

# 417 ATHLETICS

300 West Hayward Dr, Mt Vernon, MO 65712



**Mark Patrick, CCIM**

Reece Commercial Real Estate  
417-839-1700

License: MO - 1999127595

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# 417 ATHLETICS

300 West Hayward Dr Mt  
Vernon, MO 65712

## PROPERTY INFORMATION

**PURCHASE PRICE**  
\$5,000,000.00

**PROPERTY ADDRESS**  
300 West Hayward Dr  
Mt Vernon, MO 65712

**YEAR BUILT**  
2020

**PROPERTY SIZE**  
55,443 Sq. Ft.

**LAND SIZE**  
5.86 Acres

### Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



# PROPERTY OVERVIEW

55,443sf on 5.86 Acres - Indoor Sports Facility  
Constructed in 2020 with Distribution, Fulfillment & Manufacturing Possibilities  
35ft Eve Height, Over 700ft of 1-44 Frontage  
100% AC & Heated



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# PROPERTY DETAILS

This attractive and well-maintained building is 55,443sf. It was constructed in 2020 to accommodate indoor sports, in addition, the facility has distribution, fulfillment, and manufacturing possibilities.

The building's overall dimensions are 215 ft X 249 ft plus 1,800sf of mezzanine; the sidewall height is 35 ft. The property benefits from excellent visibility with over 700 feet of I-44 frontage.

The facility is fully air-conditioned and heated. Both the north and south bays are 91 ft x 249 ft clear spans, and the center bay is 33 ft x 249 ft. The west end of the center bay contains support operations for the facility, and this area is 60 ft x 30 ft with a second level. The east end of the building contains restrooms, 30 fixtures in total, and multiple private rooms used for various training and support activities.

The land area is 5.86 acres with 291 parking spaces. The property is in Mt Vernon, MO, which is approximately 35 minutes from Springfield, MO to the east and 35 minutes from Joplin MO to the west.

The electricity, water, and sewer are provided by the City of Mt Vernon 417-466-2122, and natural gas is provided by Spire Gas 800-887-4173. The 2023 property taxes are \$56,663.



