# SALE PRICE: $8.00 / SF | 3.34 ACRES

**DEMOGRAPHICS**

|  | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| Estimated Population | 6,726 | 56,782 | 80,814 |
| Avg. Household Income | $57,837 | $59,791 | $63,226 |

- Excellent redevelopment opportunity
- Great Belt Highway exposure
- Full access from Belt Highway and S. 36th Street
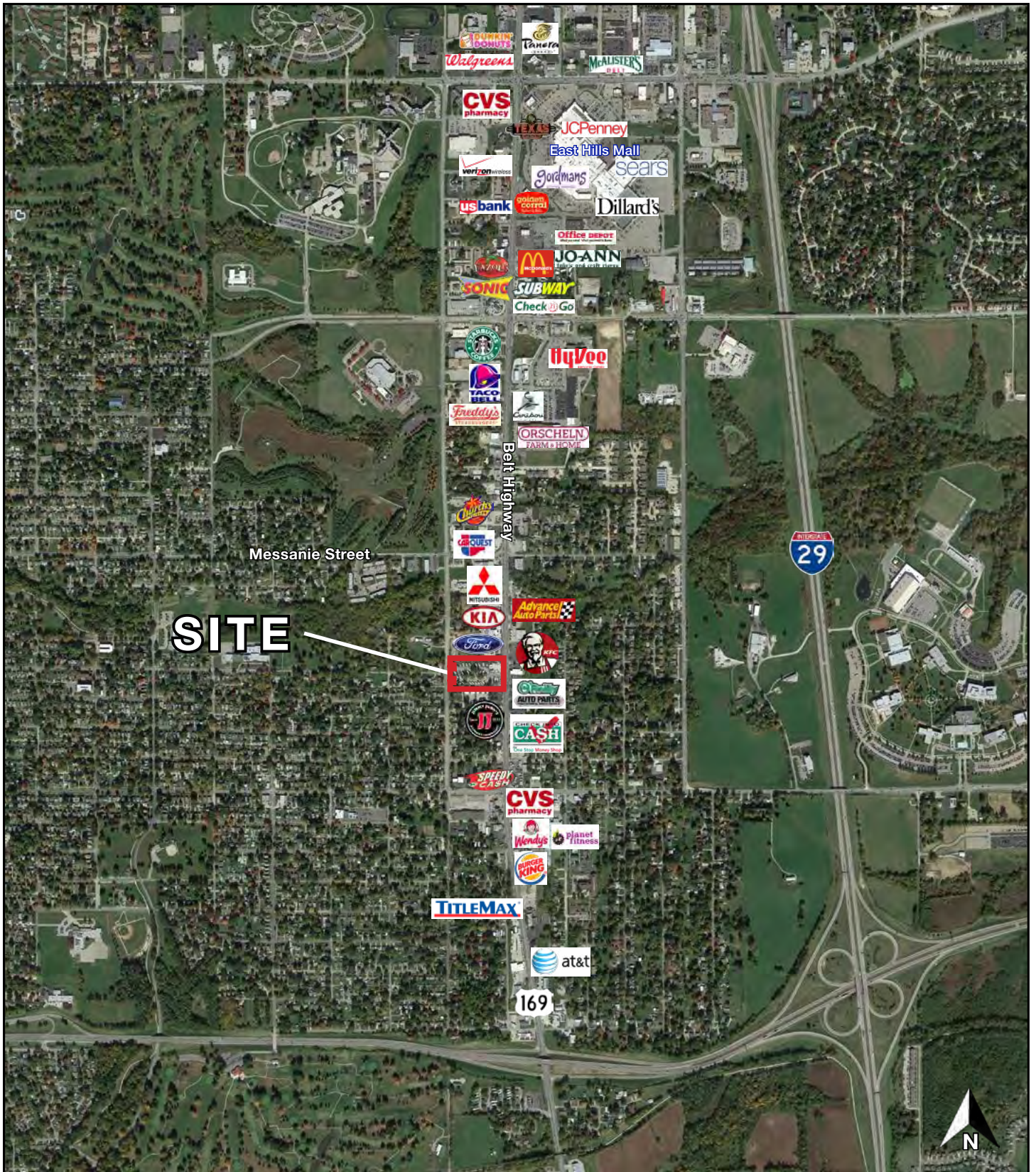
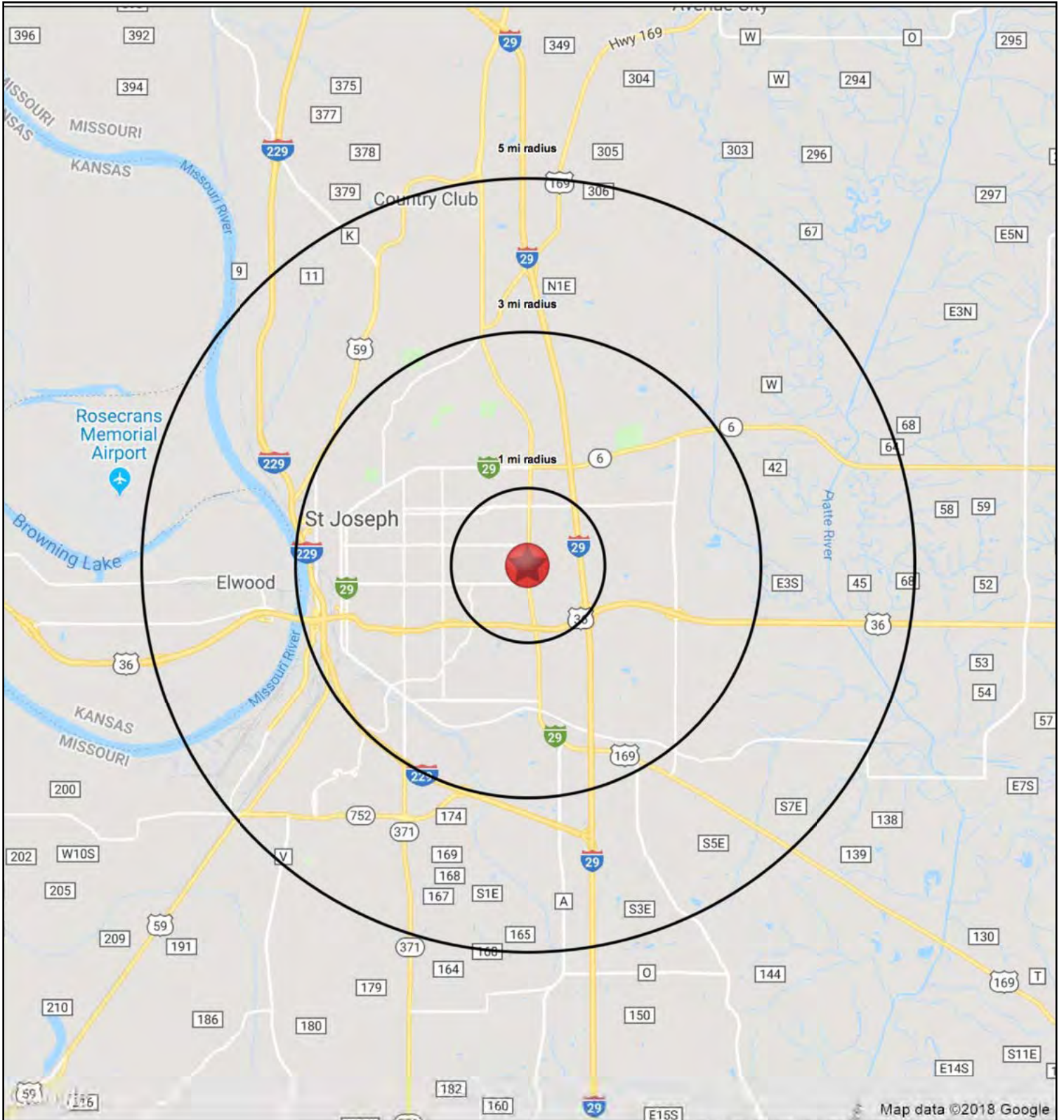**CLICK HERE TO VIEW MORE LISTING INFORMATION**

