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**2,500 Sq. Ft.
810 State Street
Mound City, Missouri**

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Description

- 2,500 Sq. Ft. retail building located at 810 State Street, Mound, Missouri.
- This ideal location is at the intersection of Hwy 118 and State Street (Hwy 59), just a short block from McDonald's and the new Citizens Bank.
- Zoned C-3
- Mound City is located 40 minutes north of St. Joseph, Missouri and 40 minutes west of Maryville, Missouri.
- This area also includes Super 8 by Wyndham, Valero, Quik Zone, Nodaway Valley Bank, and Farmers State Bank.
- Best use is office or small retail such as fast food or quick service restaurant.
- There is a very tall pole sign in place that can be seen for 4 miles in either direction from the Interstate.
- "No Further Action" letter, pre-2004, available.

Property Feature Sheet



Without Canopy



810 State Street, Mound City, Missouri

Available: 2,500 Sq. Ft. Building

Lot: 0.73 Acres

For Sale: \$235,000.00

Taxes: Pending

Highest/Best Use: Retail such as Fast Food, Quick Service Restaurant or Small Office

Parking: Paved

Zoned: C-3

Traffic Count: 14,000 to 15,000 VPD

Located: Mound City is located 40 minutes north of St. Joseph, Missouri and 40 minutes west of Maryville, Missouri

Area Includes: Citizen's Bank, McDonald's, Super 8 by Wyndham, Valero, Quik Zone, Nodaway Valley Bank, and Farmers State Bank

Costar #: 1401285

MLS #: 2133529

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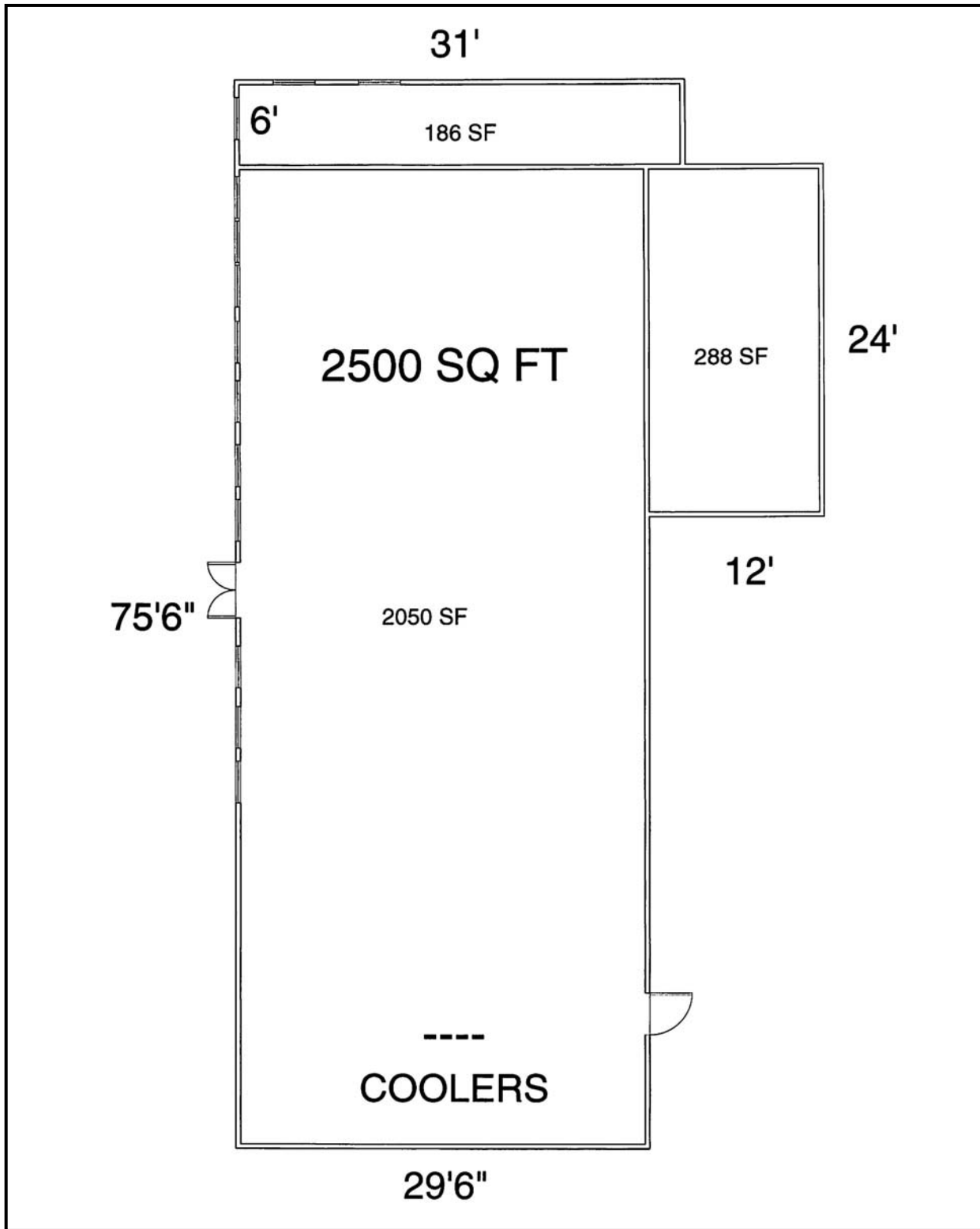
Marketing Packet

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.

