



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



***FOR SALE***

**40,200 Sq. Ft. on 3.86 Acres**

**3201 S. Belt Hwy**

**St. Joseph, Missouri**

**[www.stjoseph.net/cb/3201sbelt.pdf](http://www.stjoseph.net/cb/3201sbelt.pdf)**

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[www.stjoseph.net/cb/3201sbelt.pdf](http://www.stjoseph.net/cb/3201sbelt.pdf)

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## Description

- 40,000 SF + in 2 buildings
- Good location at 3201 South Belt Highway, across from South Belt Walmart.
- 15,000 Sq. Ft. building on the Belt Highway at light by Walmart.
- 27,000 Sq. Ft. retail building currently houses an antique mall.
- Business is also for sale at a reasonable cost.
- 13,000 + Sq. Ft. warehouse, attached.
- One overhead and one dock door.
- Parking lot for approximately 50 cars.
- 1 acre outlot could be for sale separately for \$225,000.

# Property Feature Sheet

## FOR SALE



### **3201 S. Belt Hwy, St. Joseph, Missouri**

**Buildings:** 40,000 SF + in 2 buildings

**Lot:** 3.86 Acres

**Highest/Best Use:** Retail

**For Sale:** \$1,390,000.00

**Floor:** Concrete, Carpet

**Buildings:** Free Standing, concrete, metal roof

**Features:** 1 Overhead door  
1 Dock door

**Ceilings:** 8-10' Ceilings, Varied heights

**Zoning:** C-3

**Water:** Missouri American Water Co.

**Gas:** Missouri Gas Engery Available

**Electricity:** KCP&L

**Sewer:** City

**County:** Buchanan

**Taxes 2016:** \$13,220.00

**Directions:** From I-29 exit onto Highway 36 West.  
Highway 36 West to Belt Highway South.  
Continue South on Belt Highway approx.  
2/3 mile. Property on east side of Belt  
Highway.

**CoStar#:** 9911860

**MLS #:** 116496

**Web Site:** [www.stjoseph.net/cb/3201sbelt.pdf](http://www.stjoseph.net/cb/3201sbelt.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

1301 S Belt Hwy, Saint Joseph, Missouri, 64507  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 39.75482  
Longitude: -94.80363

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,480	53,153	78,139
2010 Population	6,442	55,173	81,003
2017 Population	6,405	54,594	80,192
2022 Population	6,304	53,665	78,833
2000-2010 Annual Rate	-0.06%	0.37%	0.36%
2010-2017 Annual Rate	-0.08%	-0.15%	-0.14%
2017-2022 Annual Rate	-0.32%	-0.34%	-0.34%
2017 Male Population	48.1%	50.3%	50.0%
2017 Female Population	51.9%	49.7%	50.0%
2017 Median Age	34.6	36.3	37.1

In the identified area, the current year population is 80,192. In 2010, the Census count in the area was 81,003. The rate of change since 2010 was -0.14% annually. The five-year projection for the population in the area is 78,833 representing a change of -0.34% annually from 2017 to 2022. Currently, the population is 50.0% male and 50.0% female.

### Median Age

The median age in this area is 34.6, compared to U.S. median age of 38.2.

### Race and Ethnicity

2017 White Alone	86.1%	83.2%	85.2%
2017 Black Alone	7.0%	8.5%	6.9%
2017 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2017 Asian Alone	1.1%	1.4%	1.4%
2017 Pacific Islander Alone	0.1%	0.4%	0.4%
2017 Other Race	2.3%	2.7%	2.4%
2017 Two or More Races	2.8%	3.2%	3.1%
2017 Hispanic Origin (Any Race)	5.7%	7.4%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 18.1% 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 36.6 in the identified area, compared to 64.0 for the U.S. as a whole.

### Households

2000 Households	2,854	20,932	30,543
2010 Households	2,802	21,401	31,343
2017 Total Households	2,788	21,058	30,877
2022 Total Households	2,741	20,626	30,262
2000-2010 Annual Rate	-0.18%	0.22%	0.26%
2010-2017 Annual Rate	-0.07%	-0.22%	-0.21%
2017-2022 Annual Rate	-0.34%	-0.41%	-0.40%
2017 Average Household Size	2.13	2.39	2.45

The household count in this area has changed from 31,343 in 2010 to 30,877 in the current year, a change of -0.21% annually. The five-year projection of households is 30,262, a change of -0.40% annually from the current year total. Average household size is currently 2.45, compared to 2.44 in the year 2010. The number of families in the current year is 19,219 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

November 29, 2017





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	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2017 Median Household Income	\$40,666	\$41,605	\$43,682
2022 Median Household Income	\$44,362	\$46,205	\$49,177
2017-2022 Annual Rate	1.76%	2.12%	2.40%
<b>Average Household Income</b>			
2017 Average Household Income	\$51,467	\$56,430	\$58,940
2022 Average Household Income	\$59,037	\$64,464	\$67,432
2017-2022 Annual Rate	2.78%	2.70%	2.73%
<b>Per Capita Income</b>			
2017 Per Capita Income	\$21,671	\$22,947	\$23,629
2022 Per Capita Income	\$24,523	\$25,970	\$26,839
2017-2022 Annual Rate	2.50%	2.51%	2.58%

Current median household income is \$43,682 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$49,177 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$58,940 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$67,432 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$23,629 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$26,839 in five years, compared to \$34,828 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,995	23,064	33,355
2000 Owner Occupied Housing Units	1,969	13,072	20,085
2000 Renter Occupied Housing Units	885	7,860	10,459
2000 Vacant Housing Units	141	2,132	2,811
2010 Total Housing Units	3,038	24,033	34,892
2010 Owner Occupied Housing Units	1,840	12,546	19,474
2010 Renter Occupied Housing Units	962	8,855	11,869
2010 Vacant Housing Units	236	2,632	3,549
2017 Total Housing Units	3,055	24,134	35,016
2017 Owner Occupied Housing Units	1,753	11,833	18,437
2017 Renter Occupied Housing Units	1,035	9,225	12,440
2017 Vacant Housing Units	267	3,076	4,139
2022 Total Housing Units	3,072	24,245	35,178
2022 Owner Occupied Housing Units	1,712	11,580	18,047
2022 Renter Occupied Housing Units	1,029	9,047	12,215
2022 Vacant Housing Units	331	3,619	4,916

Currently, 52.7% of the 35,016 housing units in the area are owner occupied; 35.5%, renter occupied; and 11.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 34,892 housing units in the area - 55.8% owner occupied, 34.0% renter occupied, and 10.2% vacant. The annual rate of change in housing units since 2010 is 0.16%. Median home value in the area is \$115,114, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.89% annually to \$132,721.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. 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)

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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