

# 400 W Northview

400 W Northview, Nixa MO 65714



OFFERING MEMORANDUM

# 400 W Northview

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*Exclusively Marketed by:*

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01

**Executive Summary**

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	400 W Northview Nixa MO 65714
COUNTY	Christian
PRICE	\$1,950,000
BUILDING SF	17,147 SF
PRICE PSF	\$113.72
LAND SF	130,244 SF
LAND ACRES	2.99
YEAR BUILT	1985
ZONING TYPE	R-1
APN	10-0.1-11-004-008-004.000

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	7,906	32,434	74,371
2023 Median HH Income	\$75,625	\$75,187	\$78,511
2023 Average HH Income	\$97,980	\$98,415	\$112,244

## Property Description

- Thank you for taking a look at 400 Northview in Nixa, MO. This property features 17,000 sq ft with a large sanctuary, meeting hall, commercial kitchen, 5 offices and 12 classrooms. This property will be a great building for a church looking to expand their footprint in the Nixa area.
- This property features 77 asphalt parking spots with two curb cuts. Allowing for easy access in and out of the property.
- Property sits on 2.99 AC in the heart of Nixa, MO. The 2.99 ACs allow for plenty of space for outdoor activities and gatherings.
- In the main sanctuary, the current layout allows for 200 seats with a max of 250 per the fire occupancy.



## Property Details

- In the main sanctuary, the current layout allows for 200 seats with a max of 250 per the fire occupancy.
- Personal Property such as additional chairs, tables, and other equipment can be purchase separately.
- Current Utilities:  
Trash: \$1,752  
Gas: \$9,600  
Electric: \$6,480  
Water & Sewer: \$2,160  
Phone & Internet: \$2,500
- Current Use is exempt from property taxes on the building.

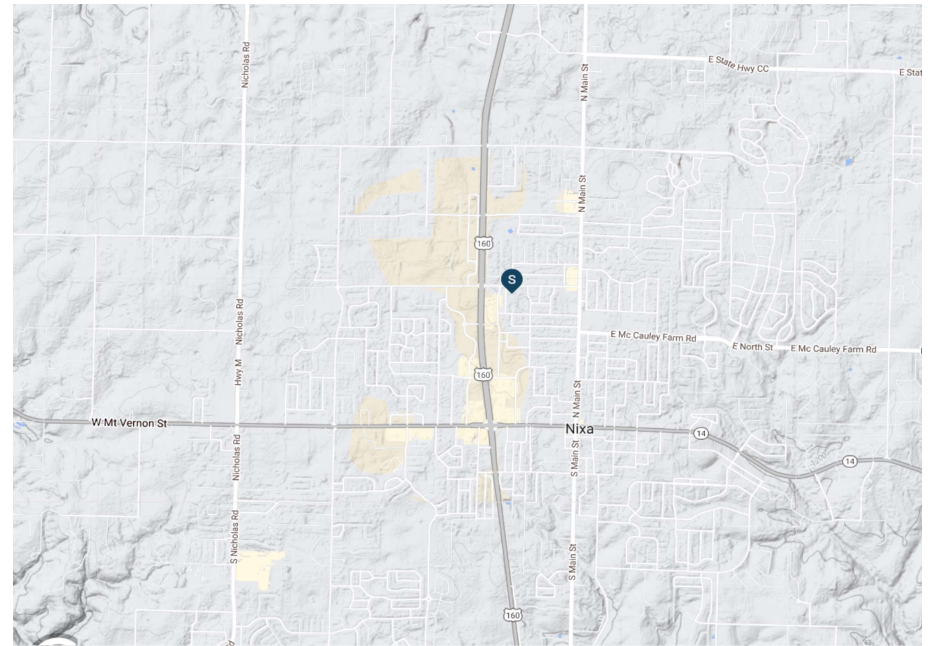
## Location Summary

- This property is located on a corner lot right off the main road in Nixa of Massey Blvd. This property is behind Big Whiskeys and Little Casers on Northview Road.
- Massey Blvd in Nixa sees an AADWT of 36,000 vehicles each day. Northview is a lighted intersection allowing for easy access to and from the property.
- Currently zoned R-1 and is located in the Heart of Nixa allowing for quick access to multiple small business and residential developments.

