



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

14 County Trade Area Map



- 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 Store (the #2 store in their entire chain), Subway, Swing 365 Golf, QPS (Qwik Pack & Ship), Oasis Face Bar, Daisy Nails & Spa, and Urgent Care
- Nearby Anchors include Target, Sam's Club, Walmart Supercenter, 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
- Nearby YMCA underway for over \$1 Million Renovation
- Surrounded by five hotels with 451 total rooms



CLICK HERE TO VIEW MORE LISTING INFORMATION

For More Information Contact:

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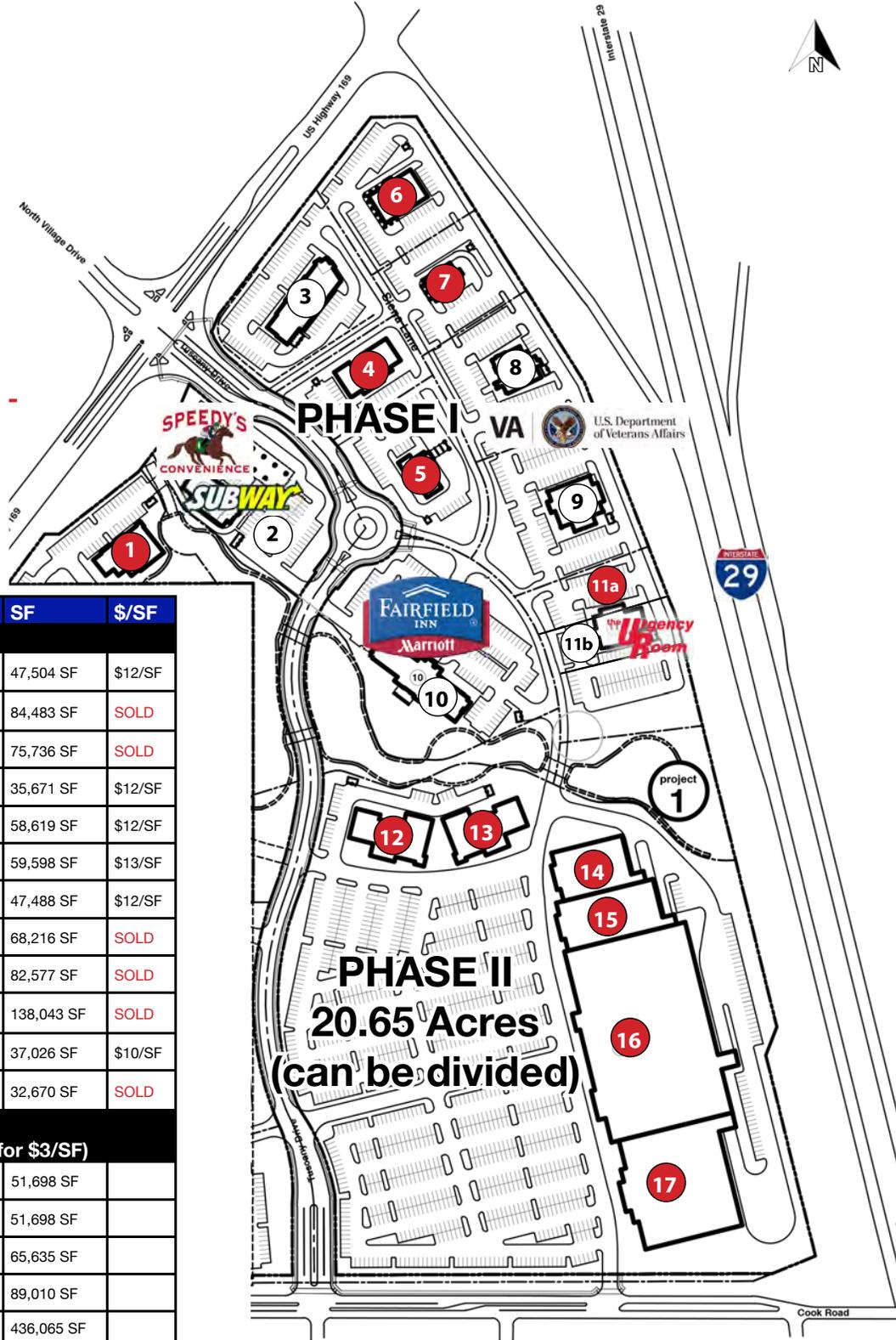
DAVID BLOCK | 816.412.7400 | dblock@blockandco.com

