



Energy Efficient Office/Warehouse For Sale

301 N. Sam Barr Drive, Kearney, Missouri



ASKING PRICE: \$1,900,000 or \$12/SF FULL SERVICE

11,250 SF BUILDING on 2.21 ACRES

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	2,086	13,476	17,876
Avg. Household Income	\$73,194	\$105,299	\$111,470

- 7,500 SF base level with 3,750 SF of upstairs office
- Owner open to sale-leaseback for portion of the building
- Solar panels, geo-thermal heat pumps, insulated/heated floors, LED lights, high efficiency water heating system
- One dock door and two drive-in doors
- Owner would lease 3,750-11,250 SF at \$12/SF FSG



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

Exclusive Agents

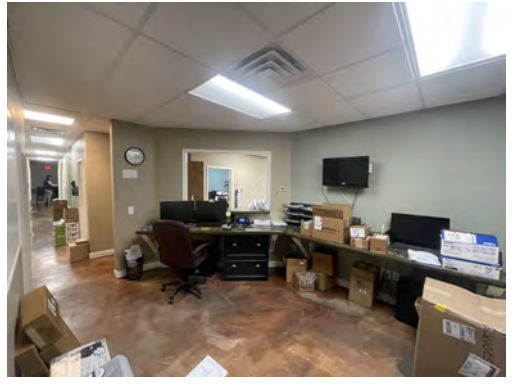
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PHOTOS



