



Tuscany Village | Mixed-Use Development

Pad Sites Available For Sale or Build-to-Suit

I-29 & 169 Hwy (SWC), St. Joseph, MO | A Kansas City Suburb



PRIME PAD SITES | CAN BE COMBINED OR SPLIT AS NEEDED



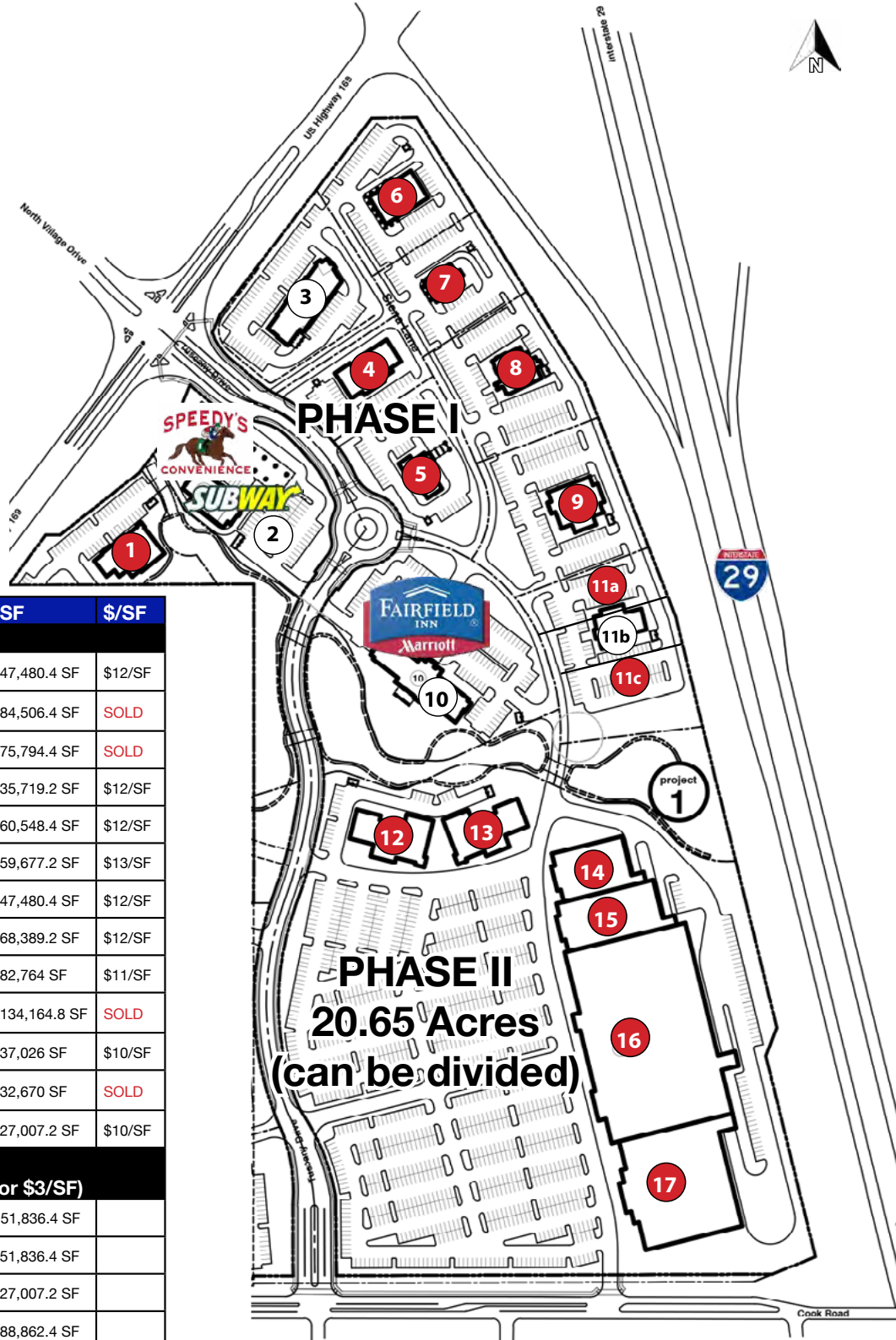
- Motivated seller - Bring all offers
- PHASE II - 20.65 Acres For Sale - can be divided
- Seeking all pad users including Anchor, Junior Anchor, Retail, Office, and Mixed-Use tenants
- Join New Marriott Fairfield Inn and Suites, Speedy's Convenience Stores, Subway and Urgent Care. Nearby Anchors include Target, Sam's Club, Walmart Supercenter, and Best Buy and more
- Located approximately 30 minutes north of Kansas City International Airport, St. Joe, MO is a major regional retail hub with a Trade Area that draws from 17 counties, 700,000 people with retail demand exceeding \$3 Billion