Exclusive Agents



SITE PLAN

ALL AVAILABLE LOTS ARE PROPOSED & SUBJECT TO CHANGE - ALL PAD USERS WELCOME -



	Proposed Use	Status	Acres	SF	\$/SF
PHASE I					
1	Multi-Tenant Retail	AVAILABLE	1.09 acres	47,504 SF	\$12/SF
2	Speedy's Convenience & Subway	SOLD - NOW OPEN	1.94 acres	84,483 SF	SOLD
3	Multi-Tenant Retail	SOLD	1.74 acres	75,736 SF	SOLD
4	Office	AVAILABLE	0.82 acres	35,671 SF	\$12/SF
5	Bank/Office	AVAILABLE	1.35 acres	58,619 SF	\$12/SF
6	Restaurant/Retail	AVAILABLE	1.37 acres	59,598 SF	\$13/SF
7	Restaurant	AVAILABLE	1.09 acres	47,488 SF	\$12/SF
8	Dept. of Veterans Affairs	SOLD	1.57 acres	68,216 SF	SOLD
9	Dept. of Veterans Affairs	SOLD	1.90 acres	82,577 SF	SOLD
10	Fairfield Inn by Marriott	SOLD - NOW OPEN	3.17 acres	138,043 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
PHASE II					
(lots 12-17 can be bulk purchased for \$3/SF)					
12	Multi-Tenant Retail	AVAILABLE	1.19 acres	51,698 SF	
13	Multi-Tenant Retail	AVAILABLE	1.19 acres	51,698 SF	
14	Box Retail	AVAILABLE	1.51 acres	65,635 SF	
15	Box Retail	AVAILABLE	2.04 acres	89,010 SF	
16	Box Retail	AVAILABLE	10.01 acres	436,065 SF	
17	Box Retail	AVAILABLE	4.71 acres	204,995 SF	

