

Property Details

ADDRESS | NWC 17th Street & South Street / Business 65, Ozark, MO 65721

PROPERTY HIGHLIGHTS

- Proposed lots totaling 17.08 acres
 - Lot 1: 0.61 acres ±
 - Lot 2: 1.37 acres ±
 - Lot 3: 1.26 acres ±
 - Lot 4: 1.47 acres ±
 - Lot 5: 0.84 acres ±
 - Lot 6: 0.80 acres ±
 - Lot 7: 1.08 acres ±
 - Lot 8: 2.87 acres ±
 - Lot 10: 1.34 acres ±
 - Lot 11: 1.45 acres ±
 - Lot 12: 0.85 acres ±
 - Lot 13: 0.85 acres ±
 - Lot 14: 2.29 acres ±
- Ideally located directly off the US Highway 65 (52,700 CPD) exit for South Street / Business 65 (20,000 CPD)
- Across the street from Walmart Supercenter and Lowe's anchored shopping centers with national and regional tenants that include Walgreens, Dollar Tree, Verizon, Cato, Arby's, Wendy's, Subway, Maurice's, Freddy's Frozen Custard, Little Caesars, Great Clips, Cricket, AutoZone, Sun Tan City, and Murphy USA
- Less than 1 mile from proposed residential developments Valley Ridge Estates (135 lots), 20th Street Multifamily (142 MF units), and Woodcrest (117 lots)