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## AERIAL



SITE

Messanie Street

Belt Highway

INTERSTATE 29

169

N

Map data ©2018 Google

## 822 S. Belt Highway
## St Joseph, MO 64507

| | | 1 mi radius | 3 mi radius | 5 mi radius |
|---|---|---|---|---|
| **POPULATION** | 2018 Estimated Population | 6,726 | 56,782 | 80,814 |
| | 2023 Projected Population | 6,589 | 57,127 | 80,937 |
| | 2010 Census Population | 6,823 | 56,711 | 80,952 |
| | 2000 Census Population | 6,871 | 54,536 | 78,061 |
| | Projected Annual Growth 2018 to 2023 | -0.4% | 0.1% | - |
| | Historical Annual Growth 2000 to 2018 | -0.1% | 0.2% | 0.2% |
| | 2018 Median Age | 33.3 | 36 | 36.6 |
| **HOUSEHOLDS** | 2018 Estimated Households | 2,777 | 22,786 | 32,380 |
| | 2023 Projected Households | 2,776 | 23,410 | 33,143 |
| | 2010 Census Households | 2,721 | 21,982 | 31,352 |
| | 2000 Census Households | 2,788 | 21,433 | 30,528 |
| | Projected Annual Growth 2018 to 2023 | - | 0.5% | 0.5% |
| | Historical Annual Growth 2000 to 2018 | - | 0.4% | 0.3% |
| **RACE AND ETHNICITY** | 2018 Estimated White | 86.8% | 83.6% | 85.5% |
| | 2018 Estimated Black or African American | 6.2% | 7.9% | 6.6% |
| | 2018 Estimated Asian or Pacific Islander | 1.3% | 2.1% | 1.9% |
| | 2018 Estimated American Indian or Native Alaskan | 0.5% | 0.5% | 0.5% |
| | 2018 Estimated Other Races | 5.2% | 6.0% | 5.6% |
| | 2018 Estimated Hispanic | 5.9% | 7.2% | 6.9% |
| **INCOME** | 2018 Estimated Average Household Income | $57,837 | $59,791 | $63,226 |
| | 2018 Estimated Median Household Income | $47,396 | $49,327 | $51,530 |
| | 2018 Estimated Per Capita Income | $24,281 | $24,754 | $25,880 |
| **EDUCATION (AGE 25+)** | 2018 Estimated Elementary (Grade Level 0 to 8) | 4.3% | 4.3% | 4.2% |
| | 2018 Estimated Some High School (Grade Level 9 to 11) | 5.5% | 8.7% | 8.1% |
| | 2018 Estimated High School Graduate | 37.7% | 34.7% | 35.7% |
| | 2018 Estimated Some College | 28.1% | 25.0% | 24.8% |
| | 2018 Estimated Associates Degree Only | 4.7% | 5.6% | 5.9% |
| | 2018 Estimated Bachelors Degree Only | 15.4% | 14.6% | 14.2% |
| | 2018 Estimated Graduate Degree | 4.4% | 7.0% | 7.1% |
| **BUSINESS** | 2018 Estimated Total Businesses | 228 | 2,814 | 3,444 |
| | 2018 Estimated Total Employees | 4,867 | 45,712 | 55,069 |
| | 2018 Estimated Employee Population per Business | 21.4 | 16.2 | 16.0 |
| | 2018 Estimated Residential Population per Business | 29.6 | 20.2 | 23.5 |