

# 1402 Buckingham Street

St. Joseph, Missouri 64506

# For Sale



## Excellent Location

- 2.6 Acre land site located at the Southwest corner of Buckingham and Country Lane. Just East of Interstate 29 and Fredrick Avenue Interchange
- Visibility to I-29
- Ideal for Hotel or Extended Stay Development
- Broadband available

## For more information:

Michael R. Block, CPM  
816.932.5549  
mblock@blockllc.com

Christian Wead  
816.412.8472  
cwead@blockllc.com

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## Building Specifications

Land Size: 2.6± Acres (113,334 SF)

Zoning: C-3 Commercial

Parcel Number: 06-1.0-02-004-002-001.006

Area Utilities: Electrical: KCP&L  
Gas: Missouri Gas & Energy  
Water: Missorui American Water Co.  
Sewers: City of St. Joseph

Neighboring Users: Days Inn,  
Crury Inn,  
Red Lobster,  
Texas Roadhouse  
AppleBee's  
Cracker Barrel



## Demographics

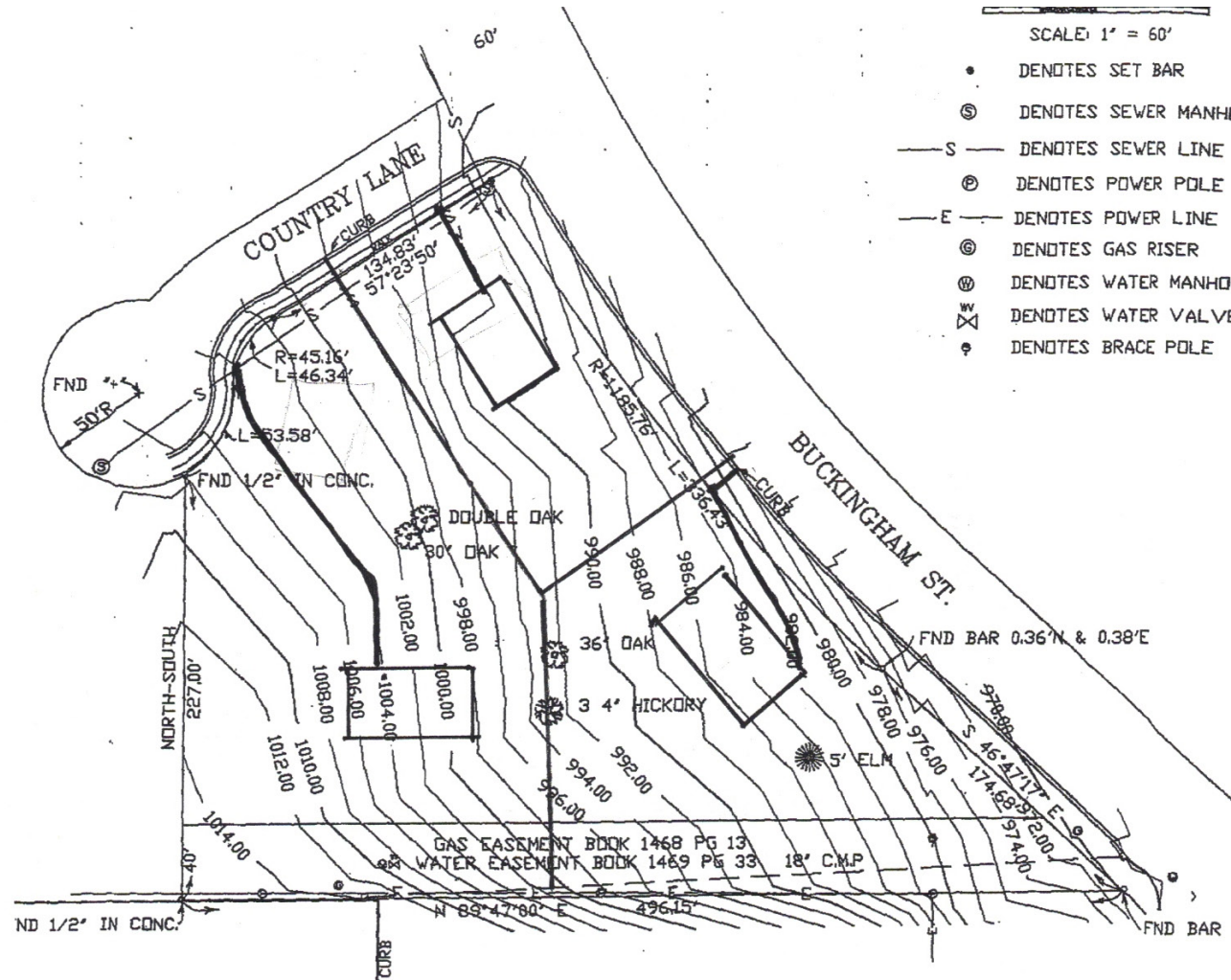
POPULATION	2021 Estimated Population	7,094	48,101	72,875
	2026 Projected Population	6,864	46,229	69,986
	2010 Census Population	7,312	49,306	74,475
	2000 Census Population	7,097	46,926	71,510
	Projected Annual Growth 2021 to 2026	-0.6%	-0.8%	-0.8%
	Historical Annual Growth 2000 to 2021	-	0.1%	-
HOUSEHOLDS	2021 Estimated Households	3,056	18,974	28,720
	2026 Projected Households	3,066	18,956	28,658
	2010 Census Households	3,108	19,086	28,852
	2000 Census Households	2,907	18,360	27,942
	Projected Annual Growth 2021 to 2026	-	-	-
	Historical Annual Growth 2000 to 2021	0.2%	0.2%	0.1%