# PROPERTY PHOTOS



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# PROPERTY PHOTOS

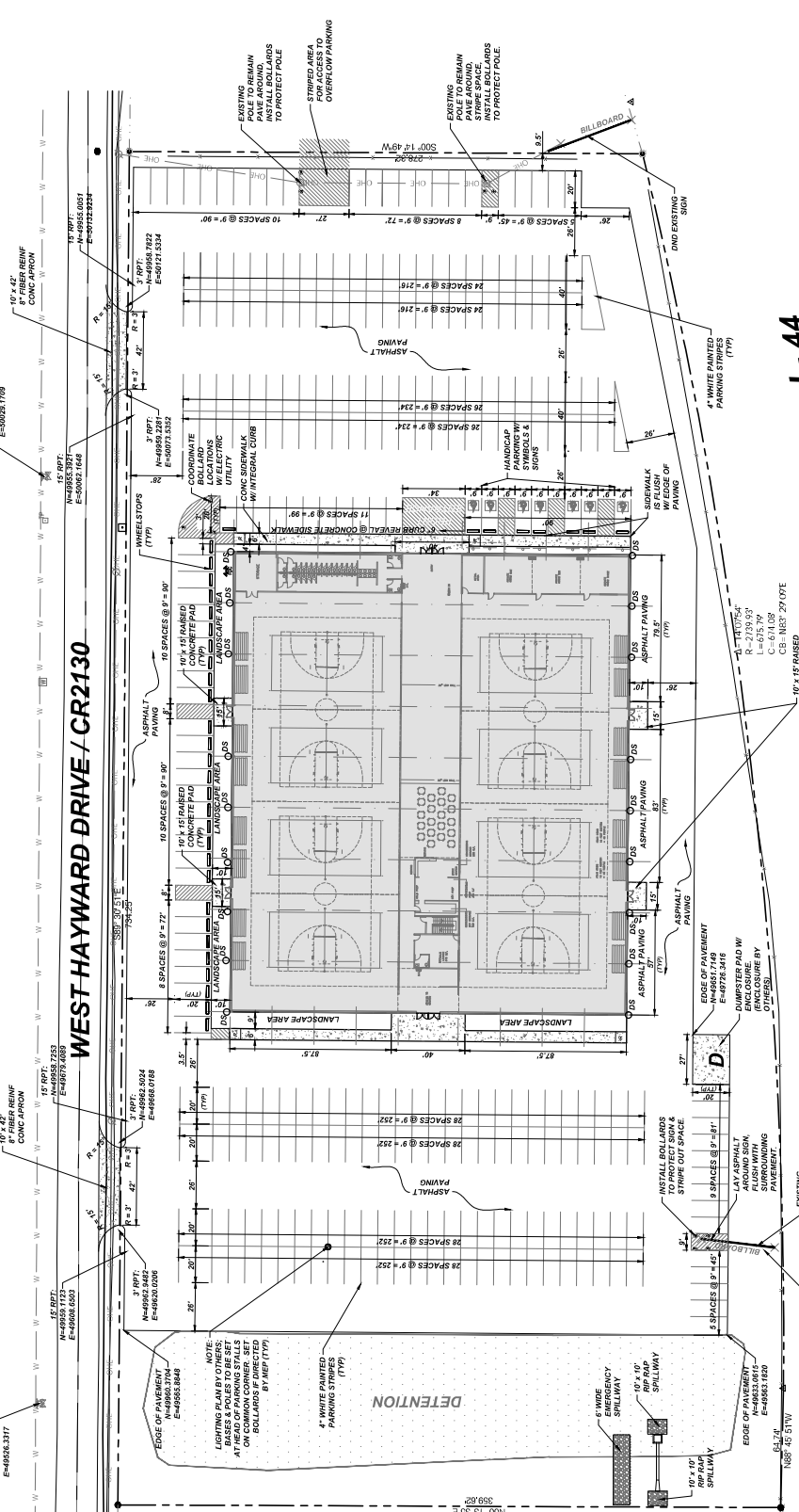
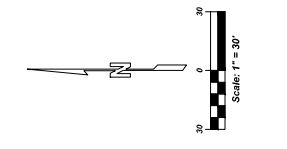


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NO.	DESCRIPTION	DATE
1	DATE	11/13/2019
2	DWG	11/13/2019
3	REVISION	
4	DRAWN	CJW
5	CHECKED	CJW
6	SCALE	1" = 30'
7	SCALE	VERT. 1" = 30'
8	SCALE	VERT. 1" = 30'



- GENERAL NOTES - ENGINEER TO CONTRACTOR:**
1. CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD DRAWINGS FOR CONSTRUCTION AND USE. UNLESS NOTED TO REVERSE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE GRADED AND SEEMED TO LAWN IN ACCORDANCE WITH LOCAL SPECIFICATIONS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS TO BE DONE BY CIVIL, MARCH, 2019.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, AND SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, AND SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.
  5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, AND SHALL BE RESPONSIBLE TO RECTIFY ANY DAMAGES TO SAID UTILITIES DUE TO HIS OPERATIONS.
  6. THE CONTRACTOR WILL BE RESPONSIBLE TO NOTIFY THE ENGINEER WHEN DIFFERENCES IN FIELD CONDITIONS AND PLANS OCCUR. ADJUSTMENTS MADE IN THE FIELD WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER SHALL BE AT THE CONTRACTOR'S RISK AND WITHOUT LIABILITY TO THE ENGINEER.
  7. THE QUALITY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN OR NEAR THE CONSTRUCTION SITE.

**I - 44**

NO.	DATE	BY	REVISIONS
1	10/10/19	REDA	REV
2			
3			
4			
5			
6			
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8			
9			
10			