KEY FACTS



34.1

Median Age



\$65,075

Average Household Income

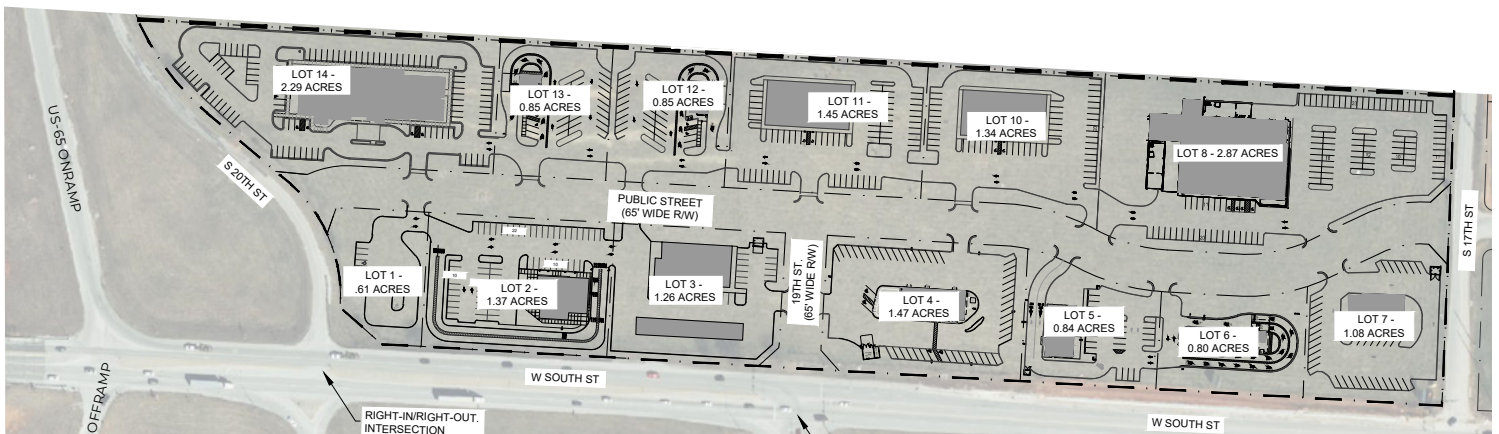


21,976

Population



CONCEPTUAL SITE PLAN



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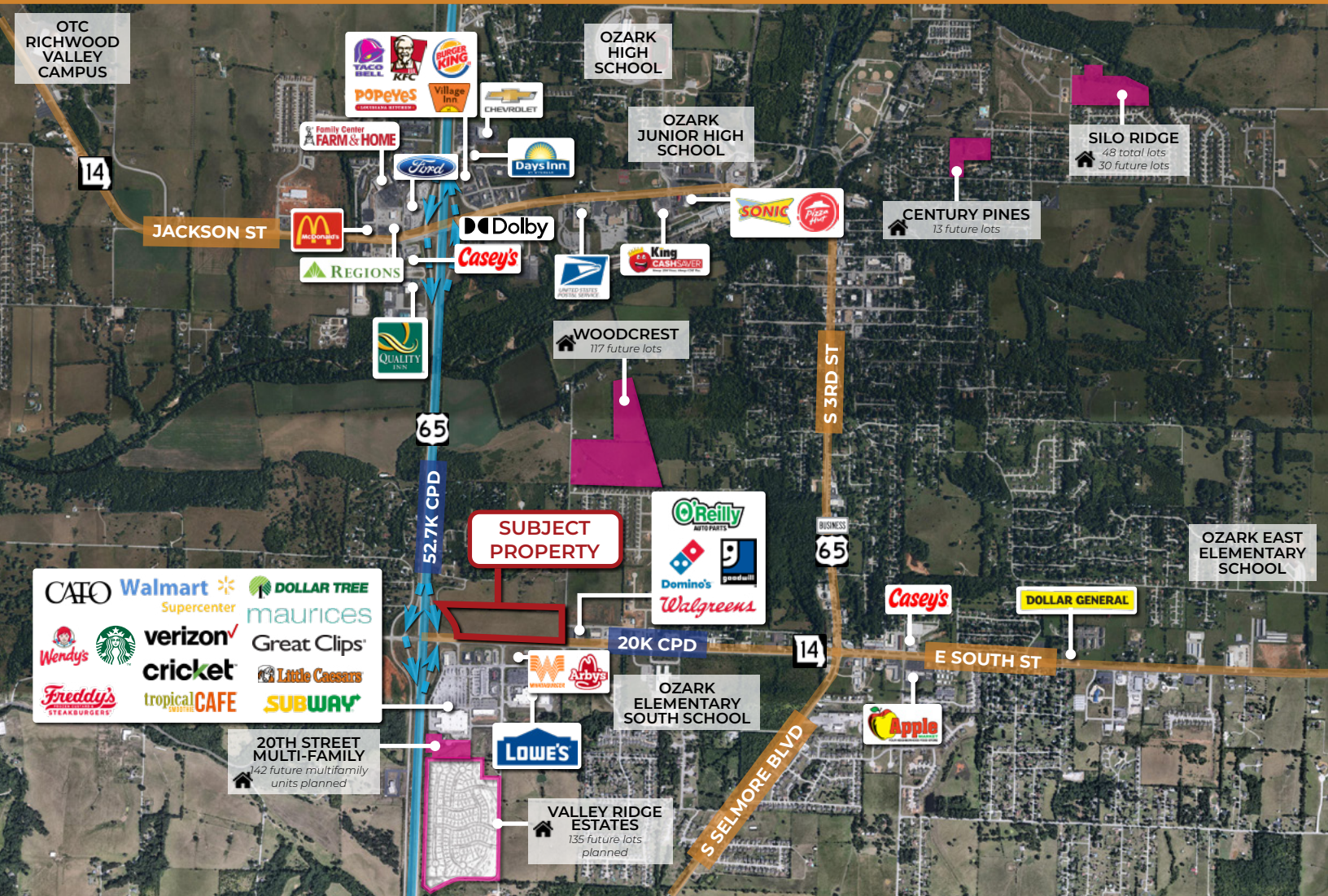
www.TheissingCommercialRealty.com | 417.860.7449 | bthessing@tcpllc.org | 8410 Interlochen Drive, Nixa, MO 65714