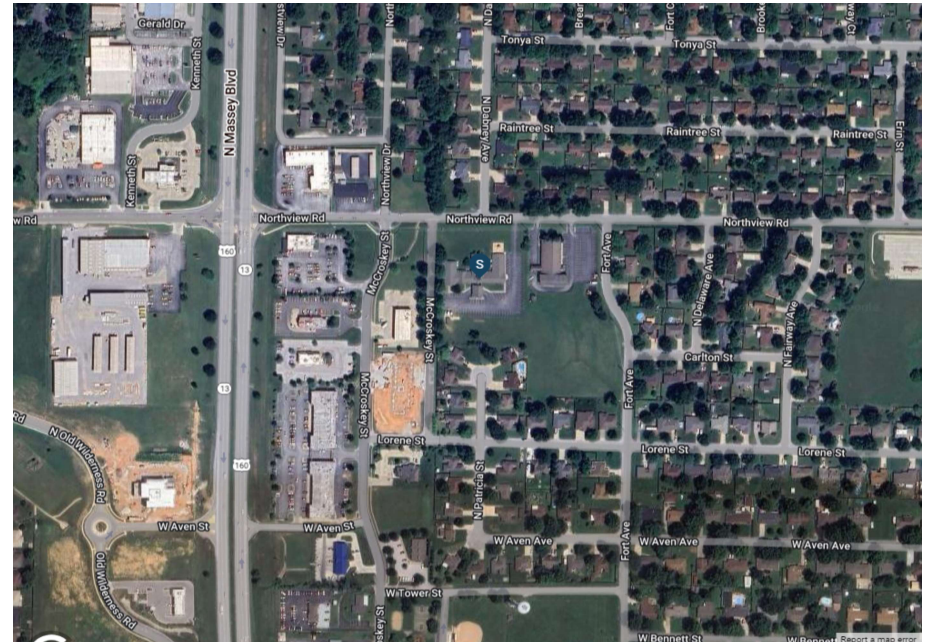
## Surrounding Locations

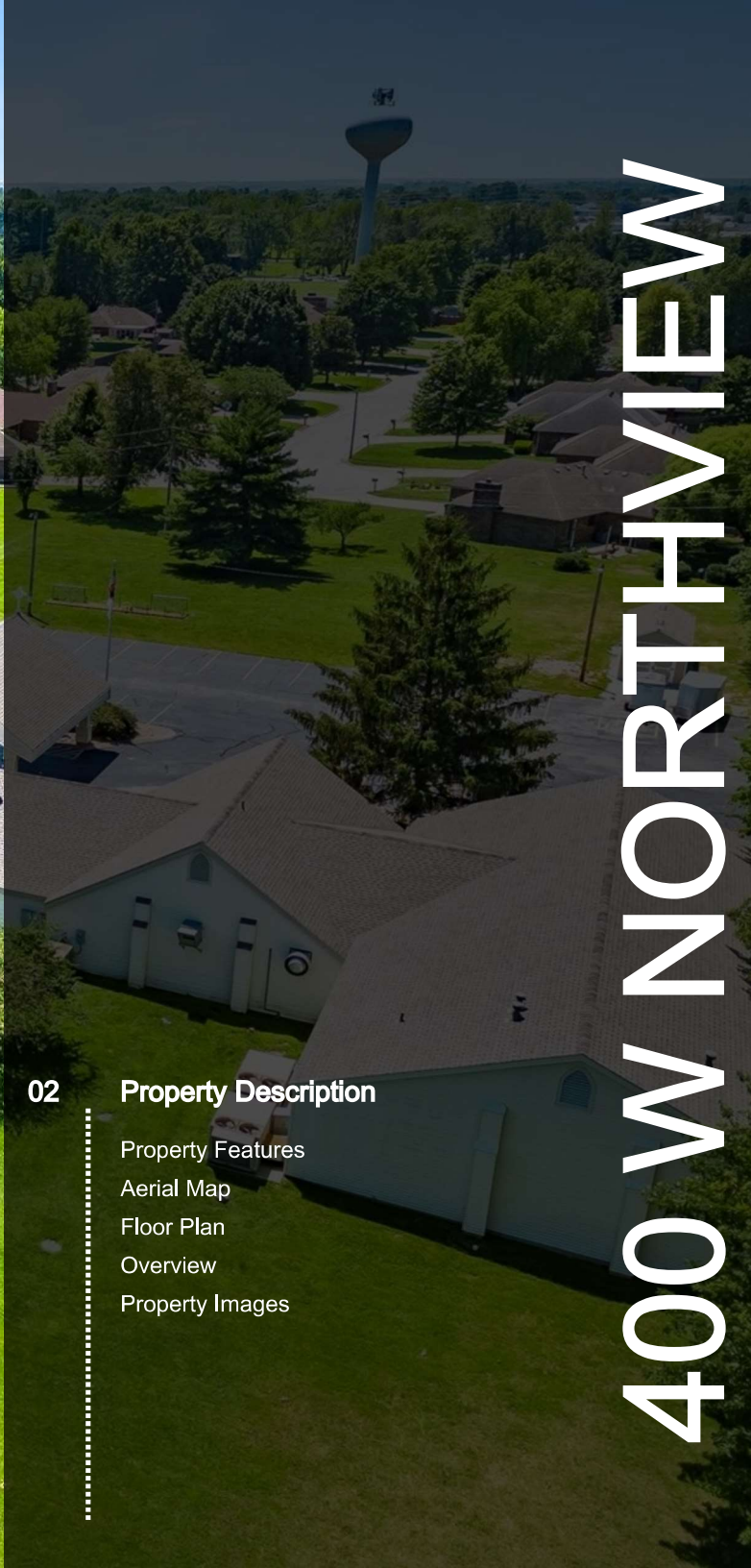
- This property is located down the road to the new Cox Health System and Oak Star Bank.
- Located next to Nixa Jr High school, Nixa Fire Station #1 and Nixa community center.
- Many national retailers are surrounding the property that include Arvest, Meeks, Harter House, Aldi, Walmart, Walgreens and many more.

Regional Map



Locator Map





02

**Property Description**

- Property Features
- Aerial Map
- Floor Plan
- Overview
- Property Images

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## PROPERTY FEATURES

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BUILDING SF	17,147
LAND SF	130,244
LAND ACRES	2.99
YEAR BUILT	1985
# OF PARCELS	1
ZONING TYPE	R-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	77
CORNER LOCATION	Northview Rd/McCroskey St

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## NEIGHBORING PROPERTIES

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EAST	Nixa Fire Station 1; Nixa Junior High School; Nixa Church of Nazarene
WEST	Harter House; Meek's Lumber; Tractor Supply