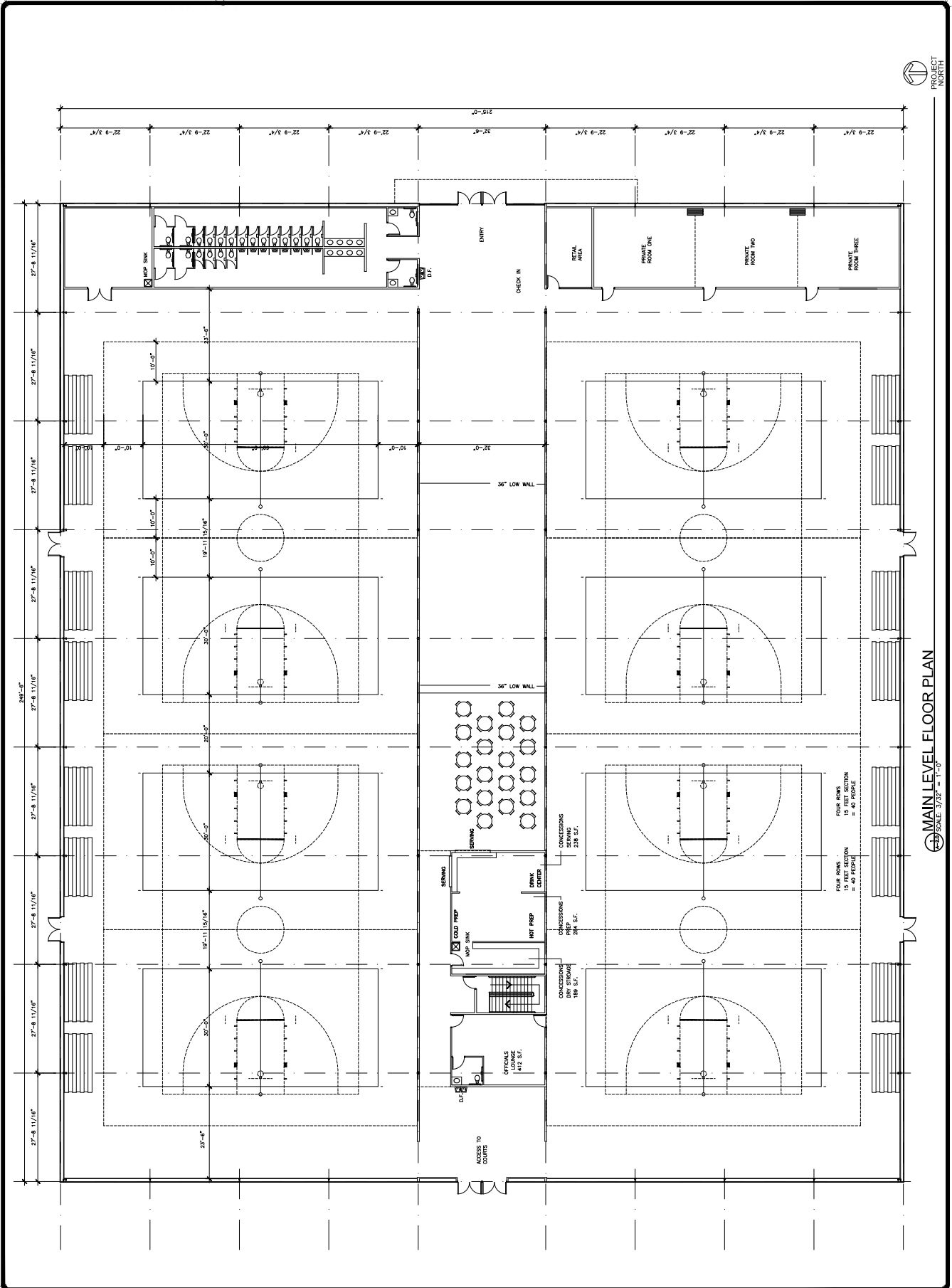


**R. E. WERNER ARCHITECT LLC**  
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 VERONA MISSOURI 65769  
 417-680-3284 werner.r@rwo.com

