

# FOR SALE

Belt Highway & Karnes Road  
3137 Karnes Road  
St. Joseph, Missouri



## SITE SUMMARY

- 1.35 Acres Available
- Great Infill Location
- Over 22K VPD on Belt Highway
- Excellent Visibility from Hwy 169 and Karnes Road



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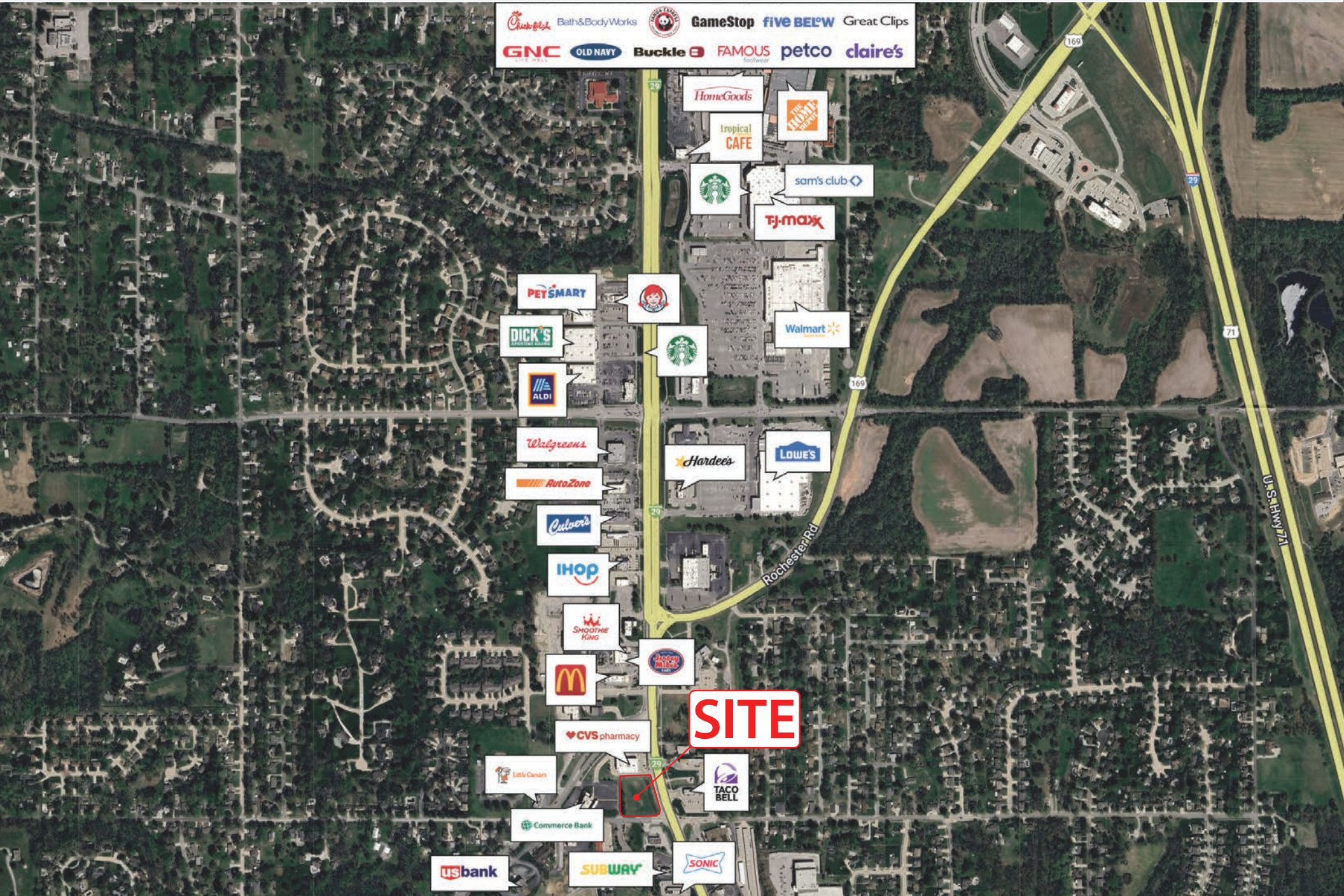
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# AERIAL OVERVIEW









## Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 39.7997/-94.8155

3137 Karnes Rd St Joseph, MO 64506	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	6,555	45,249	68,854
2029 Projected Population	6,391	44,760	68,347
2020 Census Population	6,327	45,688	69,895
2010 Census Population	6,387	48,163	73,085
Projected Annual Growth 2024 to 2029	-0.5%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2024	0.2%	-0.4%	-0.4%
2024 Median Age	38.3	38.6	37.7
<b>Households</b>			
2024 Estimated Households	2,788	18,555	28,135
2029 Projected Households	2,678	18,096	27,580
2020 Census Households	2,764	18,479	28,035
2010 Census Households	2,694	18,599	28,366
Projected Annual Growth 2024 to 2029	-0.8%	-0.5%	-0.4%
Historical Annual Growth 2010 to 2024	0.2%	-	-
<b>Race and Ethnicity</b>			
2024 Estimated White	81.3%	81.9%	82.6%
2024 Estimated Black or African American	6.6%	7.5%	7.1%
2024 Estimated Asian or Pacific Islander	4.5%	2.7%	2.1%
2024 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2024 Estimated Other Races	7.2%	7.5%	7.8%
2024 Estimated Hispanic	7.1%	7.0%	7.2%
<b>Income</b>			
2024 Estimated Average Household Income	\$116,966	\$91,315	\$87,265
2024 Estimated Median Household Income	\$70,744	\$67,150	\$64,795
2024 Estimated Per Capita Income	\$49,749	\$37,541	\$35,809
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	1.5%	3.2%	3.2%
2024 Estimated Some High School (Grade Level 9 to 11)	4.6%	5.0%	6.1%
2024 Estimated High School Graduate	24.4%	34.5%	35.6%
2024 Estimated Some College	21.2%	21.3%	22.3%
2024 Estimated Associates Degree Only	8.6%	6.6%	6.7%
2024 Estimated Bachelors Degree Only	26.8%	19.5%	17.7%
2024 Estimated Graduate Degree	12.9%	10.0%	8.4%
<b>Business</b>			
2024 Estimated Total Businesses	258	1,638	2,526
2024 Estimated Total Employees	2,590	21,545	43,035
2024 Estimated Employee Population per Business	10.0	13.1	17.0
2024 Estimated Residential Population per Business	25.4	27.6	27.3

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