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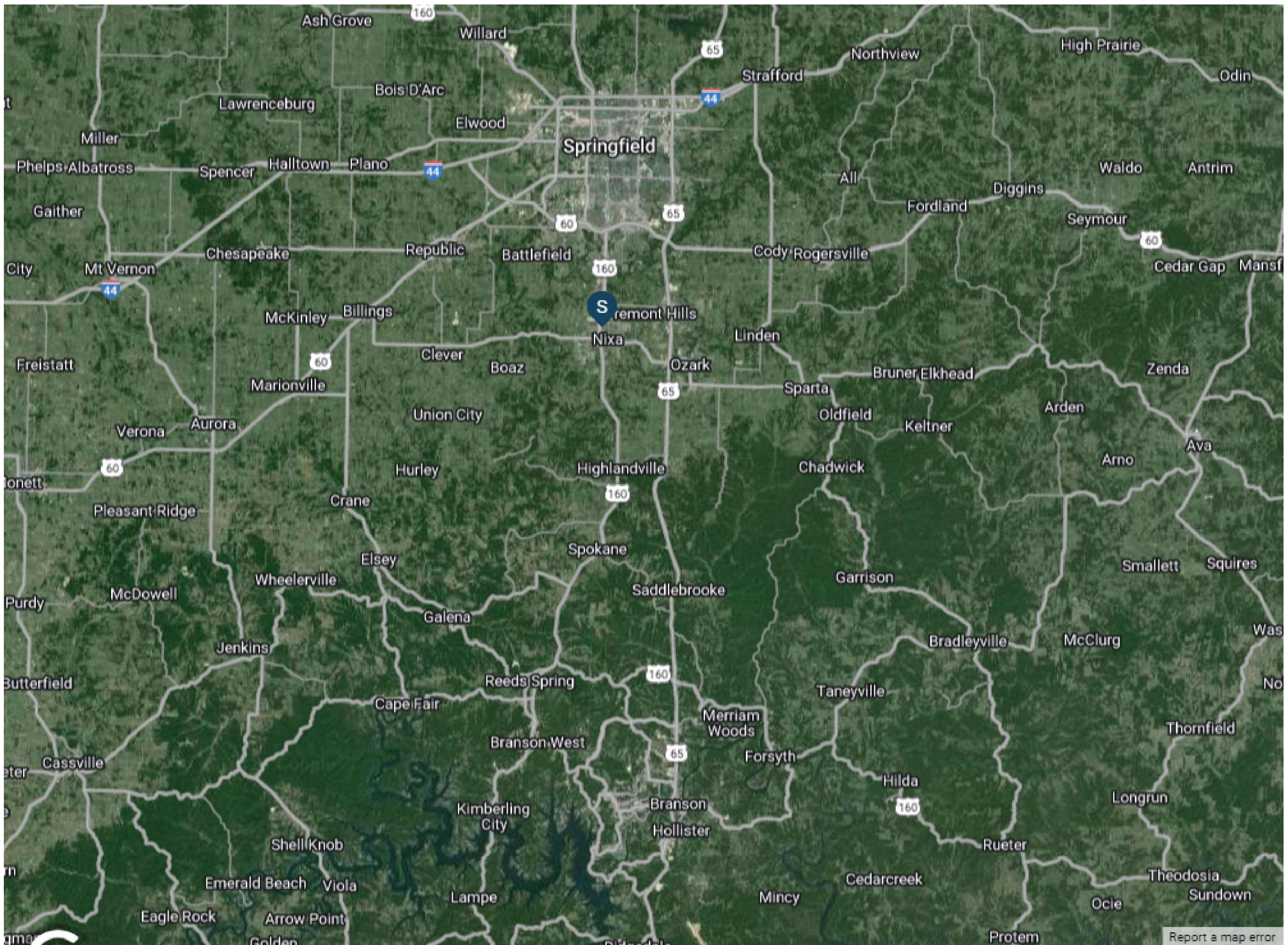
## CONSTRUCTION

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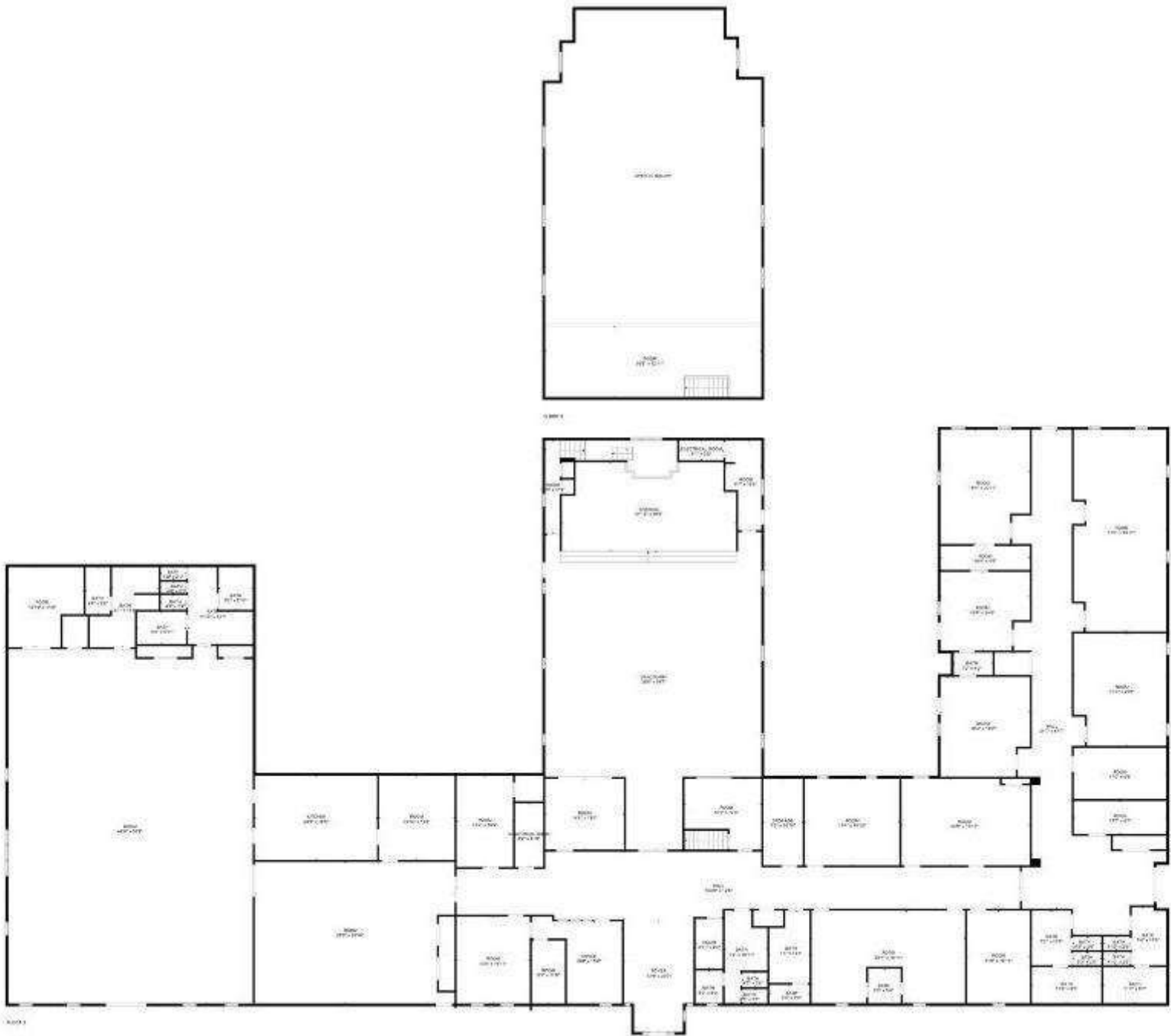
EXTERIOR	Vinyl Siding
PARKING SURFACE	Asphalt
ROOF	Composition