**INTEGRITY DEVELOPMENT & CONSTRUCTION**  
 2631 WEST BENNETT STREET  
 SPRINGFIELD MISSOURI 65807  
 417 234 1191

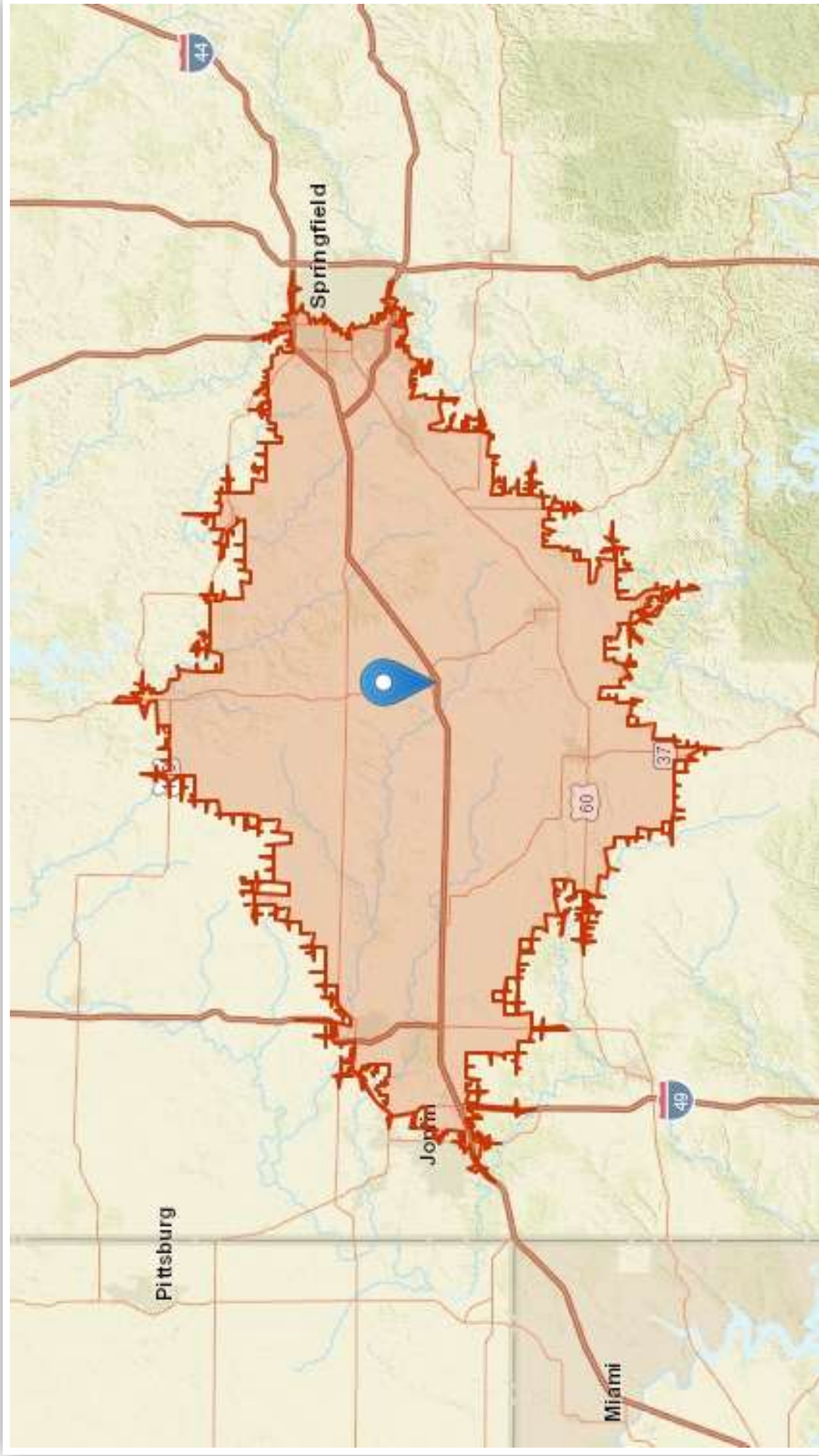
**417 ATHLETICS**  
 NEW ATHLETIC FACILITY FOR:  
 MT. VERNON MISSOURI 65712

DRAWN	DATE	SHEET
OCTOBER 10, 2019		A-2.0
PROJECT	SCALE	
NEW ATHLETIC FACILITY	3/32" = 1'-0"	