Energy Efficient Office/Warehouse For Sale

301 N. Sam Barr Drive, Kearney, Missouri

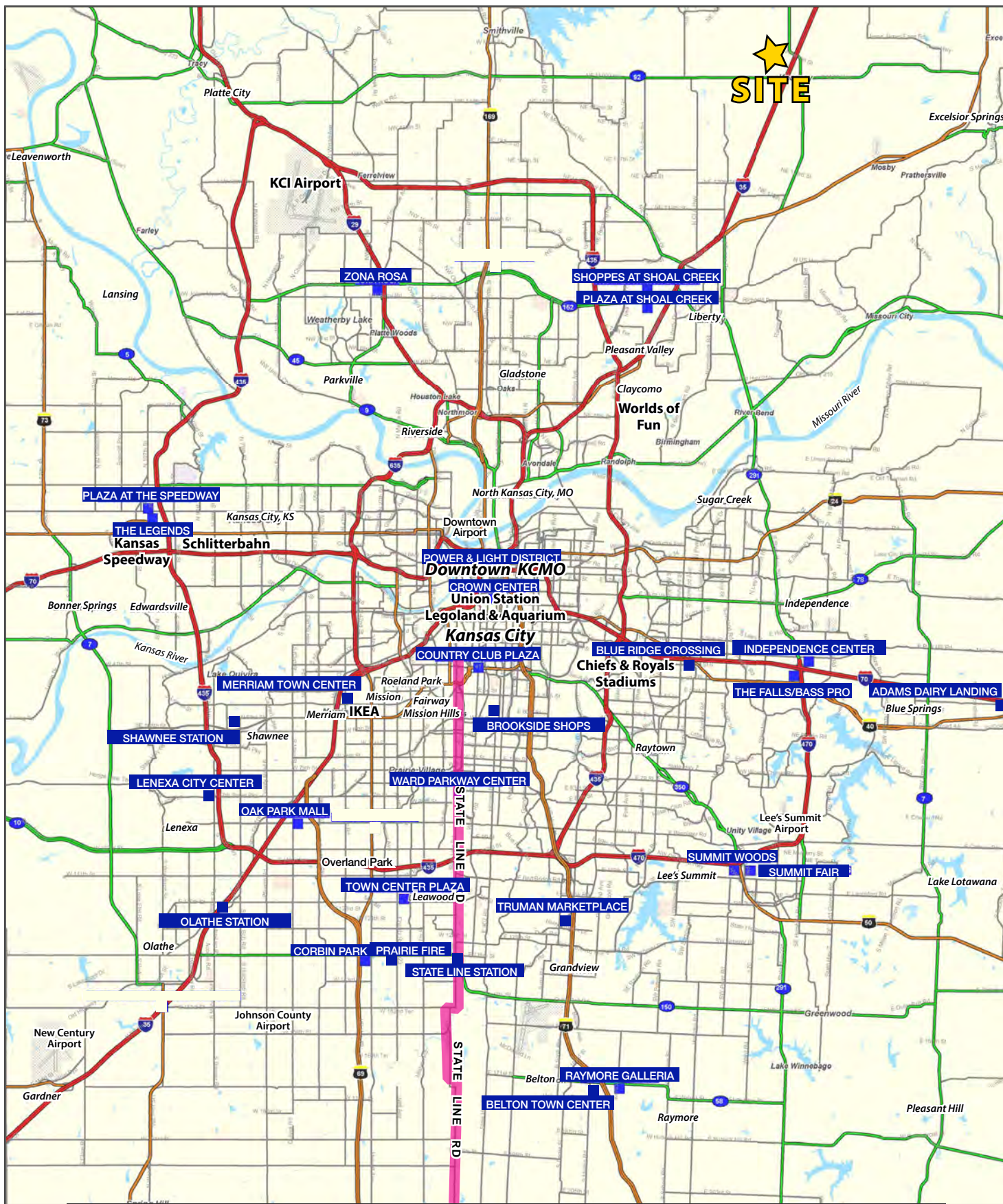
AERIAL





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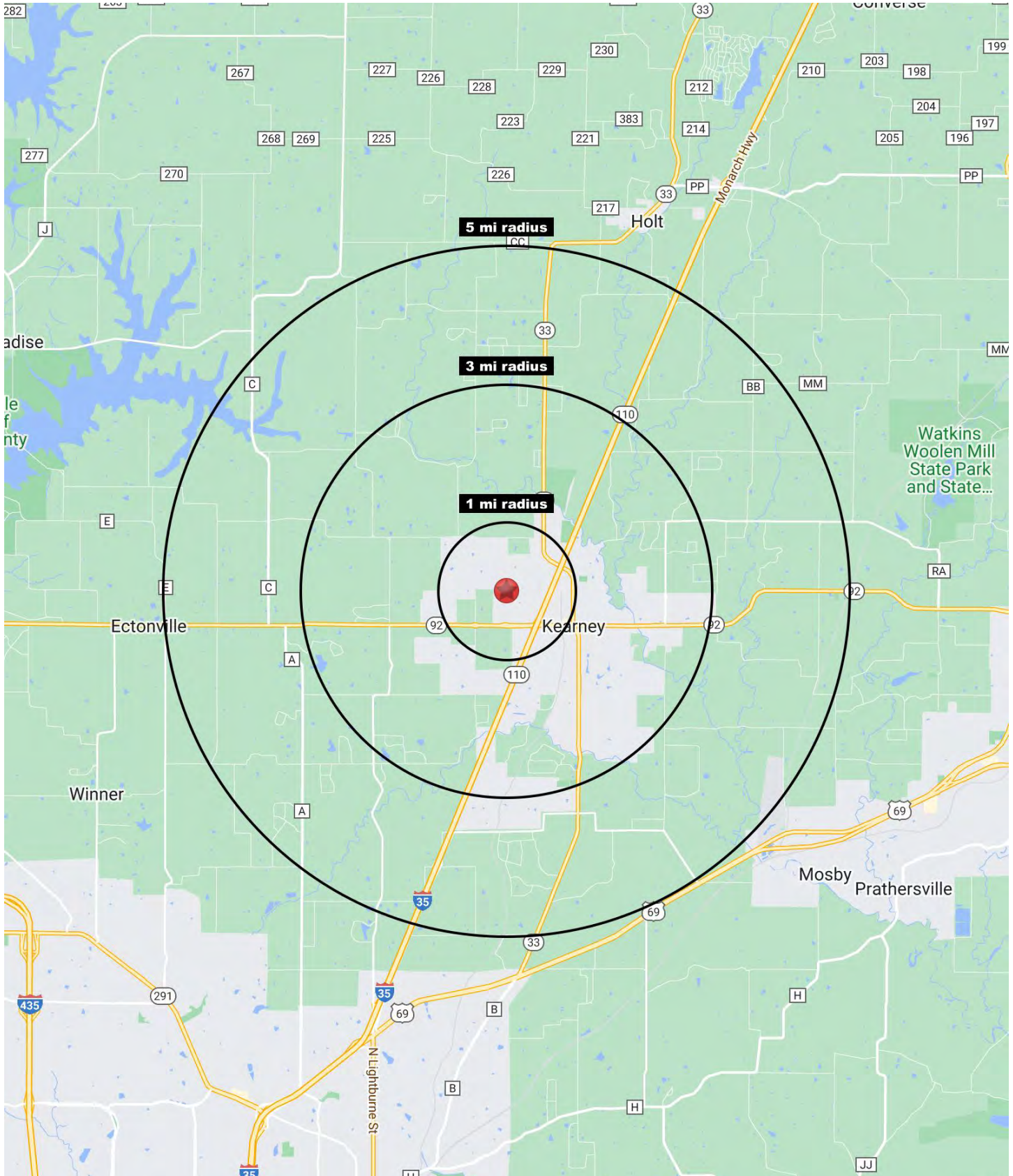
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301 N Sam Barr Dr Kearney, MO 64060	1 mi radius	3 mi radius	5 mi radius
Population			
2022 Estimated Population	2,086	13,476	17,876
2027 Projected Population	2,394	14,677	19,632
2020 Census Population	2,069	13,169	17,566
2010 Census Population	1,459	11,087	15,281
Projected Annual Growth 2022 to 2027	3.0%	1.8%	2.0%
Historical Annual Growth 2010 to 2022	3.6%	1.8%	1.4%
2022 Median Age	38.3	38.9	40.4
Households			
2022 Estimated Households	749	4,983	6,568
2027 Projected Households	876	5,530	7,344
2020 Census Households	742	4,851	6,430
2010 Census Households	515	3,955	5,448
Projected Annual Growth 2022 to 2027	3.4%	2.2%	2.4%
Historical Annual Growth 2010 to 2022	3.8%	2.2%	1.7%
Race and Ethnicity			
2022 Estimated White	93.3%	93.3%	93.2%
2022 Estimated Black or African American	1.0%	0.8%	0.9%