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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SITE PLAN



	Tenant / Use	Status	Acres	SF	\$/SF
PHASE I					
1	Multi-Tenant Retail	AVAILABLE	1.09 acres	47,480.4 SF	\$12/SF
2	Speedy's Convenience & Subway	SOLD - NOW OPEN	1.94 acres	84,506.4 SF	SOLD
3	Multi-Tenant Retail	SOLD	1.74 acres	75,794.4 SF	SOLD
4	Office	AVAILABLE	0.82 acres	35,719.2 SF	\$12/SF
5	Bank/Office	AVAILABLE	1.39 acres	60,548.4 SF	\$12/SF
6	Restaurant/Retail	AVAILABLE	1.37 acres	59,677.2 SF	\$13/SF
7	Restaurant	Negotiating	1.09 acres	47,480.4 SF	\$12/SF
8	Restaurant	AVAILABLE	1.57 acres	68,389.2 SF	\$12/SF
9	Restaurant	AVAILABLE	1.90 acres	82,764 SF	\$11/SF
10	Fairfield Inn by Marriott	SOLD - NOW OPEN	3.08 acres	134,164.8 SF	SOLD
11a	Restaurant	AVAILABLE	0.85 acres	37,026 SF	\$10/SF
11b	Urgent Care	SOLD - NOW OPEN	0.75 acres	32,670 SF	SOLD
11c	Restaurant	AVAILABLE	0.62 acres	27,007.2 SF	\$10/SF
PHASE II					
(lots 12-17 can be bulk purchased for \$3/SF)					
12	Multi-Tenant Retail	AVAILABLE	1.19 acres	51,836.4 SF	
13	Multi-Tenant Retail	AVAILABLE	1.19 acres	51,836.4 SF	
14	Box Retail	AVAILABLE	1.51 acres	27,007.2 SF	
15	Box Retail	AVAILABLE	2.04 acres	88,862.4 SF	
16	Box Retail	AVAILABLE	10.01 acres	439,956 SF	
17	Box Retail	AVAILABLE	4.71 acres	205,167.6 SF	

DRONE PHOTOS



AERIAL



PROPERTY PHOTOS



Groundbreaking Ceremony
May 13, 2015



Groundbreaking Ceremony
May 13, 2015



Urgent Care
NOW OPEN



Speedy's Convenience
September 21, 2017



Speedy's Convenience
NOW OPEN



Speedy's Convenience
NOW OPEN



Speedy's Convenience
NOW OPEN



Fairfield Inn by Marriott
September 21, 2017



Fairfield Inn by Marriott (Interior)
September 21, 2017

ST. JOSEPH, MISSOURI FACTS

- Located approx. 30 min north of Kansas City International Airport, St. Joe, MO is a major regional retail hub with a Trade Area that draws from 17 counties, 700,000 people with retail demand exceeding \$3 Billion.
- #1 consistently growing MSA in Missouri 1977-2011, #3 exporter in Missouri behind Kansas City and St. Louis 2013,
- Retail Strength: Drawing from 17 Counties in the Vibrant Northwest Missouri Region
- St. Joseph is positioned in a network of major interstates and transportation venues that help businesses draw from regional retail strength. Within just one hour in any direction from St. Joseph, retail establishments number more than 7,100, with a total potential of more than \$9 billion.
- The 18-county region has a combined retail demand potential of more than \$3 billion, and a population of nearly 335,000. With national retail opportunities such as Dillard's, J.C. Penney, Sears, Kohl's, Target, Sam's Club, Old Navy, Bed, Bath & Beyond, Menard's, Lowe's and The Home Depot, St. Joseph serves as a retail trade destination for not only St. Joseph and Northwest Missouri, but also from Eastern Kansas and southern Iowa and Nebraska.
- Powerful in the Global Bioscience Industry and Animal Health Corridor:
- No other city in the Midwest offers the agricultural sciences strength of St. Joseph, receiving a No. 4 ranking by location quotient for agricultural sciences industry, as compared to all 324 U.S. metropolitan areas.
- St. Joseph is a nationally-recognized leader in animal health and life sciences, and a pivotal component of the KC Animal Health Corridor – where nearly one-third (32 percent) of the \$19 billion global animal health industry is located.
- Regarding both the concentration of agricultural science and life science employment, St. Joseph ranks among the top ten areas in the country and is home to leaders such as Boehringer Ingelheim Vetmedica, Inc. and Triumph Foods.
- The city is built upon a regional workforce drawing from strong Midwestern work ethic historical agricultural innovation, including long-time linkages to several neighboring rural communities that help provide a dedicated, passionate labor base to St. Joseph.
- As a result of a community-wide partnership, St. Joseph's high school graduation rate is 88.6 percent — higher than the state rate of 85.7 percent



