



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, Speedway's Convenience Store (the #2 store in their entire chain), 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:

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Exclusive Agents





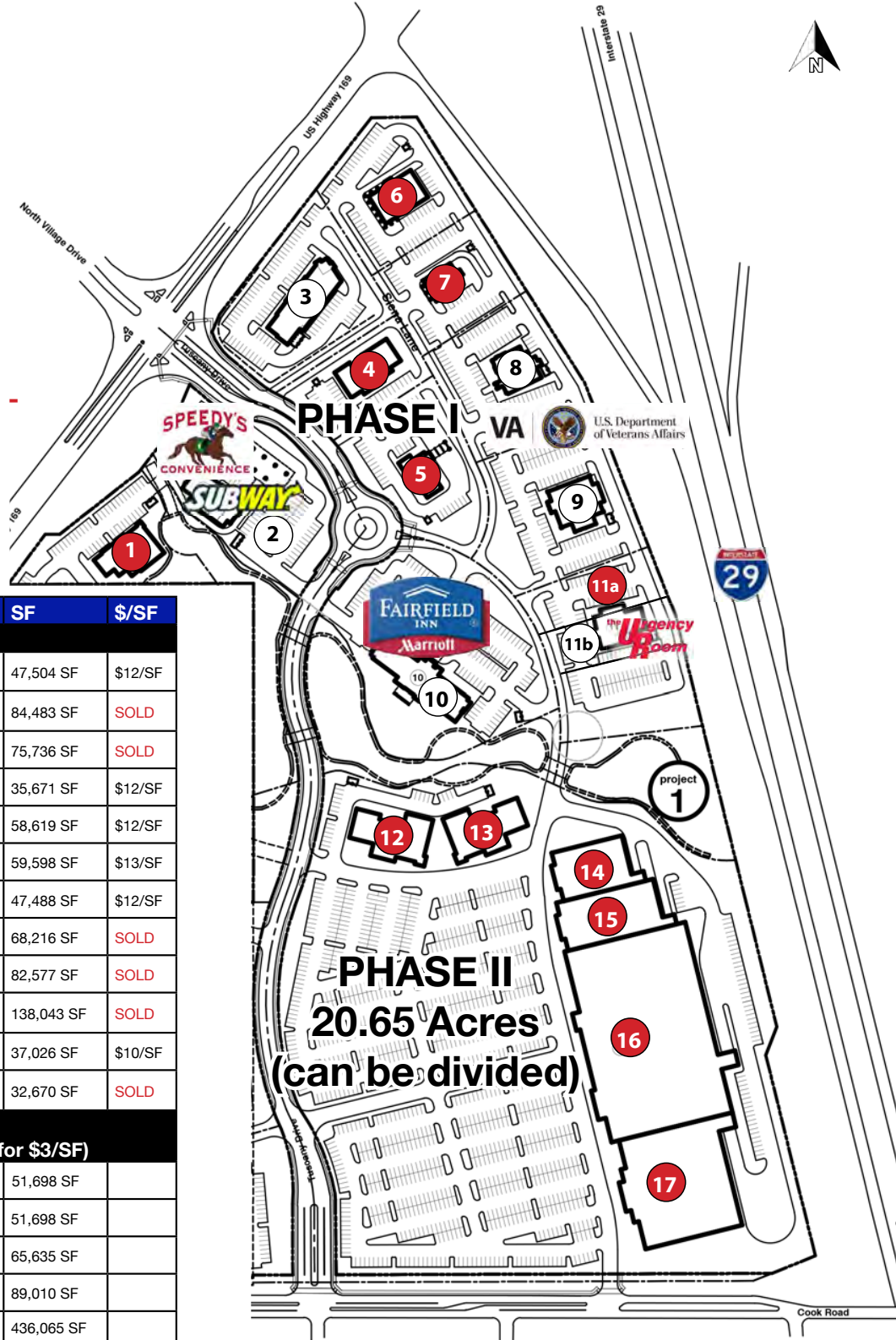
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SITE PLAN

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	Negotiating	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	