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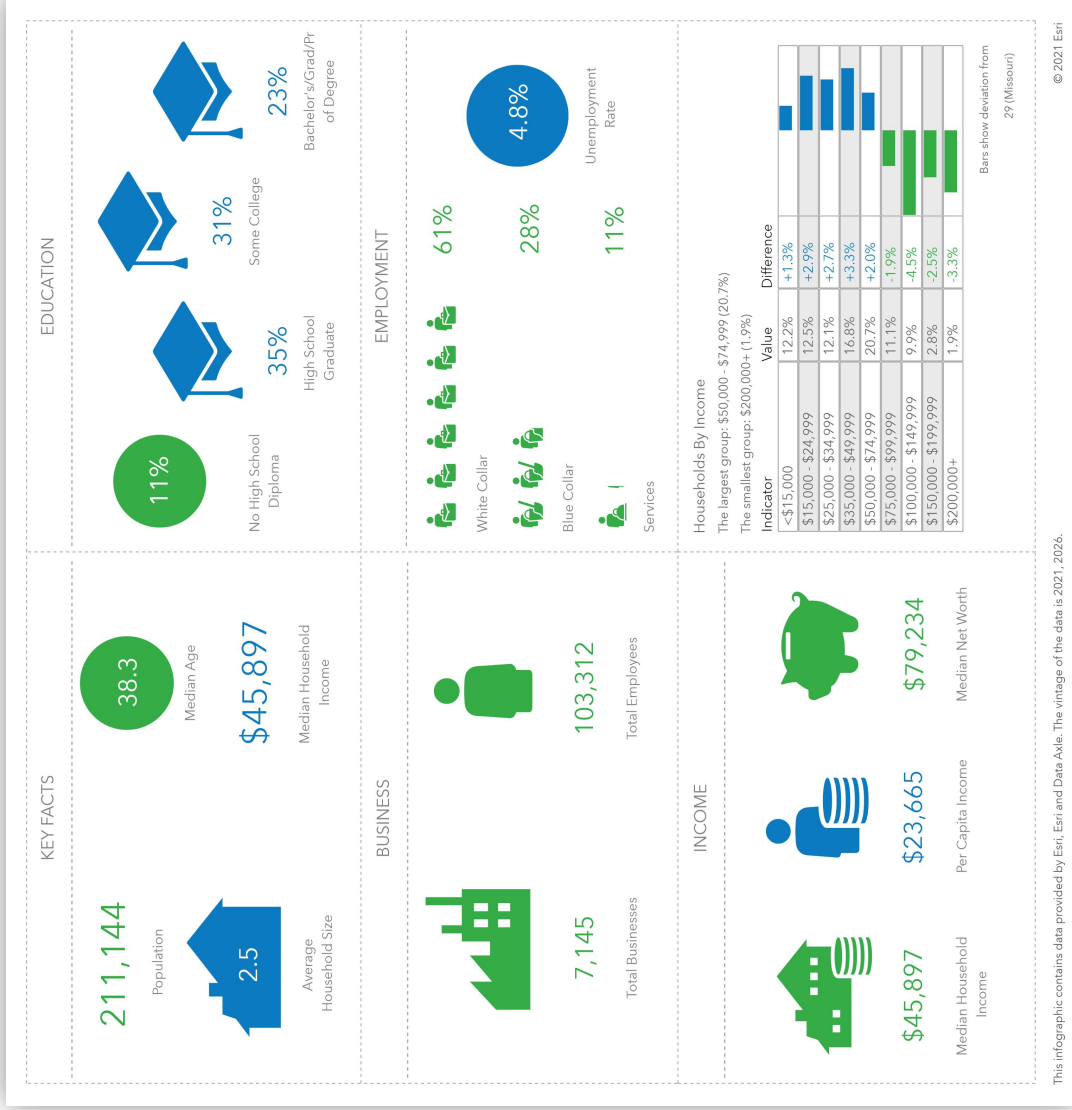
LOCATION/STUDY AREA MAP (DRIVE TIME: 35 MINUTES)



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# INFOGRAPHIC: KEY FACTS (DRIVE TIME: 35 MINUTES)



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# COMMUNITY PROFILE

Population Total	211,144	0.6%	2.5	34.2	38.3	\$45,897	\$79,234	\$142,228	23%	60%	16%
Average HH Size											
Pop Growth											
Diversity Index											
Median Age											
Median HH Income											
Median Net Worth											
Median Home Value											
Under 18											
Ages 18 to 65											
Aged 66+											