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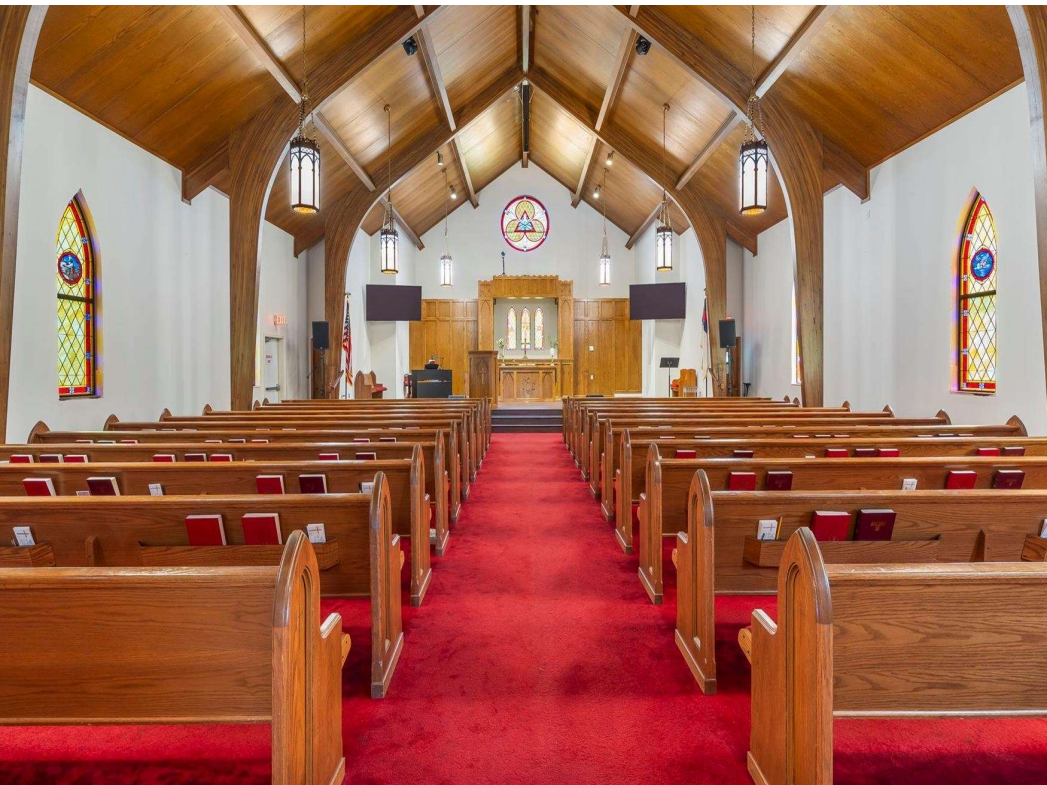