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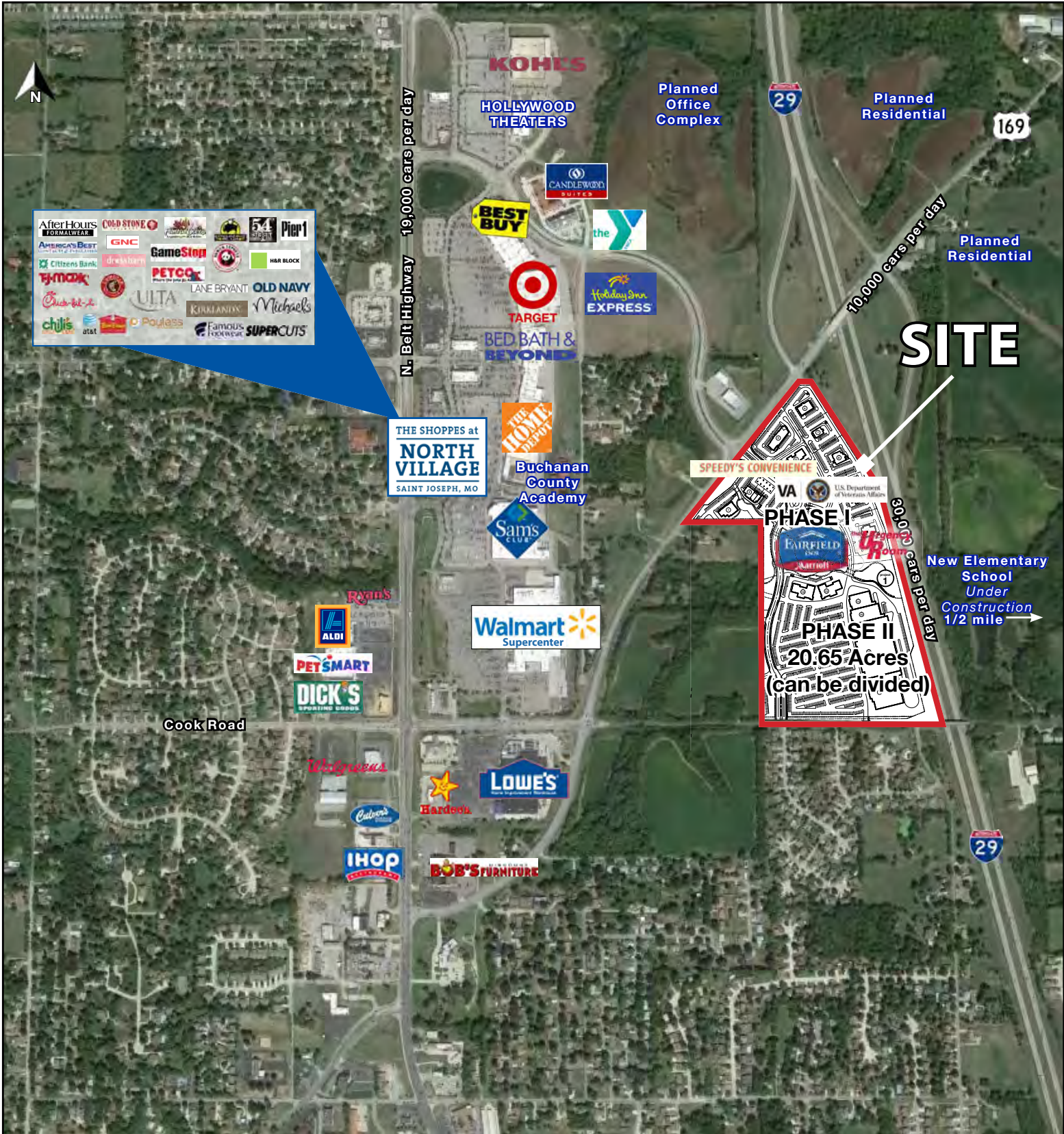
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DRONE PHOTOS



AERIAL



After Hours FORMALWEAR	COLD STONE	5.4	Pier 1
AMERICAN'S BEST	GNC	GameStop	H&R BLOCK
Citizens Bank	drekhan	PETCO	LANE BRYANT
TJ-MAXX	Chick-fil-A	ULTA	OLD NAVY
chili's	AT&T	KOHLANDS	Michaels
		FAMOUS FOOTWEAR	SUPERCUTS