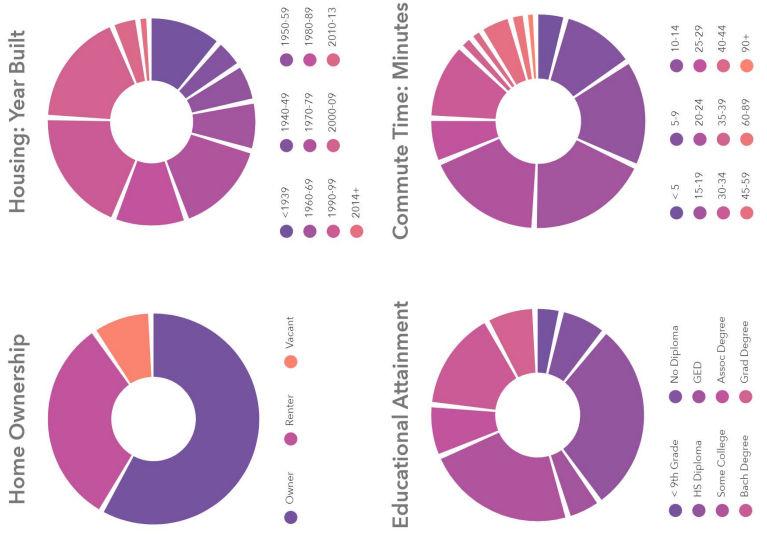
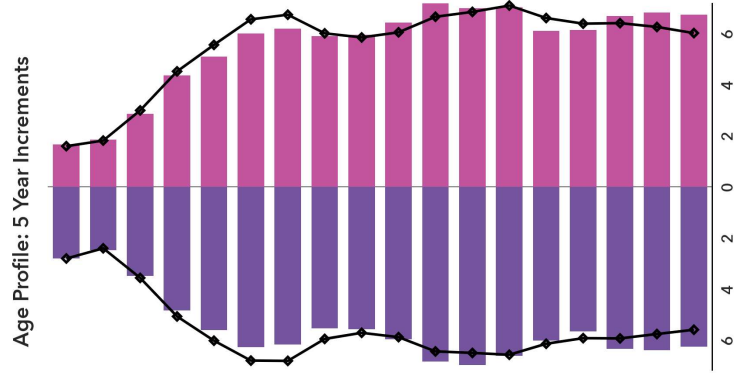
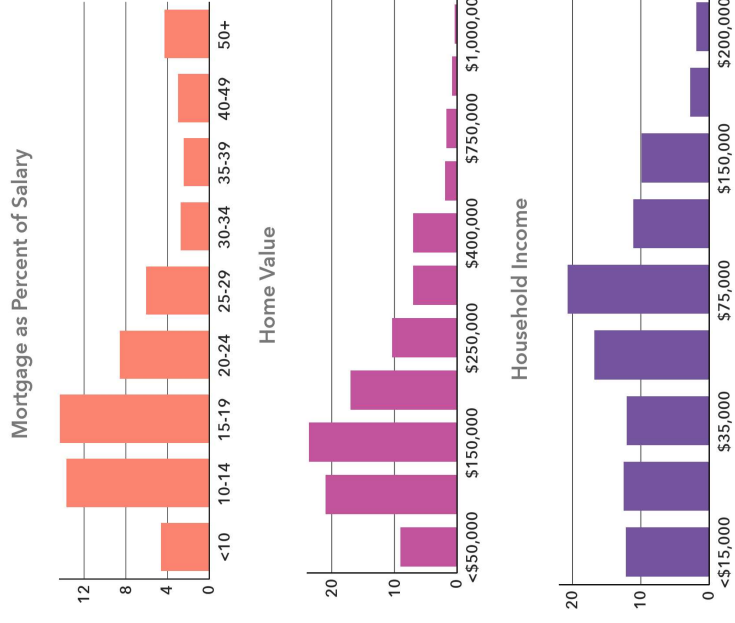
**11.1%**  
Service Workers



**27.6%**  
Blue Collar Workers



**61.3%**  
White Collar Worker



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026.