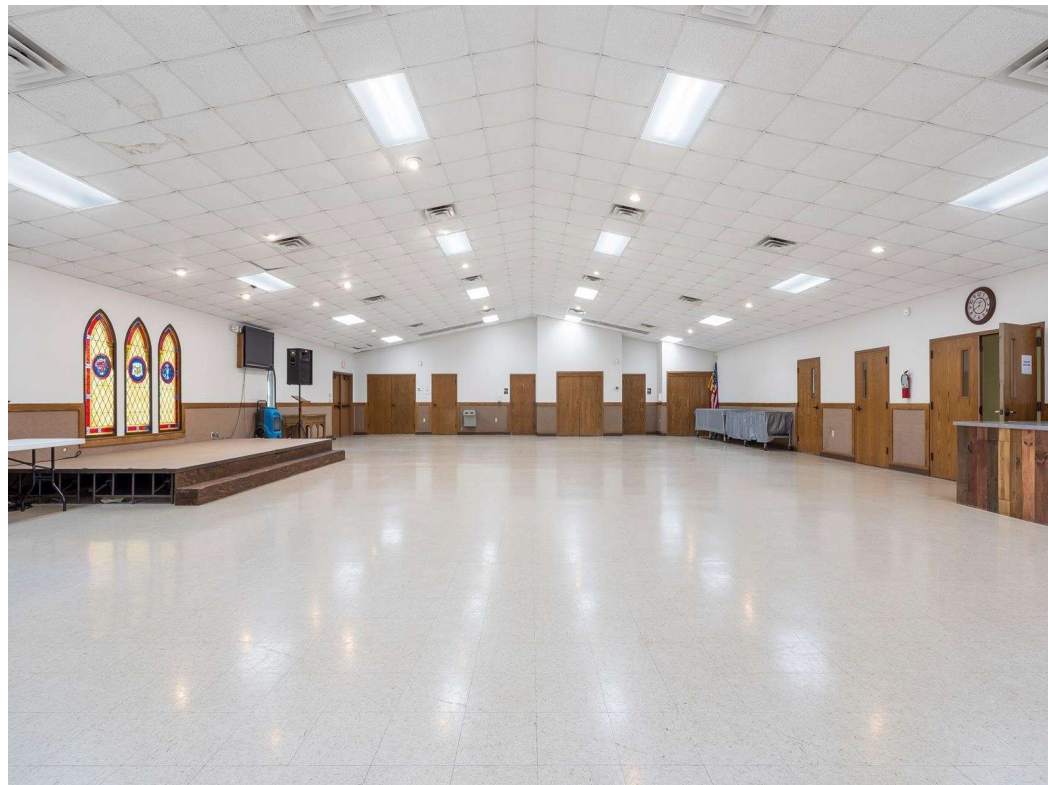


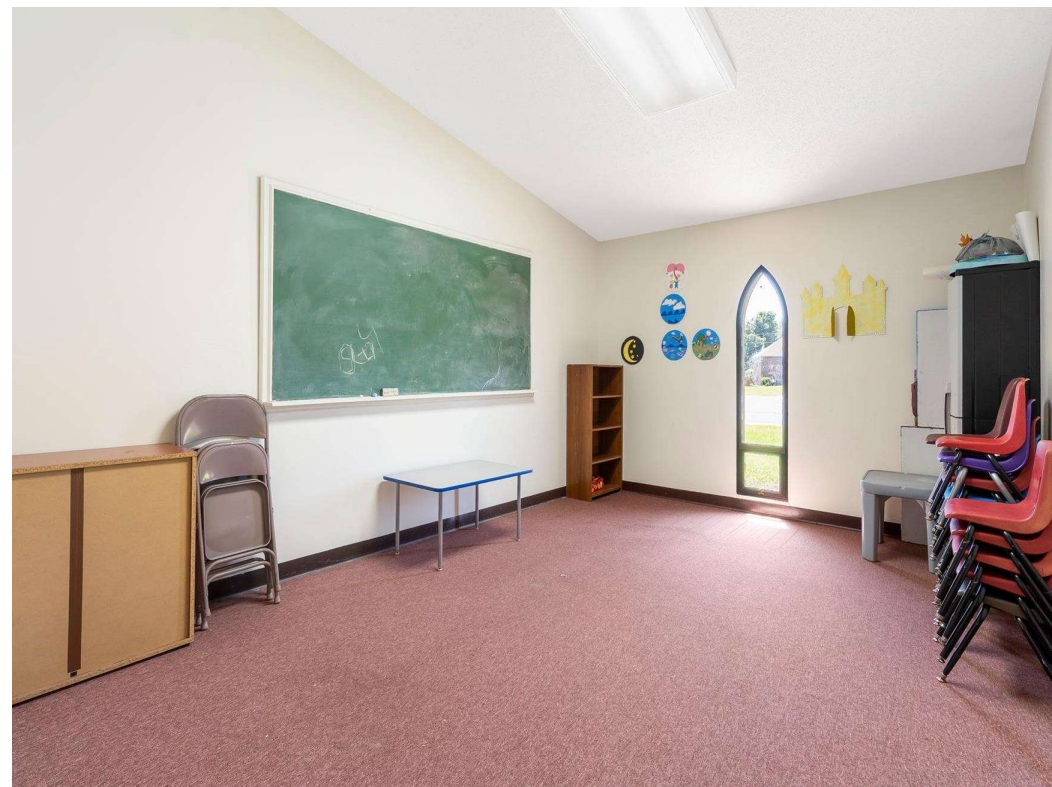
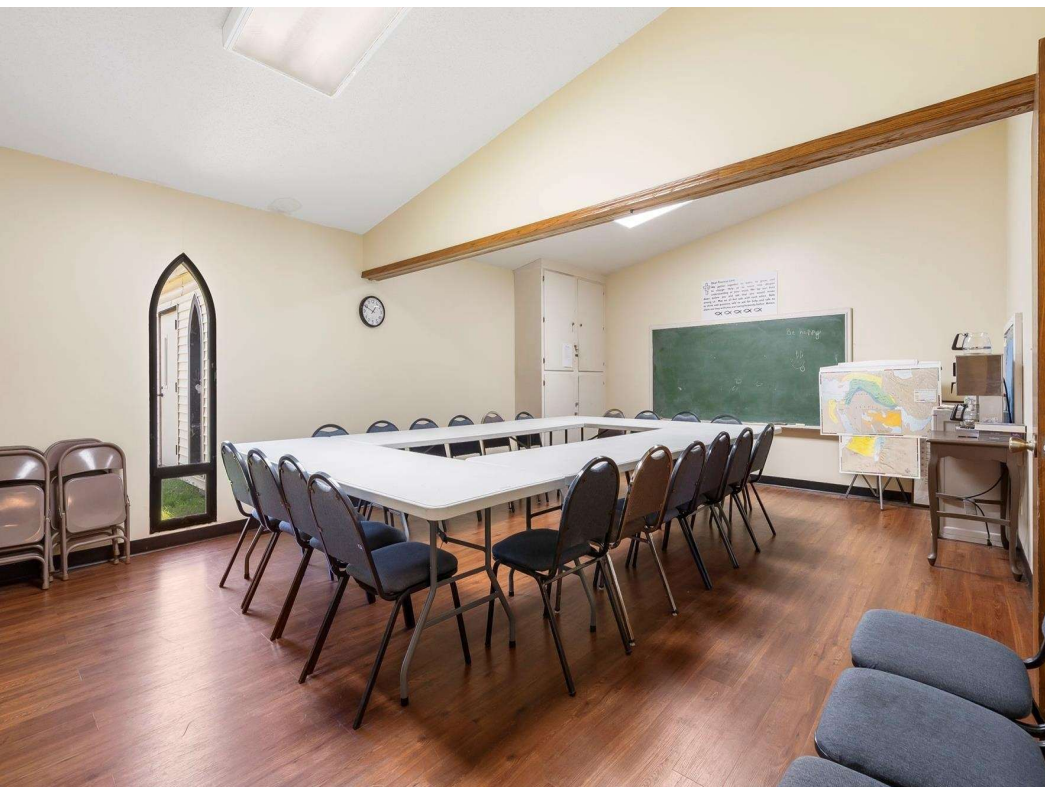