2022 Estimated Asian or Pacific Islander	0.6%	0.8%	0.8%
2022 Estimated American Indian or Native Alaskan	0.2%	0.3%	0.2%
2022 Estimated Other Races	4.9%	4.8%	4.9%
2022 Estimated Hispanic	3.6%	3.6%	3.7%
Income			
2022 Estimated Average Household Income	\$73,194	\$105,299	\$111,470
2022 Estimated Median Household Income	\$92,487	\$90,435	\$92,301
2022 Estimated Per Capita Income	\$26,325	\$38,964	\$40,980
Education (Age 25+)			
2022 Estimated Elementary (Grade Level 0 to 8)	0.5%	1.0%	1.0%
2022 Estimated Some High School (Grade Level 9 to 11)	4.2%	4.1%	3.6%
2022 Estimated High School Graduate	27.3%	26.0%	24.7%
2022 Estimated Some College	22.5%	26.2%	26.1%
2022 Estimated Associates Degree Only	8.1%	8.3%	8.6%
2022 Estimated Bachelors Degree Only	21.2%	19.7%	22.1%
2022 Estimated Graduate Degree	16.1%	14.7%	14.0%
Business			
2022 Estimated Total Businesses	214	401	462
2022 Estimated Total Employees	2,048	3,775	4,124
2022 Estimated Employee Population per Business	9.6	9.4	8.9
2022 Estimated Residential Population per Business	9.8	33.6	38.7

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