AGE	2021 Est. Population Under 10 Years	9.1%	11.9%	12.3%
	2021 Est. Population 10 to 19 Years	12.4%	12.3%	12.4%
	2021 Est. Population 20 to 29 Years	14.9%	14.8%	14.4%
	2021 Est. Population 30 to 44 Years	13.5%	19.6%	19.7%
	2021 Est. Population 45 to 59 Years	14.3%	17.0%	17.6%
	2021 Est. Population 60 to 74 Years	20.5%	16.2%	16.2%
	2021 Est. Population 75 Years or Over	15.3%	8.2%	7.5%
	2021 Est. Median Age	43.5	37.6	37.5
MARITAL STATUS & GENDER	2021 Est. Male Population	45.4%	50.5%	50.3%
	2021 Est. Female Population	54.6%	49.5%	49.7%
	2021 Est. Never Married	36.4%	36.4%	35.7%
	2021 Est. Now Married	40.8%	40.8%	40.6%
	2021 Est. Separated or Divorced	13.8%	17.0%	17.8%
	2021 Est. Widowed	9.1%	5.8%	6.0%
INCOME	2021 Est. HH Income \$200,000 or More	4.0%	3.9%	3.4%
	2021 Est. HH Income \$150,000 to \$199,999	4.0%	3.3%	3.3%
	2021 Est. HH Income \$100,000 to \$149,999	11.8%	13.6%	13.3%
	2021 Est. HH Income \$75,000 to \$99,999	13.3%	14.1%	13.7%
	2021 Est. HH Income \$50,000 to \$74,999	17.2%	20.7%	20.3%
	2021 Est. HH Income \$35,000 to \$49,999	10.2%	12.0%	12.7%
	2021 Est. HH Income \$25,000 to \$34,999	11.0%	10.5%	10.9%
	2021 Est. HH Income \$15,000 to \$24,999	10.2%	9.4%	10.0%
	2021 Est. HH Income Under \$15,000	18.3%	12.3%	12.6%
	2021 Est. Average Household Income	\$75,832	\$72,716	\$70,063
	2021 Est. Median Household Income	\$52,932	\$59,710	\$57,453
	2021 Est. Per Capita Income	\$33,292	\$29,440	\$28,168
	2021 Est. Total Businesses	482	1,639	2,334
	2021 Est. Total Employees	9,603	32,686	45,631