SUBJECT

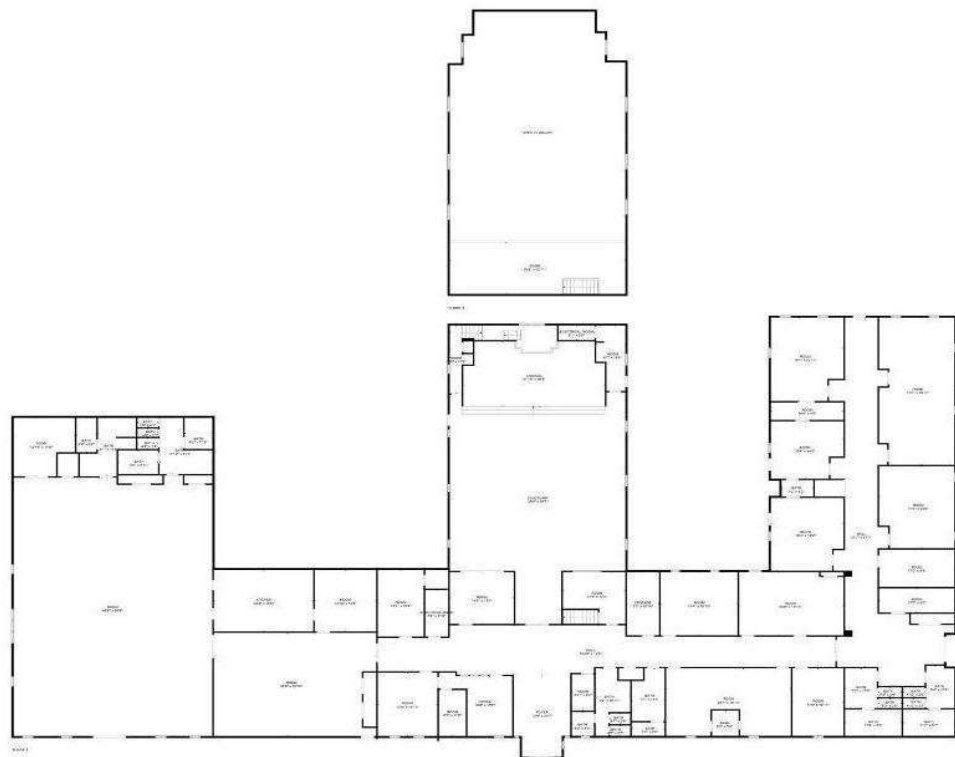














03

Demographics

Demographics

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,325	17,255	42,521
2010 Population	5,377	25,014	61,076
2023 Population	7,906	32,434	74,371
2028 Population	8,166	33,867	76,451
2023 African American	103	334	916
2023 American Indian	63	205	453
2023 Asian	132	429	1,688
2023 Hispanic	317	1,367	3,008
2023 Other Race	102	478	1,019
2023 White	6,897	28,502	64,708
2023 Multiracial	599	2,444	5,510
2023-2028: Population: Growth Rate	3.25 %	4.35 %	2.75 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	205	812	1,534
\$15,000-\$24,999	217	869	1,638
\$25,000-\$34,999	189	861	1,782
\$35,000-\$49,999	225	1,198	3,247
\$50,000-\$74,999	727	2,488	5,522
\$75,000-\$99,999	483	2,315	5,072
\$100,000-\$149,999	577	1,974	4,650
\$150,000-\$199,999	361	1,093	2,491
\$200,000 or greater	175	896	3,401
Median HH Income	\$75,625	\$75,187	\$78,511
Average HH Income	\$97,980	\$98,415	\$112,244

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,381	7,008	17,038
2010 Total Households	2,131	9,633	23,854
2023 Total Households	3,160	12,506	29,338
2028 Total Households	3,282	13,138	30,360
2023 Average Household Size	2.47	2.58	2.52
2000 Owner Occupied Housing	977	4,796	12,285
2000 Renter Occupied Housing	343	1,860	3,943
2023 Owner Occupied Housing	2,034	8,643	20,360
2023 Renter Occupied Housing	1,126	3,863	8,978
2023 Vacant Housing	124	443	1,194
2023 Total Housing	3,284	12,949	30,532
2028 Owner Occupied Housing	2,142	9,208	21,375
2028 Renter Occupied Housing	1,140	3,930	8,986
2028 Vacant Housing	103	357	1,061
2028 Total Housing	3,385	13,495	31,421
2023-2028: Households: Growth Rate	3.80 %	4.95 %	3.45 %



Source: esri

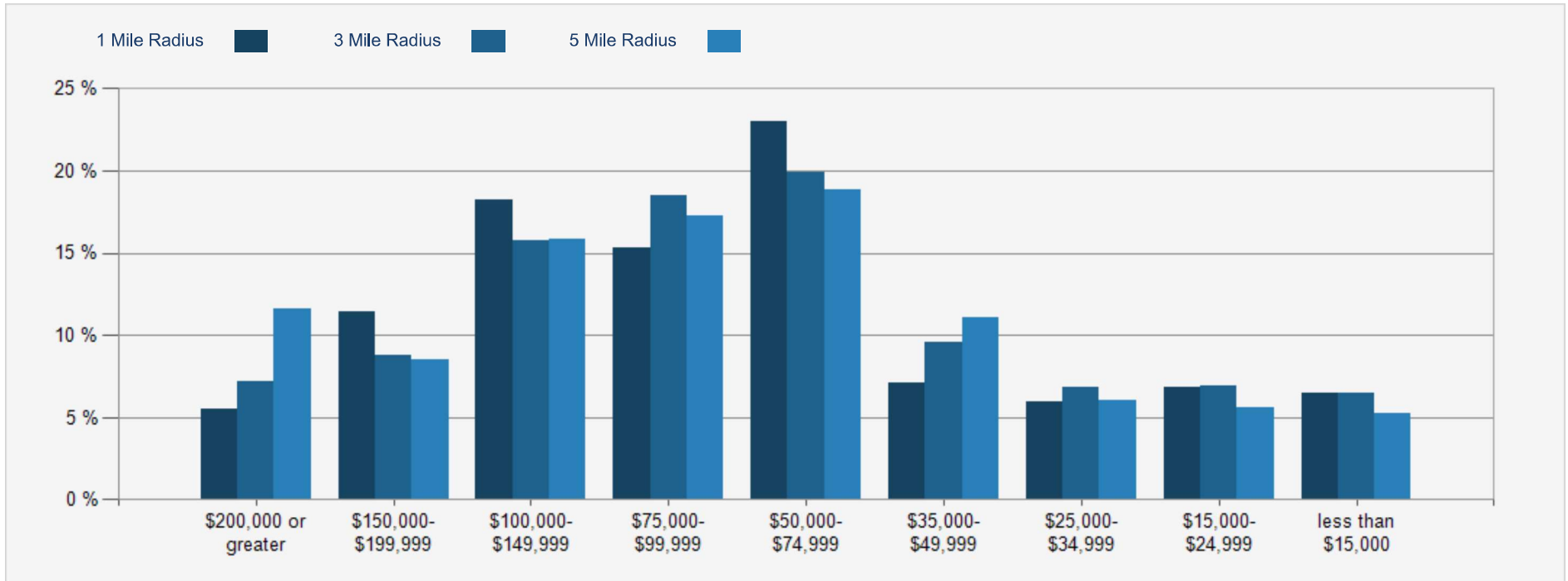
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	570	2,179	5,169
2023 Population Age 35-39	578	2,352	5,241
2023 Population Age 40-44	581	2,254	4,905
2023 Population Age 45-49	483	2,037	4,540
2023 Population Age 50-54	481	1,990	4,646
2023 Population Age 55-59	428	1,875	4,609
2023 Population Age 60-64	423	1,838	4,509
2023 Population Age 65-69	367	1,639	4,167
2023 Population Age 70-74	301	1,470	3,652
2023 Population Age 75-79	218	1,046	2,608
2023 Population Age 80-84	147	630	1,552
2023 Population Age 85+	152	519	1,308
2023 Population Age 18+	5,804	24,374	57,100
2023 Median Age	37	38	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,758	\$72,417	\$73,245
Average Household Income 25-34	\$96,338	\$91,836	\$99,762
Median Household Income 35-44	\$96,474	\$89,615	\$96,764
Average Household Income 35-44	\$119,614	\$118,071	\$134,160
Median Household Income 45-54	\$95,180	\$91,859	\$99,295
Average Household Income 45-54	\$115,995	\$120,888	\$137,842
Median Household Income 55-64	\$81,804	\$77,191	\$84,820
Average Household Income 55-64	\$102,634	\$101,661	\$122,946
Median Household Income 65-74	\$60,877	\$65,910	\$73,123
Average Household Income 65-74	\$81,084	\$88,704	\$105,329
Average Household Income 75+	\$56,812	\$62,850	\$71,711