THE SHOPPES at
NORTH VILLAGE
 SAINT JOSEPH, MO

THE HOME DEPOT
 Buchanan County Academy

Walmart Supercenter

LOWE'S

BOB'S FURNITURE

PHASE II
 20.65 Acres
 (can be divided)

SITE

New Elementary School Under Construction 1/2 mile →



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PROPERTY PHOTOS



Groundbreaking Ceremony



Groundbreaking Ceremony



Urgent Care



Speedy's Convenience



Speedy's Convenience



Speedy's Convenience



Speedy's Convenience



Fairfield Inn by Marriott



Fairfield Inn by Marriott (Interior)

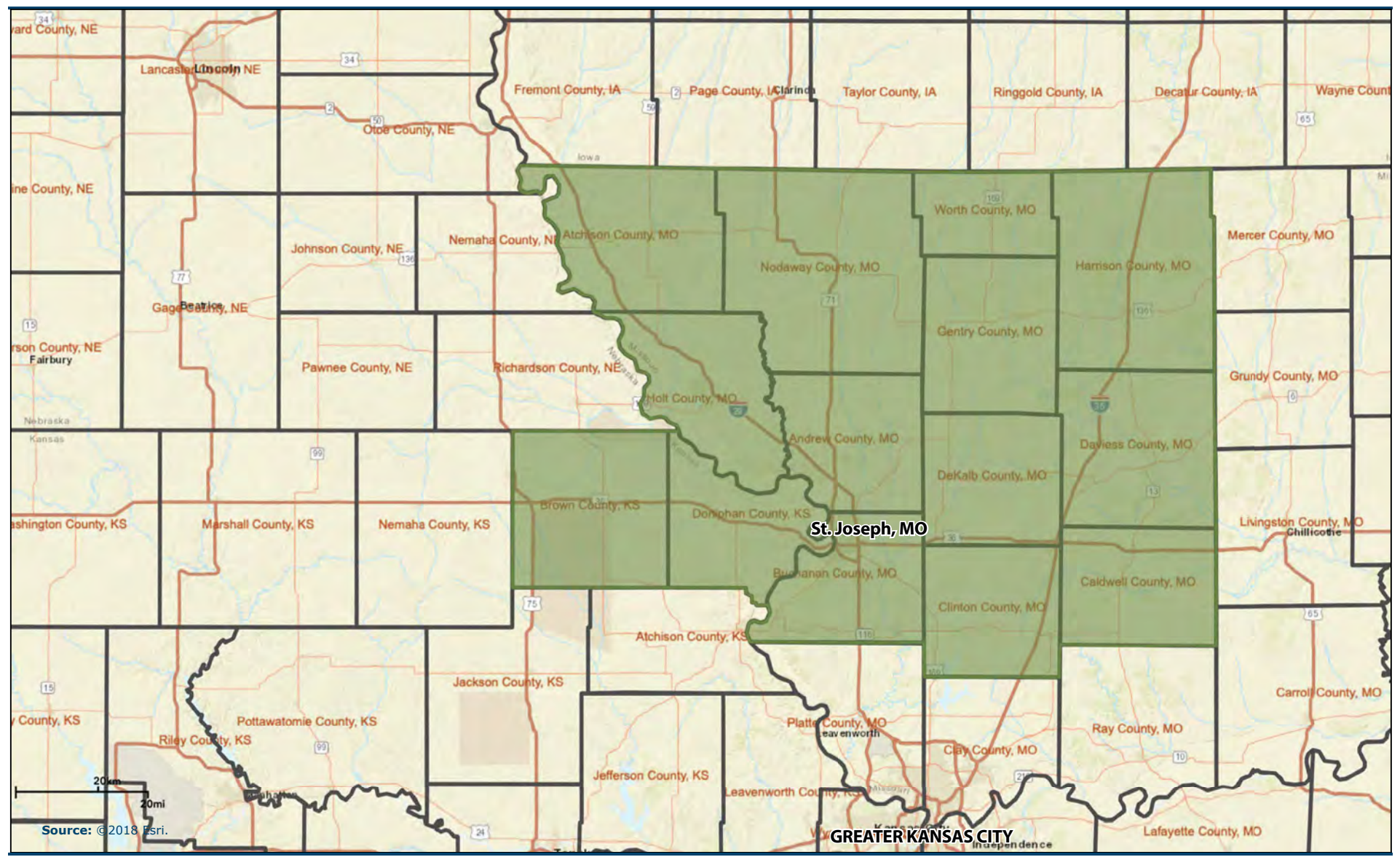


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**0.6 - 20.65 +/-
ACRE PADS
AVAILABLE**