Source: <http://choosesaintjoseph.com/site-selection/>

ST. JOSEPH, MISSOURI FACTS

- Within the Agricultural Research Triangle, several higher educational institutions, including St. Joseph's Missouri Western State University, are directly linked with global research and innovations in the bioscience and technology field. Three quality technical training institutions and collaborative programs with the University of Missouri and Northwest Missouri State University make St. Joseph an educational leader across multiple industries.
- The Missouri Chamber of Commerce in 2014 commissioned Gallup Inc. to perform a study of Missouri Business Dynamics between the years 1977-2011. "Growth slowed over most of that time in each MSA except St. Joseph (one of the top consistently growing MSAs in the country 2001-2011)," it stated in the Gallup report. While every other Missouri MSA saw a decline in either or both employment growth or increase in firms, St. Joseph was the only city to see growth in both categories.
- St. Joseph is ranked as one of top U.S. cities in 2014 Area Development Site and Facility Planning magazine, being named one of its "Leading Locations," "Leading Small Cities," and "Leading Midwest Cities."
- St. Joseph was named the seventh fastest-growing economy in the nation in 2013, as reported by the Conference of Mayors.
- It was fourth in the nation in gross domestic product growth in 2012, as reported by the U.S. Bureau of Economic Analysis.
- St. Joseph is home of two 2010 Malcolm Baldrige National Quality Award winners, an award of national prestige and distinction – Nestle Purina Petcare and Mosaic Life Care (formerly Heartland Health).
- While St. Joseph's largest single employer is the hospital system, our city has a diversified employment base which helps to maintain a healthy and growing economy. Major employers range from education to automotive battery production, aerial work platform manufacturing, and animal pharmaceutical research and production.
- Numerous global leaders have operations in St. Joseph and continue to invest and expand, including Nestle Purina Petcare, The Hillshire Brands Co., Hillyard Companies and Boehringer Ingelheim Vetmedica, Inc.
- Declared a manufacturing "hotspot" by Industry Week magazine, St. Joseph has experienced substantial growth in the service sectors as well. Companies such as System Services & Technologies, USA 800, and American Family Insurance have also made large investments in our community.



