



EMPORIA MANUFACTURING/DISTRIBUTION

221 Weaver Street, Emporia, Kansas

PRICE REDUCED



SALE PRICE: \$2,950,000 | 75,400+/- SF BUILDING

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	3,023	19,396	25,566
Avg. Household Income	\$65,579	\$64,293	\$68,504

- Industrial manufacturing or distribution building
- 7.76 acre site
- Four dock high and four drive in doors
- 20' x 60' pole spacing
- 3 Phase power - 12,000 Volts
- Nine cranes - 2-3 tons
- Ten silos
- Wet sprinkled



CLICK HERE TO VIEW MORE
LISTING INFORMATION

For More Information Contact:

BILL MAAS, CCIM | 816.412.7392 | bmaas@blockandco.com

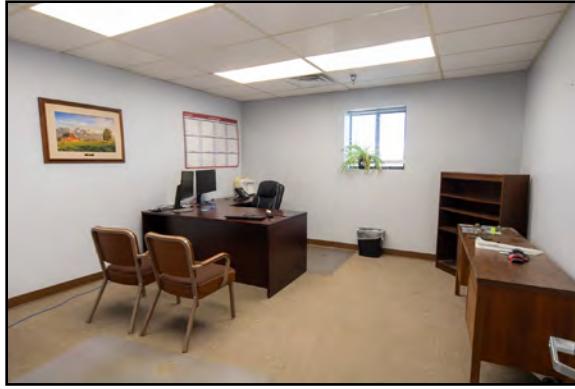
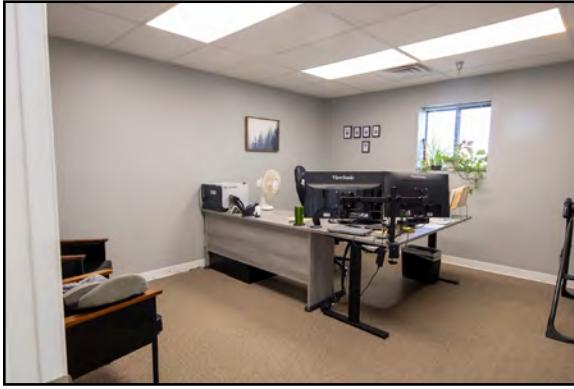
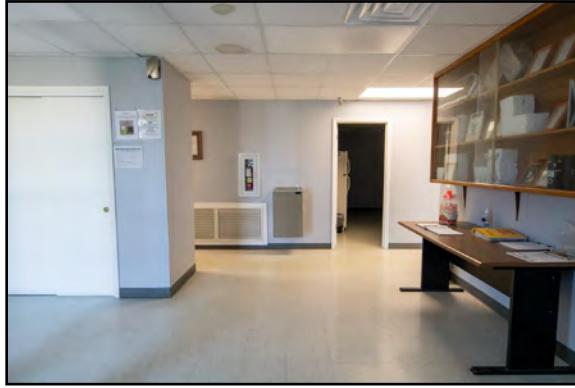
Exclusive Agent



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221 Weaver Street, Emporia, Kansas

PHOTOS

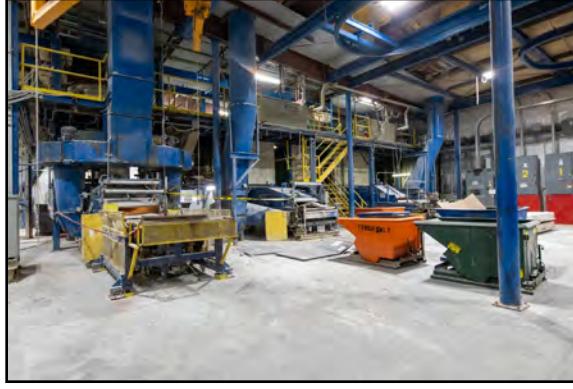
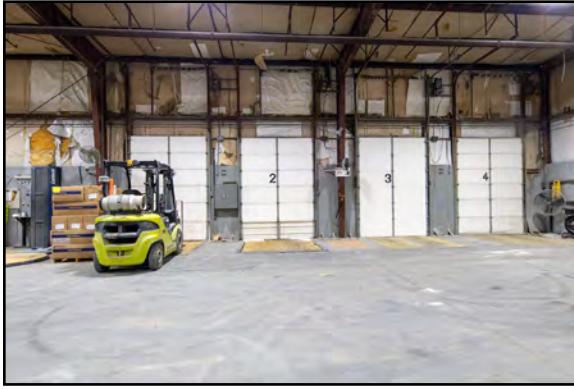