14 COUNTY TRADE AREA MAP



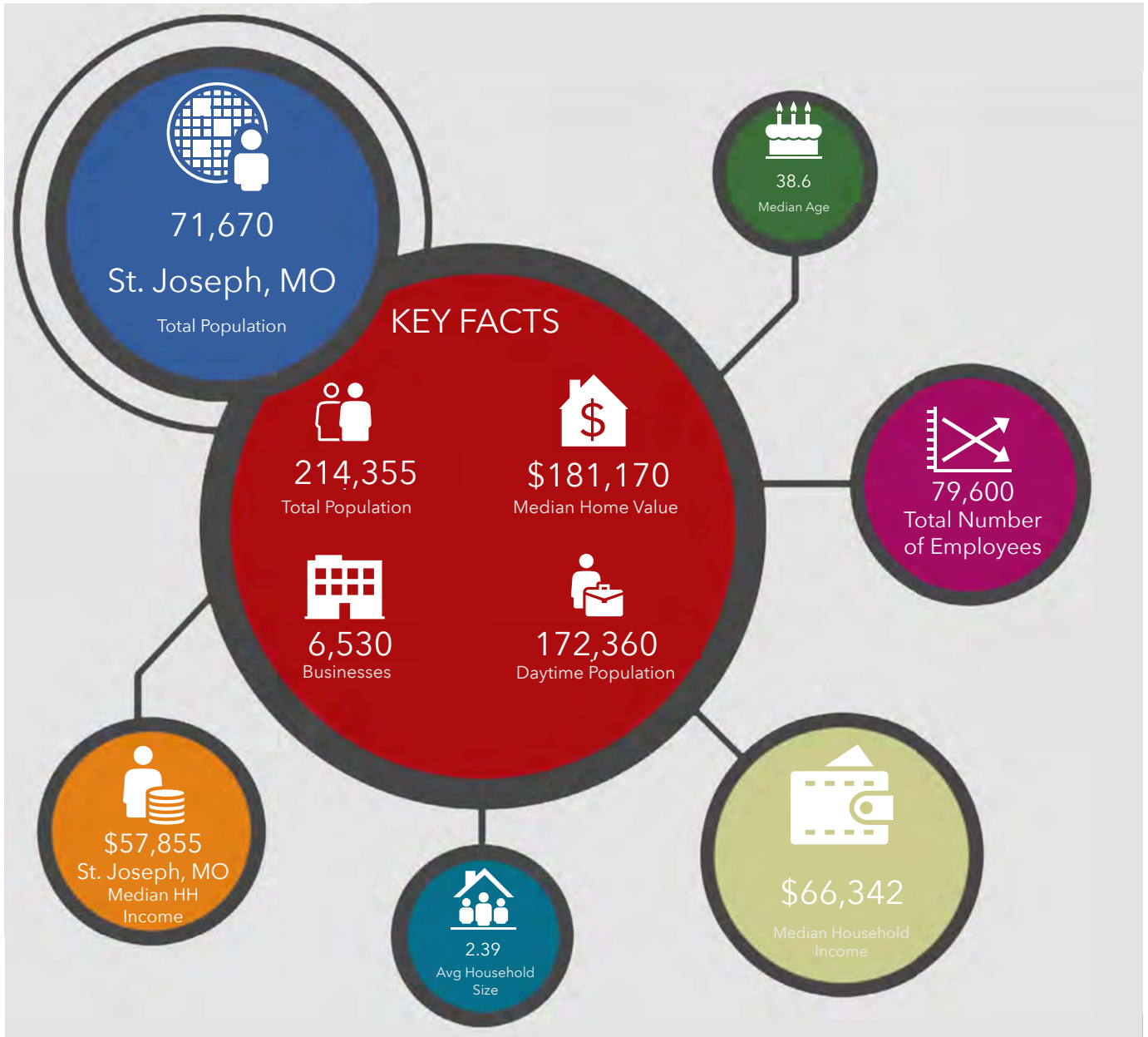


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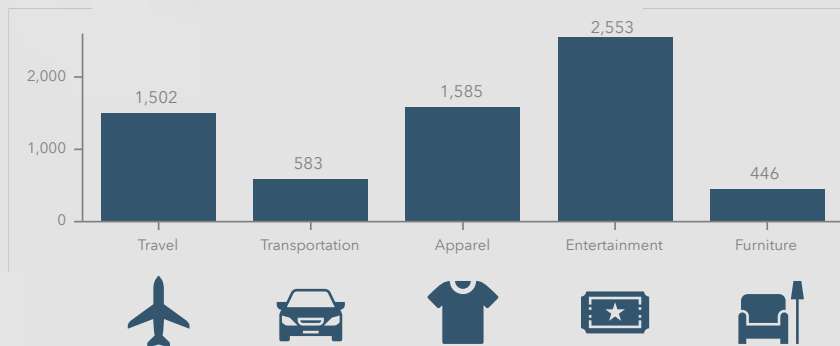
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14 COUNTY SNAPSHOT FACTS



KEY SPENDING FACTS (\$)





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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

