0.16% annually. The five-year projection of households is 35,074, a change of -0.16% annually from the current year total. Average household size is currently 2.49, compared to 2.45 in the year 2010. The number of families in the current year is 22,477 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

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	1 mile	3 miles	10 miles
<b>Mortgage Income</b>			
2019 Percent of Income for Mortgage	9.5%	10.6%	13.7%
<b>Median Household Income</b>			
2019 Median Household Income	\$45,248	\$43,113	\$48,056
2024 Median Household Income	\$52,168	\$49,905	\$53,399
2019-2024 Annual Rate	2.89%	2.97%	2.13%
<b>Average Household Income</b>			
2019 Average Household Income	\$58,040	\$55,626	\$64,987
2024 Average Household Income	\$69,625	\$65,587	\$74,786
2019-2024 Annual Rate	3.71%	3.35%	2.85%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$21,662	\$21,387	\$25,019
2024 Per Capita Income	\$25,887	\$25,113	\$28,662
2019-2024 Annual Rate	3.63%	3.26%	2.76%

### Households by Income

Current median household income is \$48,056 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$53,399 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$64,987 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$74,786 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$25,019 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$28,662 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2019 Housing Affordability Index	247	220	171
2000 Total Housing Units	2,651	10,932	37,993
2000 Owner Occupied Housing Units	1,805	7,237	23,654
2000 Renter Occupied Housing Units	621	2,701	11,232
2000 Vacant Housing Units	225	994	3,107
2010 Total Housing Units	2,644	11,137	39,851
2010 Owner Occupied Housing Units	1,611	6,651	23,149
2010 Renter Occupied Housing Units	745	3,264	12,759
2010 Vacant Housing Units	288	1,222	3,943
2019 Total Housing Units	2,651	11,242	40,332
2019 Owner Occupied Housing Units	1,514	6,324	22,279
2019 Renter Occupied Housing Units	739	3,335	13,085
2019 Vacant Housing Units	398	1,583	4,968
2024 Total Housing Units	2,671	11,340	40,692
2024 Owner Occupied Housing Units	1,509	6,317	22,352
2024 Renter Occupied Housing Units	708	3,227	12,722
2024 Vacant Housing Units	454	1,796	5,618

Currently, 55.2% of the 40,332 housing units in the area are owner occupied; 32.4%, renter occupied; and 12.3% 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 39,851 housing units in the area - 58.1% owner occupied, 32.0% renter occupied, and 9.9% vacant. The annual rate of change in housing units since 2010 is 0.53%. Median home value in the area is \$134,923, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 3.75% annually to \$162,173.

**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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