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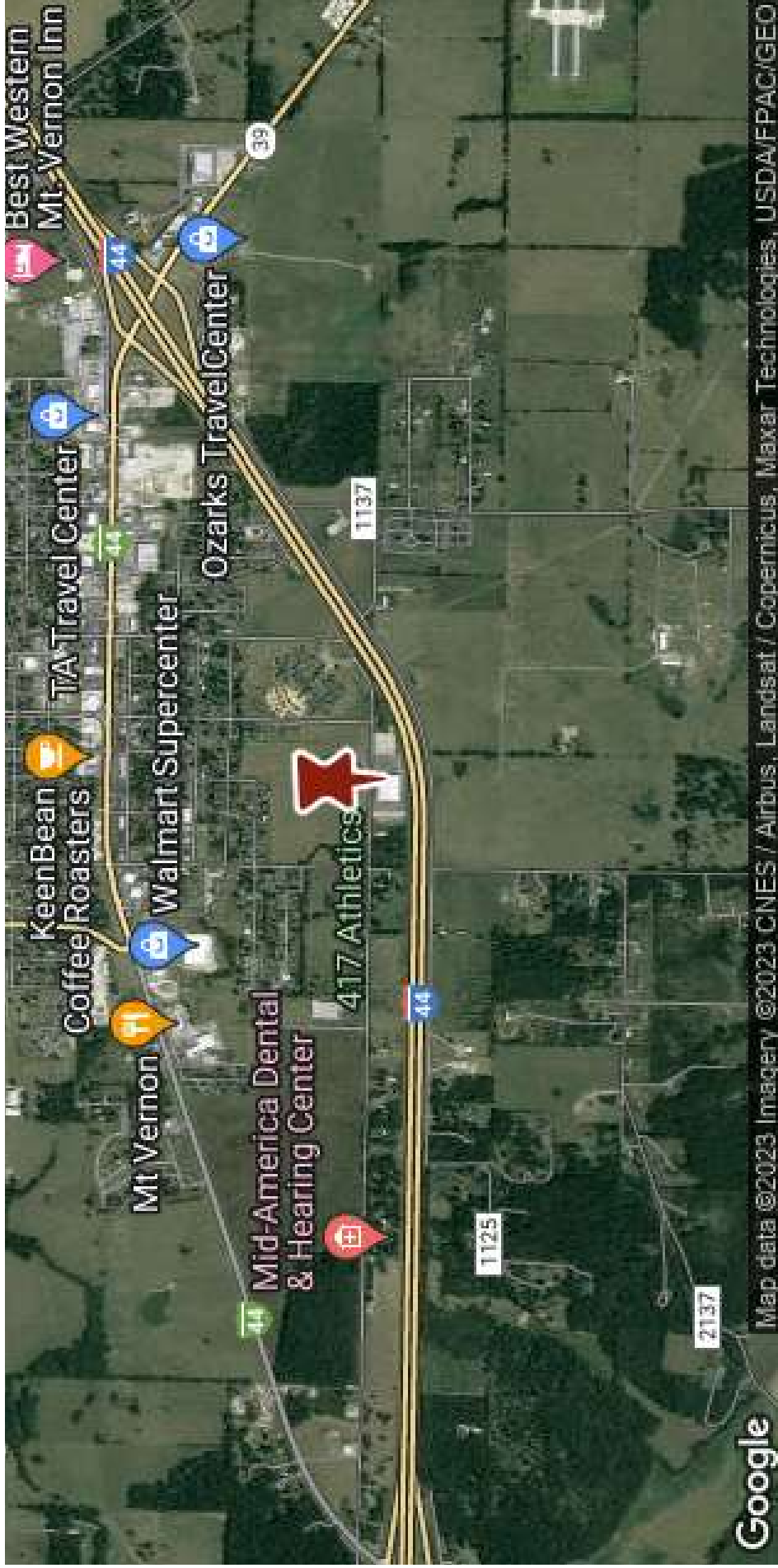


# AREA LOCATION MAP



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# AERIAL ANNOTATION MAP



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