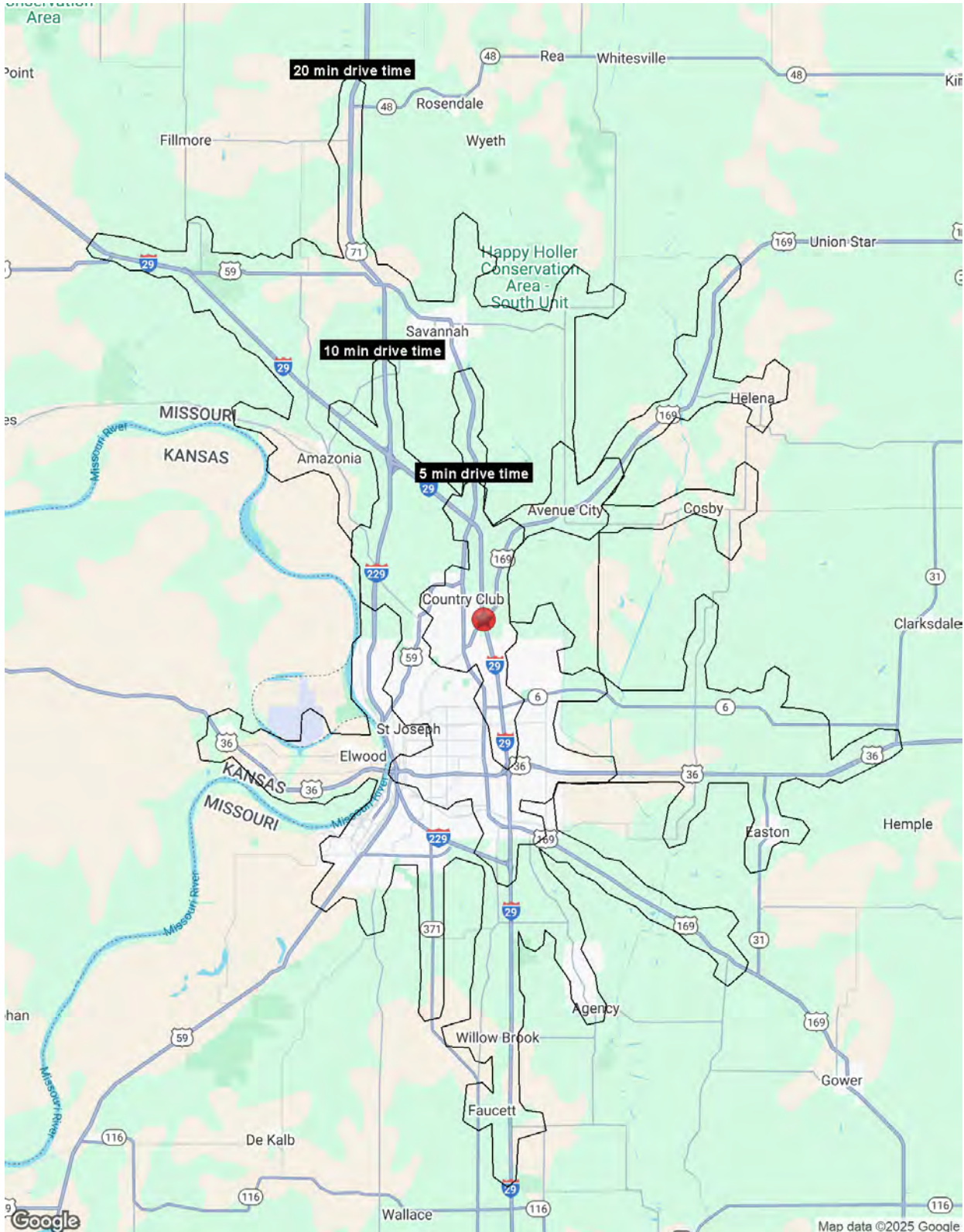


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5-10-20 MINUTE DRIVE TIME MAP





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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



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14 County Trade Area		Trade Area
Population		
Estimated Population (2025)		214,355
Projected Population (2030)		211,706
Census Population (2020)		216,472
Census Population (2010)		227,752
Projected Annual Growth (2025 to 2030)		-2,649 -0.2%
Historical Annual Growth (2020 to 2025)		-2,117 -0.2%
Historical Annual Growth (2010 to 2020)		-11,280 -1.0%
Estimated Population Density (2025)		30 psm
Trade Area Size		7,052.2 sq mi
Households		
Estimated Households (2025)		86,401
Projected Households (2030)		85,718
Census Households (2020)		85,732
Census Households (2010)		87,583
Estimated Households with Children (2025)		24,814 28.7%
Estimated Average Household Size (2025)		2.39
Average Household Income		
Estimated Average Household Income (2025)		\$87,047
Projected Average Household Income (2030)		\$86,001
Estimated Average Family Income (2025)		\$111,008
Median Household Income		
Estimated Median Household Income (2025)		\$66,342
Projected Median Household Income (2030)		\$65,983
Estimated Median Family Income (2025)		\$83,900
Per Capita Income		
Estimated Per Capita Income (2025)		\$35,253
Projected Per Capita Income (2030)		\$34,991
Estimated Per Capita Income 5 Year Growth		-\$263 -0.7%
Estimated Average Household Net Worth (2025)		\$869,174
Daytime Demos (2025)		
Total Businesses		6,530
Total Employees		79,600
Company Headquarter Businesses		232 3.6%
Company Headquarter Employees		8,141 10.2%
Employee Population per Business		12.2
Residential Population per Business		32.8