Aerial Overview



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Aerial Overview



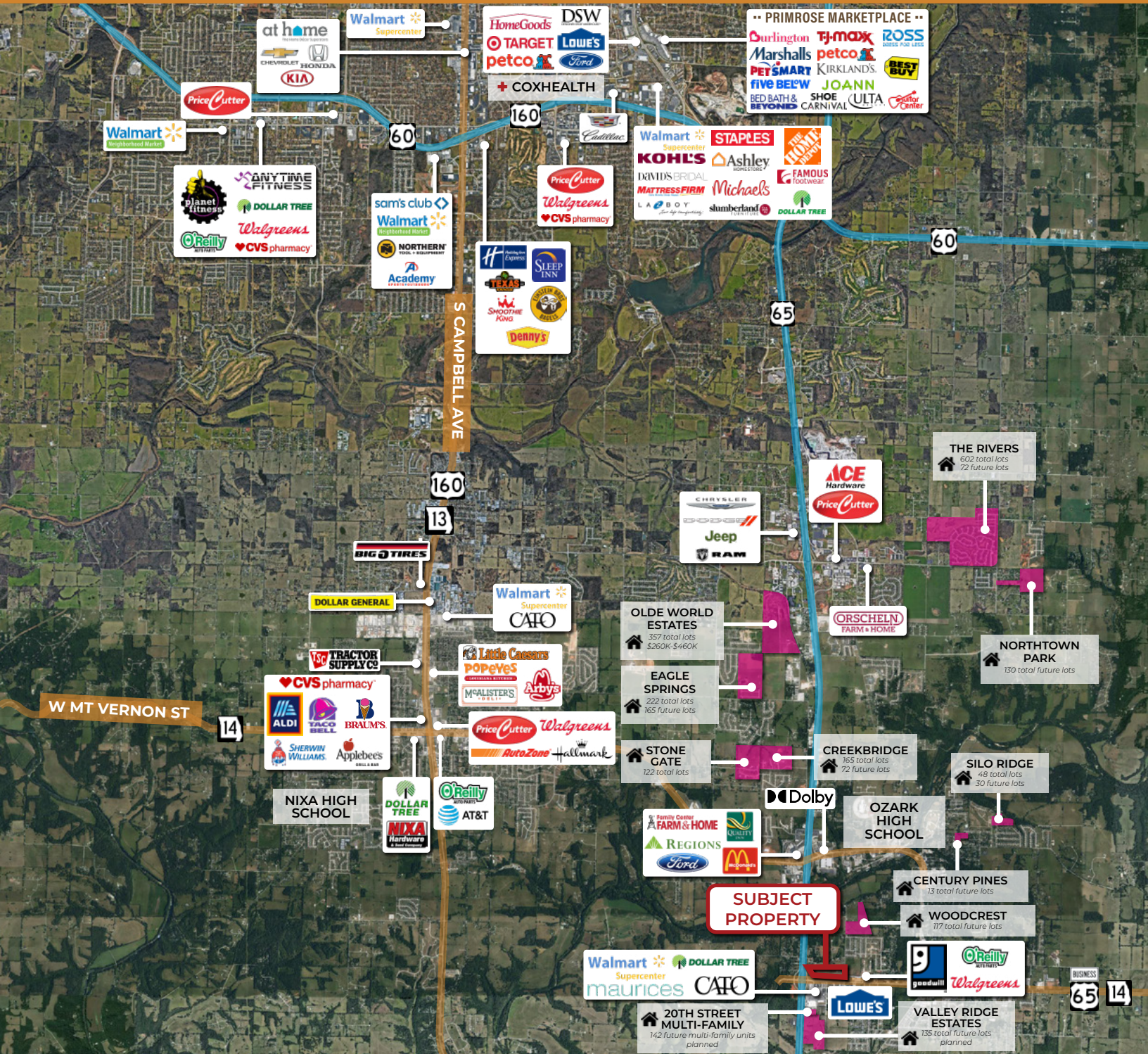
ABOUT THESSING COMMERCIAL REALTY

Thessing Commercial Properties is a leading Commercial Real Estate brokerage firm in Southwest, MO and the Midwest. Its website generates over 100,000 visits annually. The company has gained a reputation for dedication, service, and integrity, and has retained numerous clients for over 25 years, many of which have become long-term friends. In a highly competitive commercial real estate market, Thessing Commercial Properties' owner, Brad Thessing, has dedicated his expertise to finding the right property for his clients and businesses. Brad's knowledge of commercial real estate includes: retail centers, multifamily, convenience stores, hotels, triple-net single-tenant retail, site selections, land and development.

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In the News



Report: Ozark is ‘Destination District’ for Young Families, One of Fastest Growing in Area

Published October 9, 2023



Ozark is one of the fastest growing school districts in southwest Missouri — behind Nixa and Republic — and added 224 students in the past five years, despite the pandemic. [...]

According to the report, there are an estimated 1,750 future residential lots in various stages of planning within the boundaries of the Ozark school district. The report showed 330 lots are available and 95 homes are under construction. [...]

A look at the ages of the 35,971 residents in the Ozark district showed they skewed younger than the remaining balance of Christian County. [...]

Ozark home prices have increased dramatically. In the past 5 years, the average price grew 43% for an existing home and 47% for a new home. [...article truncated...]

[Read More](#)

Mercy Breaks Ground On \$32 Million Emergency Department

Published October 21, 2023



Mercy Springfield Communities held a ceremonial groundbreaking Friday for a \$32 million emergency department that officials are calling part of its south campus. Citing population growth in Ozark, Nixa and Republic, the roughly 17,250 SF building along U.S. Highway 65 in Ozark, will be attached to Mercy’s orthopedic hospital. [...]