DRONE PHOTOS



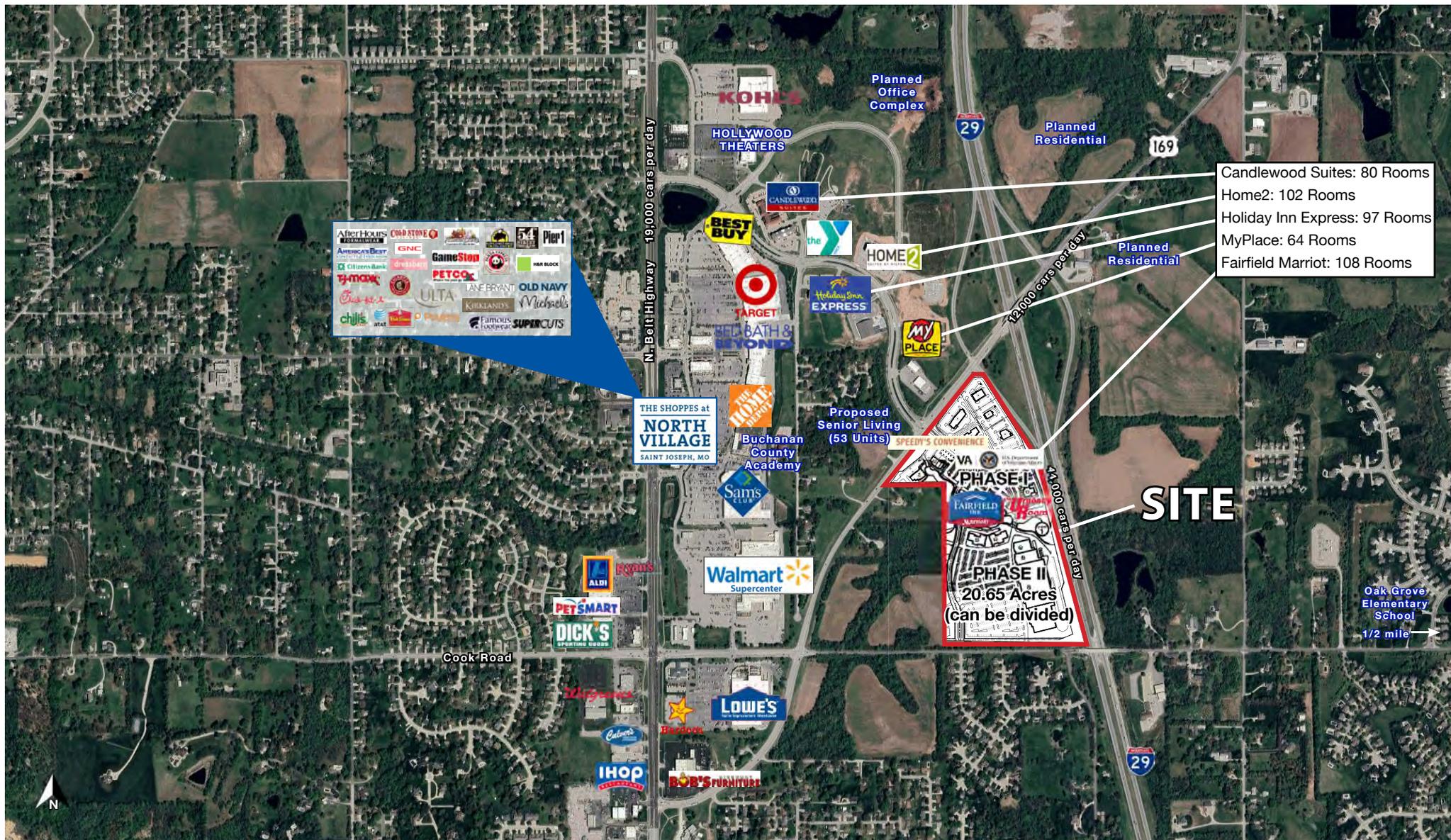


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0.6 - 20.65 +/-
ACRE PADS
AVAILABLE

AERIAL



All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.



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ST. JOSEPH, MISSOURI METRO AREA SNAP SHOT

- **GDP** | \$7.53 billion in 2023 (up from \$7.03 billion in 2022)
- **TOP INDUSTRIES BY EMPLOYMENT**
 - Manufacturing – ~6,533 jobs
 - Health Care & Social Assistance – ~5,393 jobs
 - Retail Trade – ~3,982 jobs
- **COMMUTE & TRANSPORTATION**

Average commute time:

 - *City*: 16.5 minutes (below U.S. average of ~26.6 minutes)
 - *Metro*: 19.4 minutes
 - Car ownership: ~2 cars per household
- **DEMOGRAPHICS | COST OF LIVING**
 - Median age (city): 37.9 years (2023)
 - Cost of living in St. Joseph is ~22% below the U.S. average, making it notably more affordable than nearby cities like Kansas City (≈ 9% below national average).
 - Median property value (2023): \$162,100 — up ~6.3% over the last year.
 - Homeownership rate: 68.2% — above the national average (~65%)
- **ECONOMIC STRENGTHS**
 - Third-largest manufacturing economy in Missouri (behind St. Louis and Kansas City)
 - Major presence in animal health, pharmaceuticals, and food processing
 - Part of the Kansas City Animal Health Corridor
 - Major employers include Boehringer Ingelheim and Nestlé Purina
- **EDUCATION & NOTABLE INSTITUTIONS**
 - Missouri Western State University (MWSU) – Primary public university in St. Joseph
 - Home of the Kansas City Chiefs Training Camp