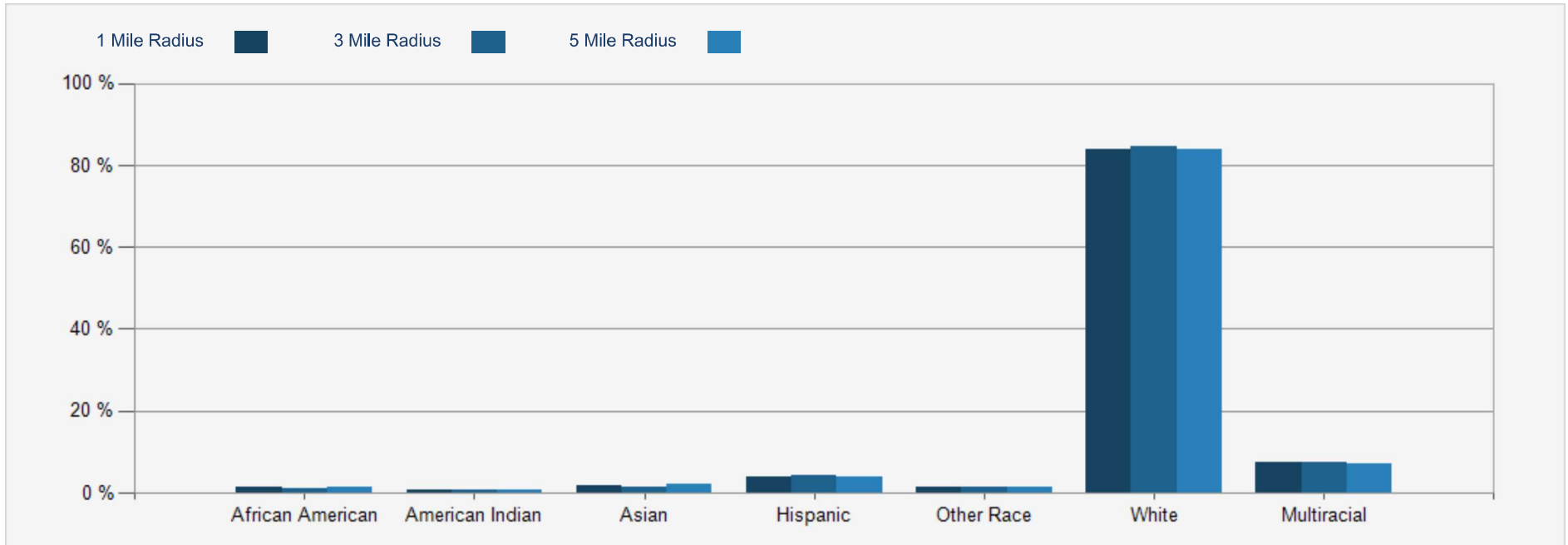
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	532	2,260	5,073
2028 Population Age 35-39	607	2,377	5,599
2028 Population Age 40-44	575	2,380	5,329
2028 Population Age 45-49	552	2,198	4,799
2028 Population Age 50-54	450	1,954	4,394
2028 Population Age 55-59	445	1,897	4,467
2028 Population Age 60-64	389	1,746	4,305
2028 Population Age 65-69	380	1,705	4,232
2028 Population Age 70-74	316	1,470	3,675
2028 Population Age 75-79	246	1,238	3,105
2028 Population Age 80-84	174	836	2,094
2028 Population Age 85+	165	632	1,604
2028 Population Age 18+	5,957	25,426	58,764
2028 Median Age	37	38	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,346	\$79,050	\$79,717
Average Household Income 25-34	\$110,689	\$104,805	\$113,918
Median Household Income 35-44	\$106,533	\$100,936	\$107,695
Average Household Income 35-44	\$134,526	\$135,684	\$153,489
Median Household Income 45-54	\$106,095	\$102,526	\$110,504
Average Household Income 45-54	\$131,049	\$135,141	\$155,304
Median Household Income 55-64	\$99,289	\$86,379	\$95,736
Average Household Income 55-64	\$118,797	\$117,975	\$141,200
Median Household Income 65-74	\$69,514	\$75,135	\$81,151
Average Household Income 65-74	\$97,396	\$102,617	\$123,268
Average Household Income 75+	\$67,631	\$74,109	\$85,780