Source: <http://choosesaintjoseph.com/site-selection/>

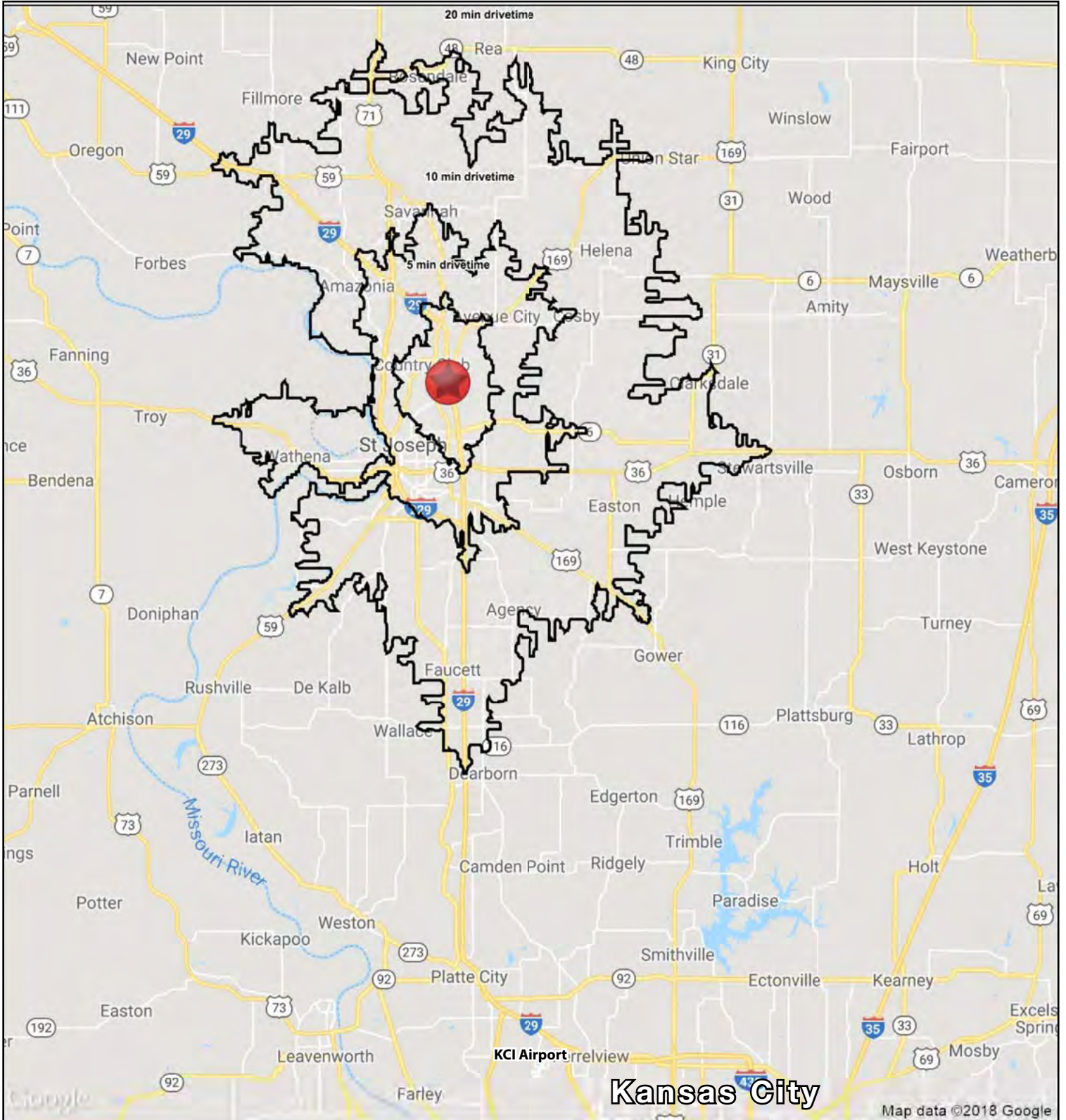


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I-29 & 169 Hwy (SWC), St. Joseph, MO | A Kansas City Suburb

5-10-20 MINUTE DRIVE TIME MAP





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I-29 & 169 Highway (SWC)		5 min drivetime	10 min drivetime	20 min drivetime
St Joseph, MO 64506				
POPULATION	2018 Estimated Population	31,641	78,528	104,606
	2023 Projected Population	31,366	78,722	104,309
	2010 Census Population	31,821	78,487	104,584
	2000 Census Population	29,799	75,434	100,629
	Projected Annual Growth 2018 to 2023	-0.2%	-	-0.1%
	Historical Annual Growth 2000 to 2018	0.3%	0.2%	0.2%
	2018 Median Age	39.2	36.9	37.7
HOUSEHOLDS	2018 Estimated Households	12,308	31,361	41,834
	2023 Projected Households	12,442	32,096	42,637
	2010 Census Households	12,003	30,367	40,573
	2000 Census Households	11,060	29,388	39,155
	Projected Annual Growth 2018 to 2023	0.2%	0.5%	0.4%
	Historical Annual Growth 2000 to 2018	0.6%	0.4%	0.4%
RACE AND ETHNICITY	2018 Estimated White	86.8%	85.9%	87.8%
	2018 Estimated Black or African American	6.6%	6.5%	5.4%
	2018 Estimated Asian or Pacific Islander	2.8%	1.9%	1.6%
	2018 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
	2018 Estimated Other Races	3.5%	5.3%	4.8%
	2018 Estimated Hispanic	4.5%	6.5%	6.0%
INCOME	2018 Estimated Average Household Income	\$85,709	\$65,033	\$65,716
	2018 Estimated Median Household Income	\$65,821	\$53,058	\$53,676
	2018 Estimated Per Capita Income	\$34,510	\$26,539	\$26,719
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	2.3%	4.0%	3.9%
	2018 Estimated Some High School (Grade Level 9 to 11)	7.1%	7.8%	7.7%
	2018 Estimated High School Graduate	30.3%	34.6%	36.6%
	2018 Estimated Some College	24.1%	24.8%	24.3%
	2018 Estimated Associates Degree Only	6.0%	6.0%	5.9%
	2018 Estimated Bachelors Degree Only	18.8%	15.2%	14.4%
	2018 Estimated Graduate Degree	11.5%	7.7%	7.2%
BUSINESS	2018 Estimated Total Businesses	1,361	3,291	4,109
	2018 Estimated Total Employees	19,052	51,128	60,803
	2018 Estimated Employee Population per Business	14.0	15.5	14.8
	2018 Estimated Residential Population per Business	23.2	23.9	25.5