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Race & Ethnicity		
White (2025)	192,609	89.9%
Black or African American (2025)	7,338	3.4%
American Indian or Alaska Native (2025)	880	0.4%
Asian (2025)	2,195	1.0%
Hawaiian or Pacific Islander (2025)	302	0.1%
Other Race (2025)	2,131	1.0%
Two or More Races (2025)	8,900	4.2%
Not Hispanic or Latino Population (2025)	205,090	95.7%
Hispanic or Latino Population (2025)	9,265	4.3%
Not Hispanic or Latino Population (2030)	201,402	95.1%
Hispanic or Latino Population (2030)	10,304	4.9%
Not Hispanic or Latino Population (2020)	208,082	96.1%
Hispanic or Latino Population (2020)	8,390	3.9%
Not Hispanic or Latino Population (2010)	220,950	97.0%
Hispanic or Latino Population (2010)	6,802	3.0%
Projected Hispanic Annual Growth (2025 to 2030)	1,039	2.2%
Historic Hispanic Annual Growth (2010 to 2025)	2,463	2.4%
Age Distribution (2025)		
Age Under 5	12,495	5.8%
Age 5 to 9 Years	13,152	6.1%
Age 10 to 14 Years	13,559	6.3%
Age 15 to 19 Years	14,543	6.8%
Age 20 to 24 Years	15,021	7.0%
Age 25 to 29 Years	12,280	5.7%
Age 30 to 34 Years	13,076	6.1%
Age 35 to 39 Years	12,684	5.9%
Age 40 to 44 Years	13,180	6.1%
Age 45 to 49 Years	11,895	5.5%
Age 50 to 54 Years	12,595	5.9%
Age 55 to 59 Years	13,244	6.2%
Age 60 to 64 Years	14,737	6.9%
Age 65 to 74 Years	24,189	11.3%
Age 75 to 84 Years	12,856	6.0%
Age 85 Years or Over	4,849	2.3%
Median Age	39.6	
Gender Age Distribution (2025)		
Female Population	101,796	47.5%
Age 0 to 19 Years	24,591	24.2%
Age 20 to 64 Years	55,993	55.0%
Age 65 Years or Over	21,212	20.8%
Female Median Age	40.8	
Male Population	112,559	52.5%
Age 0 to 19 Years	29,158	25.9%
Age 20 to 64 Years	62,719	55.7%
Age 65 Years or Over	20,682	18.4%
Male Median Age	38.6	



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Household Income Distribution (2025)		
HH Income \$200,000 or More	4,607	5.3%
HH Income \$150,000 to \$199,999	5,329	6.2%
HH Income \$100,000 to \$149,999	14,218	16.5%
HH Income \$75,000 to \$99,999	11,732	13.6%
HH Income \$50,000 to \$74,999	16,751	19.4%
HH Income \$35,000 to \$49,999	10,499	12.2%
HH Income \$25,000 to \$34,999	8,085	9.4%
HH Income \$15,000 to \$24,999	6,950	8.0%
HH Income Under \$15,000	8,229	9.5%
HH Income \$35,000 or More	63,137	73.1%
HH Income \$75,000 or More	35,886	41.5%
Housing (2025)		
Total Housing Units	98,697	
Housing Units Occupied	86,401	87.5%
Housing Units Owner-Occupied	58,879	68.1%
Housing Units, Renter-Occupied	27,522	31.9%
Housing Units, Vacant	12,296	14.2%
Marital Status (2025)		
Never Married	51,895	29.6%
Currently Married	80,648	46.0%
Separated	6,110	3.5%
Widowed	12,741	7.3%
Divorced	23,755	13.6%
Household Type (2025)		
Population Family	156,651	73.1%
Population Non-Family	49,506	23.1%
Population Group Quarters	8,198	3.8%
Family Households	51,577	59.7%
Non-Family Households	34,824	40.3%
Married Couple with Children	16,397	20.3%
Average Family Household Size	3.0	
Household Size (2025)		
1 Person Households	26,343	30.5%
2 Person Households	31,828	36.8%
3 Person Households	11,227	13.0%
4 Person Households	9,044	10.5%
5 Person Households	4,704	5.4%
6 or More Person Households	3,256	3.8%
Household Vehicles (2025)		
Households with 0 Vehicles Available	5,917	6.8%
Households with 1 Vehicles Available	27,546	31.9%
Households with 2 or More Vehicles Available	52,938	61.3%
Total Vehicles Available	169,052	
Average Vehicles Per Household	2.0	