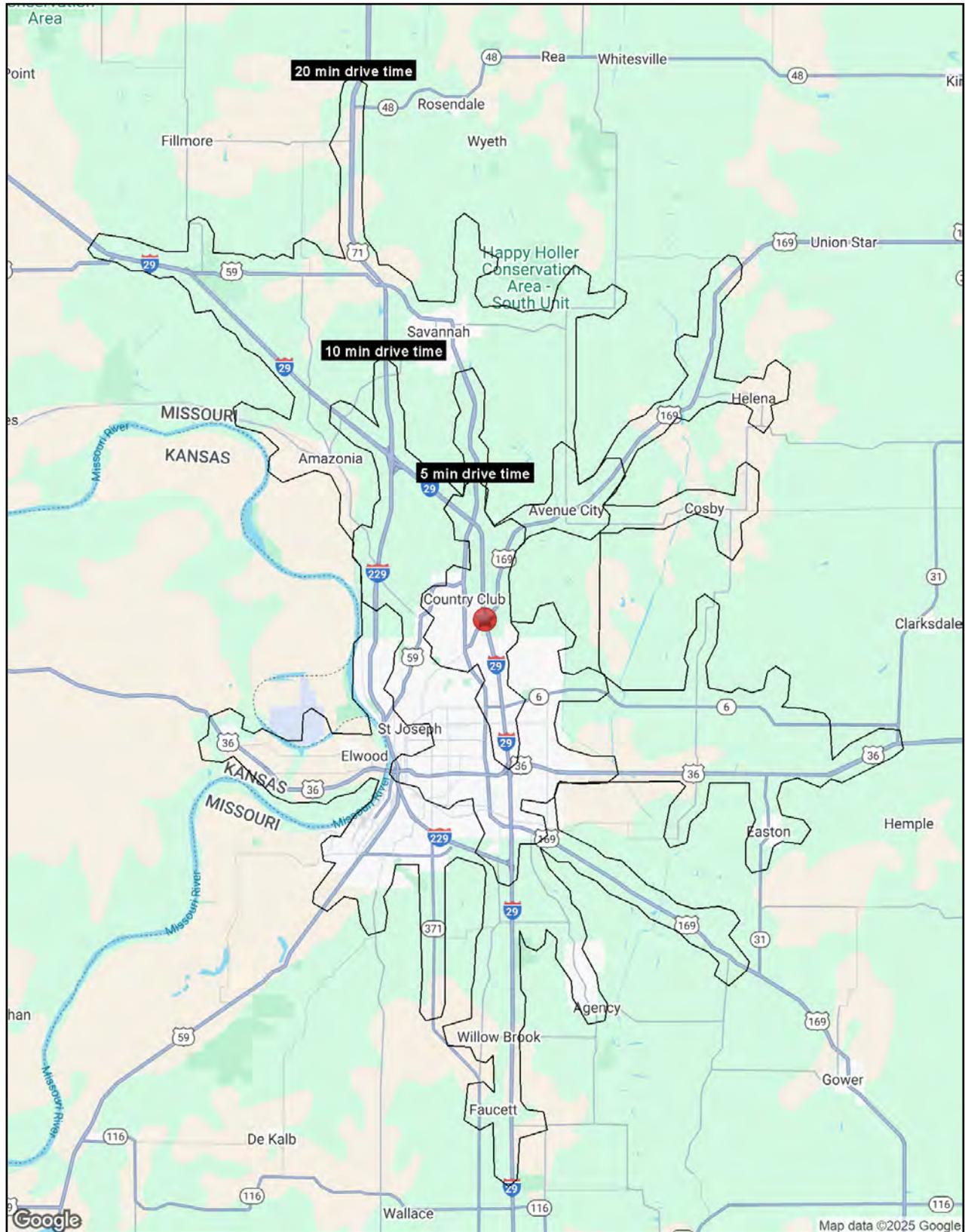


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5-10-20 MINUTE DRIVE TIME MAP





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I-29 & 169 Highway St Joseph, MO 64505	5 min drive time	10 min drive time	20 min drive time
Population			
2025 Estimated Population	15,126	61,491	93,181
2030 Projected Population	14,788	60,952	92,560
2020 Census Population	14,812	62,029	94,473
2010 Census Population	14,761	64,547	98,047
Projected Annual Growth 2025 to 2030	-0.4%	-0.2%	-0.1%
Historical Annual Growth 2010 to 2025	0.2%	-0.3%	-0.3%
2025 Median Age	41.0	38.0	38.5
Households			
2025 Estimated Households	6,518	24,946	37,760
2030 Projected Households	6,443	24,819	37,715
2020 Census Households	6,515	24,927	37,647
2010 Census Households	6,244	25,032	37,994
Projected Annual Growth 2025 to 2030	-0.2%	-0.1%	-
Historical Annual Growth 2010 to 2025	0.3%	-	-
Race and Ethnicity			
2025 Estimated White	82.6%	83.2%	84.7%
2025 Estimated Black or African American	6.8%	6.5%	5.8%
2025 Estimated Asian or Pacific Islander	4.1%	2.3%	1.8%
2025 Estimated American Indian or Native Alaskan	0.3%	0.4%	0.4%
2025 Estimated Other Races	6.3%	7.6%	7.4%
2025 Estimated Hispanic	6.2%	6.9%	6.8%
Income			
2025 Estimated Average Household Income	\$106,654	\$91,380	\$88,620
2025 Estimated Median Household Income	\$75,366	\$68,152	\$66,749
2025 Estimated Per Capita Income	\$46,022	\$37,235	\$36,071
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.8%	2.9%	3.3%
2025 Estimated Some High School (Grade Level 9 to 11)	4.1%	5.7%	6.0%
2025 Estimated High School Graduate	29.4%	35.4%	37.0%
2025 Estimated Some College	21.0%	21.8%	22.0%
2025 Estimated Associates Degree Only	6.6%	7.2%	7.0%
2025 Estimated Bachelors Degree Only	24.5%	18.0%	16.5%
2025 Estimated Graduate Degree	11.5%	9.0%	8.2%
Business			
2025 Estimated Total Businesses	894	2,176	3,173
2025 Estimated Total Employees	13,386	36,845	51,789
2025 Estimated Employee Population per Business	15.0	16.9	16.3
2025 Estimated Residential Population per Business	16.9	28.3	29.4