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PHOTOS





EMPORIA MANUFACTURING/DISTRIBUTION

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DRONE PHOTOS





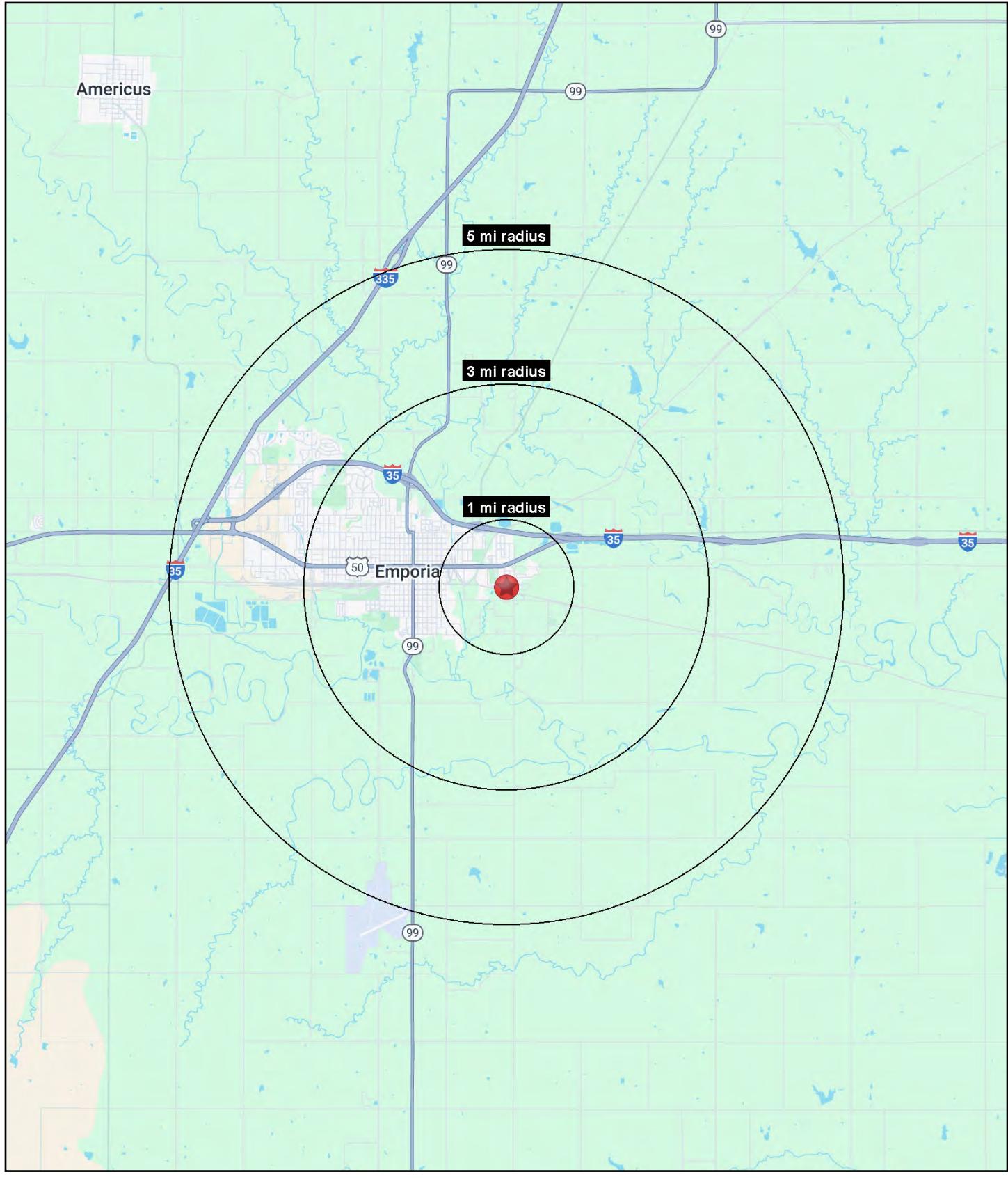
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FLOOR PLAN



AERIAL





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221 Weaver Street Emporia, KS 66801	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,023	19,396	25,566
2030 Projected Population	3,026	19,179	25,155
2020 Census Population	2,978	19,061	25,250
2010 Census Population	3,080	19,701	26,124
Projected Annual Growth 2025 to 2030	-	-0.2%	-0.3%
Historical Annual Growth 2010 to 2025	-0.1%	-0.1%	-0.1%
2025 Median Age	31.4	29.1	31.5
Households			
2025 Estimated Households	1,239	7,842	10,307
2030 Projected Households	1,294	8,060	10,543
2020 Census Households	1,224	7,805	10,342
2010 Census Households	1,233	7,786	10,303
Projected Annual Growth 2025 to 2030	0.9%	0.6%	0.5%
Historical Annual Growth 2010 to 2025	-	-	-
Race and Ethnicity			
2025 Estimated White	65.6%	67.9%	69.9%
2025 Estimated Black or African American	2.8%	3.3%	3.0%
2025 Estimated Asian or Pacific Islander	2.3%	2.4%	2.8%
2025 Estimated American Indian or Native Alaskan	0.6%	0.8%	0.8%
2025 Estimated Other Races	28.7%	25.6%	23.5%
2025 Estimated Hispanic	34.0%	30.8%	28.8%
Income			
2025 Estimated Average Household Income	\$65,579	\$64,293	\$68,504
2025 Estimated Median Household Income	\$58,727	\$51,228	\$55,828
2025 Estimated Per Capita Income	\$26,975	\$26,317	\$27,963
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	10.4%	7.7%	7.1%
2025 Estimated Some High School (Grade Level 9 to 11)	5.9%	6.1%	5.4%
2025 Estimated High School Graduate	38.5%	36.3%	33.9%
2025 Estimated Some College	19.7%	19.4%	19.1%
2025 Estimated Associates Degree Only	8.7%	7.5%	7.6%
2025 Estimated Bachelors Degree Only	12.2%	13.4%	14.9%
2025 Estimated Graduate Degree	4.6%	9.7%	12.0%
Business			
2025 Estimated Total Businesses	65	596	943
2025 Estimated Total Employees	1,646	7,493	12,037
2025 Estimated Employee Population per Business	25.5	12.6	12.8
2025 Estimated Residential Population per Business	46.9	32.5	27.1

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