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Labor Force (2025)		
Estimated Labor Population Age 16 Years or Over	172,360	
Estimated Civilian Employed	92,626	53.7%
Estimated Civilian Unemployed	4,042	2.3%
Estimated in Armed Forces	353	0.2%
Estimated Not in Labor Force	75,339	43.7%
Unemployment Rate	2.3%	
Occupation (2025)		
Occupation: Population Age 16 Years or Over	92,613	
Management, Business, Financial Operations	13,387	14.5%
Professional, Related	17,339	18.7%
Service	14,613	15.8%
Sales, Office	17,967	19.4%
Farming, Fishing, Forestry	1,042	1.1%
Construct, Extraction, Maintenance	9,097	9.8%
Production, Transport Material Moving	19,168	20.7%
White Collar Workers	48,693	52.6%
Blue Collar Workers	43,920	47.4%
Consumer Expenditure (2025)		
Total Household Expenditure	\$7.58 B	
Total Non-Retail Expenditure	\$3.59 B	47.3%
Total Retail Expenditure	\$3.99 B	52.7%
Alcoholic Beverages	\$45.9 M	0.6%
Apparel	\$140.55 M	1.9%
Contributions	\$232.08 M	3.1%
Education	\$167.46 M	2.2%
Entertainment	\$436.35 M	5.8%
Food Away From Home	\$333.1 M	4.4%
Grocery	\$529.11 M	7.0%
Health Care	\$569.37 M	7.5%
Household Furnishings and Equipment	\$200.45 M	2.6%
Household Operations	\$142.54 M	1.9%
Miscellaneous Expenses	\$129.77 M	1.7%
Personal Care	\$102.25 M	1.3%
Shelter	\$1.22 B	16.1%
Tax and Retirement	\$1.59 B	21.0%
Tobacco and Related	\$43.67 M	0.6%
Transportation	\$1.31 B	17.3%
Utilities	\$379.41 M	5.0%
Educational Attainment (2025)		
Adult Population Age 25 Years or Over	145,585	
Elementary (Grade Level 0 to 8)	4,256	2.9%
Some High School (Grade Level 9 to 11)	8,047	5.5%
High School Graduate	56,712	39.0%
Some College	31,717	21.8%
Associate Degree Only	11,260	7.7%
Bachelor Degree Only	21,920	15.1%
Graduate Degree	11,674	8.0%



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Units In Structure (2025)		
1 Detached Unit	66,486	75.9%
1 Attached Unit	1,859	2.1%
2 to 4 Units	6,028	6.9%
5 to 9 Units	2,515	2.9%
10 to 19 Units	2,273	2.6%
20 to 49 Units	1,366	1.6%
50 or More Units	1,319	1.5%
Mobile Home or Trailer	4,473	5.1%
Other Structure	82	-
Homes Built By Year (2025)		
Homes Built 2010 or later	6,859	7.8%
Homes Built 2000 to 2009	8,866	10.1%
Homes Built 1990 to 1999	8,784	10.0%
Homes Built 1980 to 1989	7,466	8.5%
Homes Built 1970 to 1979	14,983	17.1%
Homes Built 1960 to 1969	7,538	8.6%
Homes Built 1950 to 1959	7,632	8.7%
Homes Built Before 1949	24,273	27.7%
Home Values (2025)		
Home Values \$1,000,000 or More	564	1.0%
Home Values \$500,000 to \$999,999	2,656	4.5%
Home Values \$400,000 to \$499,999	3,374	5.7%
Home Values \$300,000 to \$399,999	6,286	10.7%
Home Values \$200,000 to \$299,999	10,815	18.4%
Home Values \$150,000 to \$199,999	9,925	16.9%
Home Values \$100,000 to \$149,999	10,119	17.2%
Home Values \$70,000 to \$99,999	5,849	9.9%
Home Values \$50,000 to \$69,999	3,286	5.6%
Home Values \$25,000 to \$49,999	2,746	4.7%
Home Values Under \$25,000	3,259	5.5%
Owner-Occupied Median Home Value	\$181,170	
Renter-Occupied Median Rent	\$642	
Transportation To Work (2025)		
Drive to Work Alone	73,553	79.4%
Drive to Work in Carpool	8,815	9.5%
Travel to Work by Public Transportation	429	0.5%
Drive to Work on Motorcycle	152	0.2%
Walk or Bicycle to Work	1,391	1.5%
Other Means	812	0.9%
Work at Home	7,461	8.1%
Travel Time (2025)		
Travel to Work in 14 Minutes or Less	37,490	40.5%
Travel to Work in 15 to 29 Minutes	25,321	27.3%
Travel to Work in 30 to 59 Minutes	16,275	17.6%
Travel to Work in 60 Minutes or More	6,065	6.5%
Average Minutes Travel to Work	17.8	