Officials estimate 15,000 patients a year will receive emergency services at the south campus. [...] Targeting an early 2025 completion date. [...]

“This is a huge investment in our region,” Argueta added in the release. “But we see every single day that the Springfield area is a major hub for health care in southwest Missouri [...]. Southwest Missouri will continue to attract more residents, and we will be ready for that growth.” [...article truncated...]

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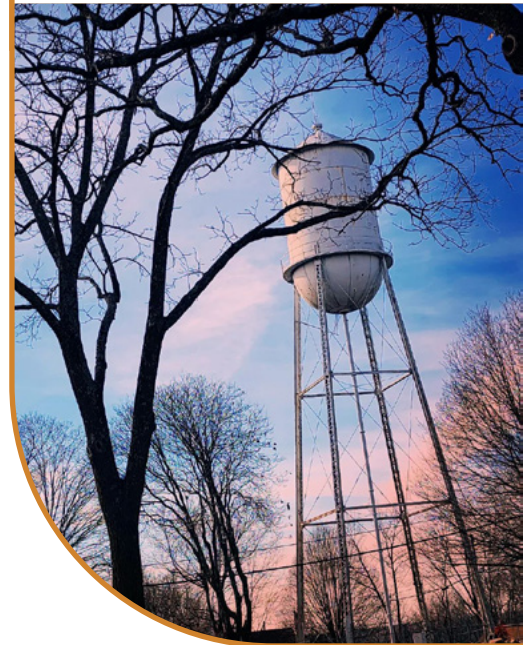
Area Overview

ABOUT OZARK

- Ozark is the 3rd largest city in the Springfield MSA as well as the county seat of Christian County, Missouri
- Ozark is centered along a business loop of US Route 65, where it intersects with Missouri Route 14
- Ozark has nearly quadrupled in size since 1990, making it one of the fastest growing communities in the region
- Its transportation network is comprised of 167 miles of road
- Ozark is a bedroom community for the city of Springfield, with a majority of inhabitants commuting to Springfield for employment

RESIDENTIAL DEVELOPMENT

- Booming residential development planned and underway
- **Valley Ridge Estates** - 0.5 miles from the subject property; 135 total future lots; groundwork starting 2023 with first lots available 2024
- **20th Street Multifamily** - 0.5 miles from the subject property; 142 future multifamily units planned
- **Woodcrest** - 1 mile from the subject property; 117 total future lots
- **Olde World Estates** - 357 total lots; Spring 2022 buildout
- **Creek Bridge** - 165 total lots; Phases 3-5 underway
- **Stone Gate** - 122 total lots; building 15-20 homes per year
- **Eagle Springs** - 222 total lots, 165 future lots; Phase 2 of 3 underway
- **Northtown Park** - 130 total future lots; groundwork commenced Fall 2021
- **Century Pines** - 13 total future lots
- **Silo Ridge** - 48 total lots, 30 future lots
- **Rylan Ridge** - 11 total lots



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Demographics

SUBJECT PROPERTY

1-MILE

3-MILE

5-MILE

POPULATION

Estimated Population (2023)	3,335	18,290	45,644
Projected Population (2028)	3,570	19,260	48,021
Census Population (2020)	3,091	17,513	43,734
Census Population (2010)	2,650	15,235	36,785
Projected Annual Growth (2023-2028)	235	970	2,377
Historical Annual Growth (2020-2023)	243	777	1,910
Historical Annual Growth (2010-2020)	441	2,278	6,950

HOUSEHOLDS

Estimated Households (2023)	1,239	6,739	17,193
Projected Households (2028)	1,381	7,377	18,769
Census Households (2020)	1,135	6,375	16,266
Census Households (2010)	985	5,568	13,703
Projected Annual Growth (2023-2028)	142	639	1,576
Historical Annual Change (2010-2023)	254	1,171	3,490

2023 POPULATION BY RACE

Total Population	3,335	18,290	45,644
White	3,100	16,903	42,387
Black or African American	20	294	598
American Indian or Alaska Native	13	55	144
Asian	20	134	432
Hawaiian or Pacific Islander	2	9	23
Other Race	31	139	288
Two or More Races	148	757	1,773

2023 POPULATION BY RACE

Not Hispanic or Latino Population	3,181	17,556	43,982
Hispanic or Latino Population	154	734	1,661

AVERAGE HOUSEHOLD INCOME

Estimated Average Household Income (2023)	\$88,633	\$89,571	\$95,197
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