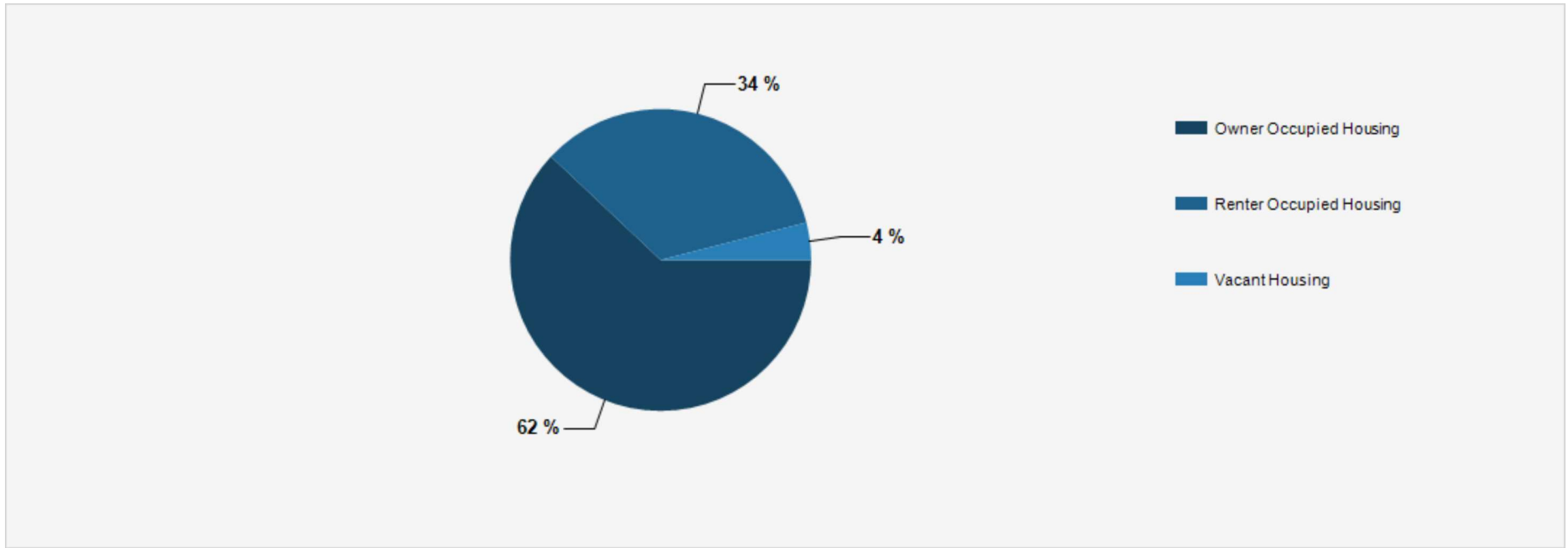
## 2023 Household Income



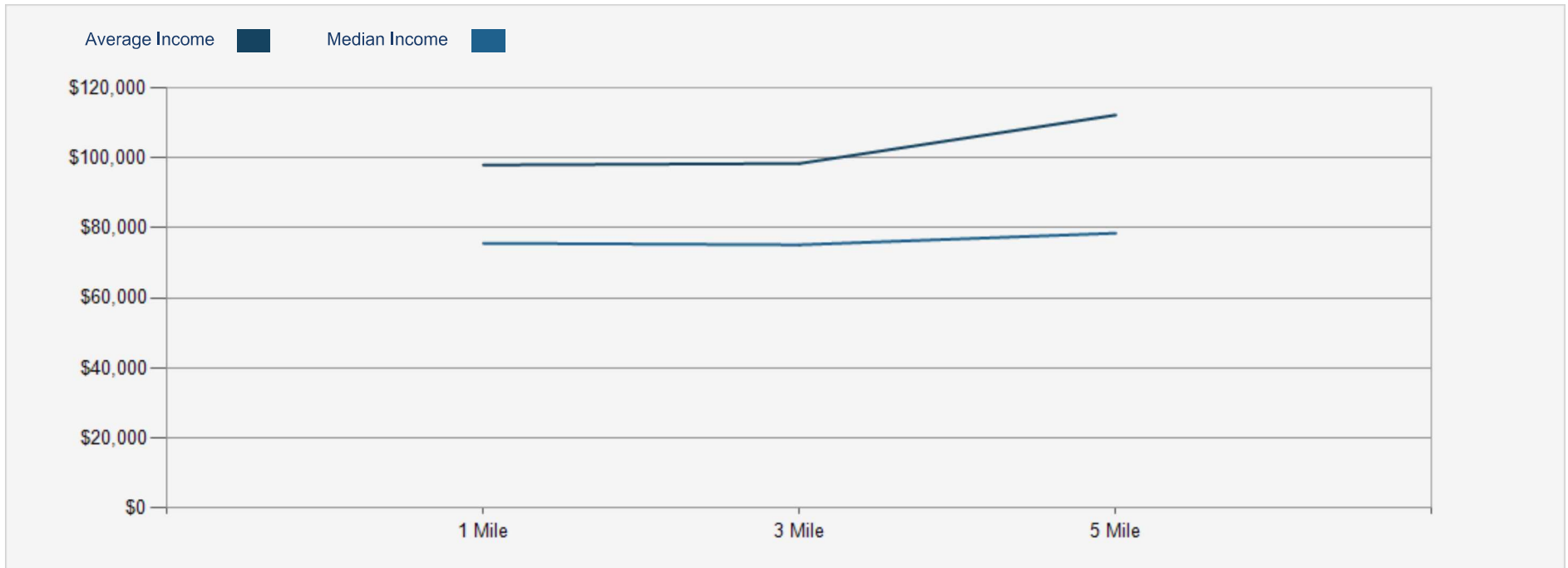
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median





04

Company Profile

Advisor Profile



Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

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