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## Site Plan





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Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

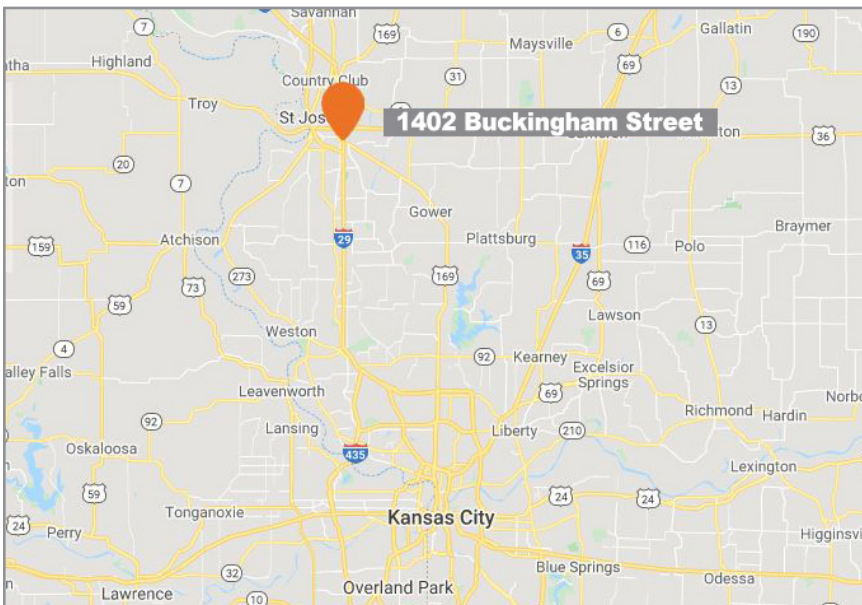
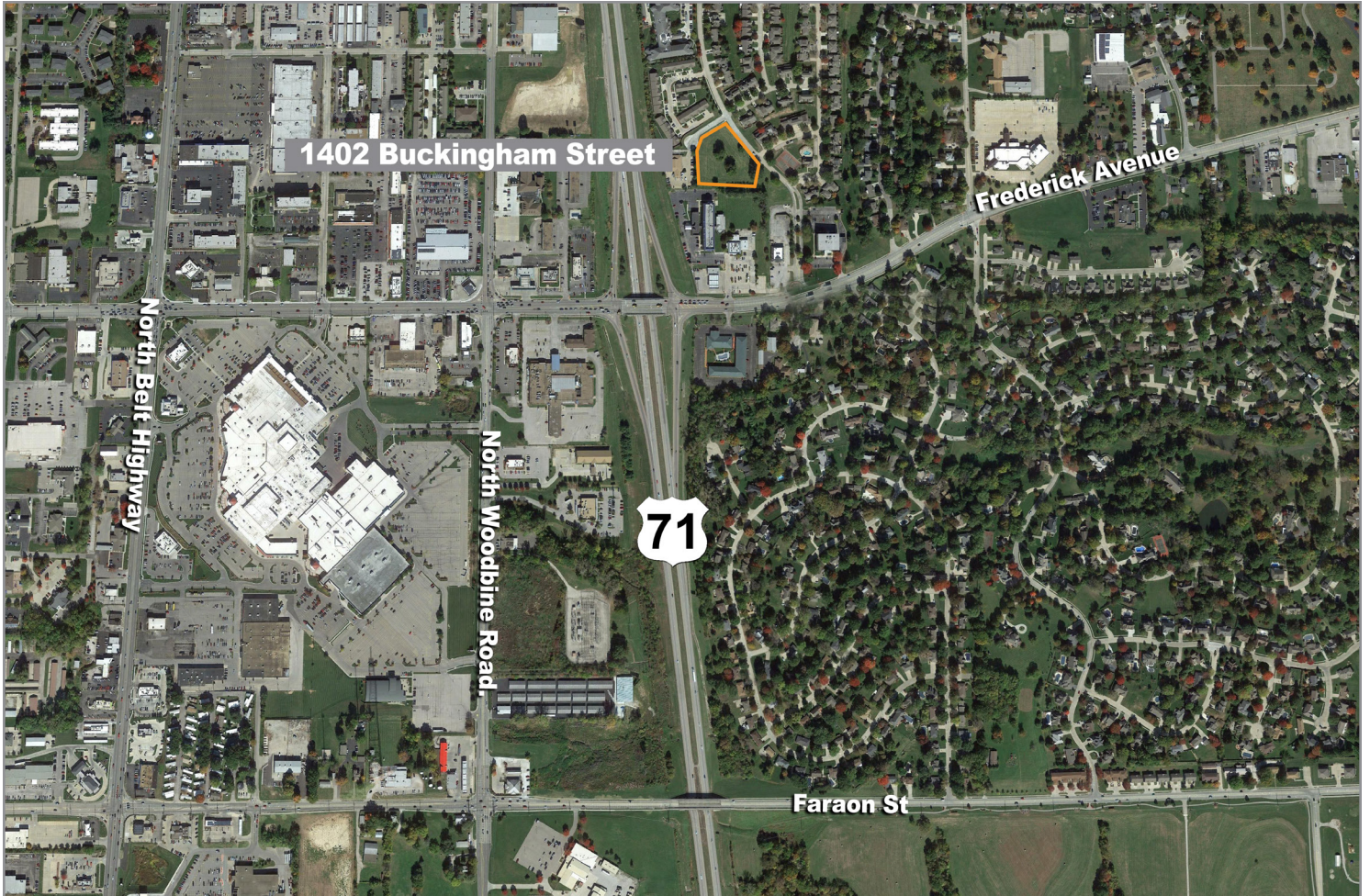
**BLOCK**  
REAL ESTATE SERVICES, LLC



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