PHOTOS



FLOOR PLAN



SITE PLAN





Executive Summary

810 State St, Mound City, Missouri, 64470
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.13349
Longitude: -95.23372

	1 mile	3 miles	5 miles
Population			
2000 Population	1,124	1,371	1,616
2010 Population	1,124	1,356	1,576
2018 Population	1,015	1,228	1,436
2023 Population	953	1,156	1,355
2000-2010 Annual Rate	0.00%	-0.11%	-0.25%
2010-2018 Annual Rate	-1.23%	-1.19%	-1.12%
2018-2023 Annual Rate	-1.25%	-1.20%	-1.15%
2018 Male Population	47.4%	48.0%	48.7%
2018 Female Population	52.5%	52.0%	51.3%
2018 Median Age	46.6	47.6	48.3

In the identified area, the current year population is 1,436. In 2010, the Census count in the area was 1,576. The rate of change since 2010 was -1.12% annually. The five-year projection for the population in the area is 1,355 representing a change of -1.15% annually from 2018 to 2023. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 46.6, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	94.8%	95.0%	95.5%
2018 Black Alone	0.4%	0.4%	0.3%
2018 American Indian/Alaska Native Alone	2.9%	2.7%	2.4%
2018 Asian Alone	0.8%	0.7%	0.6%
2018 Pacific Islander Alone	0.0%	0.0%	0.0%
2018 Other Race	0.3%	0.2%	0.2%
2018 Two or More Races	0.9%	0.9%	0.9%
2018 Hispanic Origin (Any Race)	2.1%	2.0%	1.7%

Persons of Hispanic origin represent 1.7% of the population in the identified area compared to 18.3% 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 11.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	523	616	715
2010 Households	505	594	688
2018 Total Households	453	535	624
2023 Total Households	425	503	589
2000-2010 Annual Rate	-0.35%	-0.36%	-0.38%
2010-2018 Annual Rate	-1.31%	-1.26%	-1.18%
2018-2023 Annual Rate	-1.27%	-1.23%	-1.15%
2018 Average Household Size	2.14	2.20	2.22

The household count in this area has changed from 688 in 2010 to 624 in the current year, a change of -1.18% annually. The five-year projection of households is 589, a change of -1.15% annually from the current year total. Average household size is currently 2.22, compared to 2.22 in the year 2010. The number of families in the current year is 390 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



Executive Summary

810 State St, Mound City, Missouri, 64470
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 40.13349
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	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$38,235	\$40,009	\$41,363
2023 Median Household Income	\$43,092	\$44,516	\$45,898
2018-2023 Annual Rate	2.42%	2.16%	2.10%
Average Household Income			
2018 Average Household Income	\$55,593	\$56,219	\$56,607
2023 Average Household Income	\$62,089	\$62,575	\$62,867
2018-2023 Annual Rate	2.23%	2.17%	2.12%
Per Capita Income			
2018 Per Capita Income	\$25,190	\$25,534	\$25,656
2023 Per Capita Income	\$28,073	\$28,346	\$28,470
2018-2023 Annual Rate	2.19%	2.11%	2.10%

Current median household income is \$41,363 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$45,898 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$56,607 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$62,867 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$25,656 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$28,470 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	608	718	844
2000 Owner Occupied Housing Units	351	419	495
2000 Renter Occupied Housing Units	172	196	220
2000 Vacant Housing Units	85	103	129
2010 Total Housing Units	590	696	814
2010 Owner Occupied Housing Units	343	414	493
2010 Renter Occupied Housing Units	162	180	195
2010 Vacant Housing Units	85	102	126
2018 Total Housing Units	578	685	804
2018 Owner Occupied Housing Units	282	345	416
2018 Renter Occupied Housing Units	171	190	208
2018 Vacant Housing Units	125	150	180
2023 Total Housing Units	571	675	792
2023 Owner Occupied Housing Units	274	335	402
2023 Renter Occupied Housing Units	151	169	186
2023 Vacant Housing Units	146	172	203

Currently, 51.7% of the 804 housing units in the area are owner occupied; 25.9%, renter occupied; and 22.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 814 housing units in the area - 60.6% owner occupied, 24.0% renter occupied, and 15.5% vacant. The annual rate of change in housing units since 2010 is -0.55%. Median home value in the area is \$90,625, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 0.80% annually to \$94,326.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.