

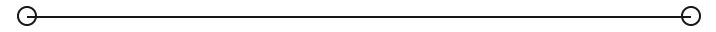


**SALE**

# 226-Unit Self Storage Portfolio

**1342 N ROBIN ST**

Nixa, MO 65714



**PRESENTED BY:**

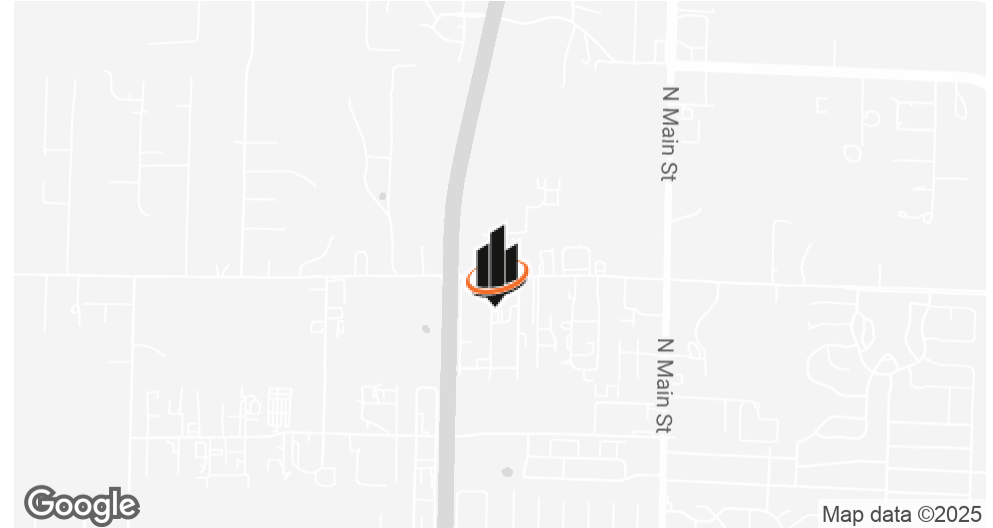
**JACK RANKIN**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,550,000
<b>PRICE PER UNIT:</b>	\$11,283.18
<b>2024 NOI:</b>	\$197,269.00
<b>CAP RATE:</b>	7.77%
<b>MARKET:</b>	Nixa, Missouri
<b>CROSS STREETS:</b>	Near Tracker Road & Highway 160

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## PROPERTY DESCRIPTION

PRICE REDUCED! Thank you for viewing this highly desirable opportunity to own this self-storage Portfolio in Nixa, MO. This package features two separate parcels with a total of 226 units. Both properties, 1342 N Robin Street and 1270 N Kelly Ave are fully fenced, gated, and secured. Please contact the listing broker for additional information including unit mix, financials, and current occupancy statistics. Thank you!

## PROPERTY HIGHLIGHTS

- Onsite Management Office with living quarters
- Well-maintained and secure facility
- Ample space for industrial or self-storage purposes
- Versatile layout for various storage needs

## ADDITIONAL PHOTOS



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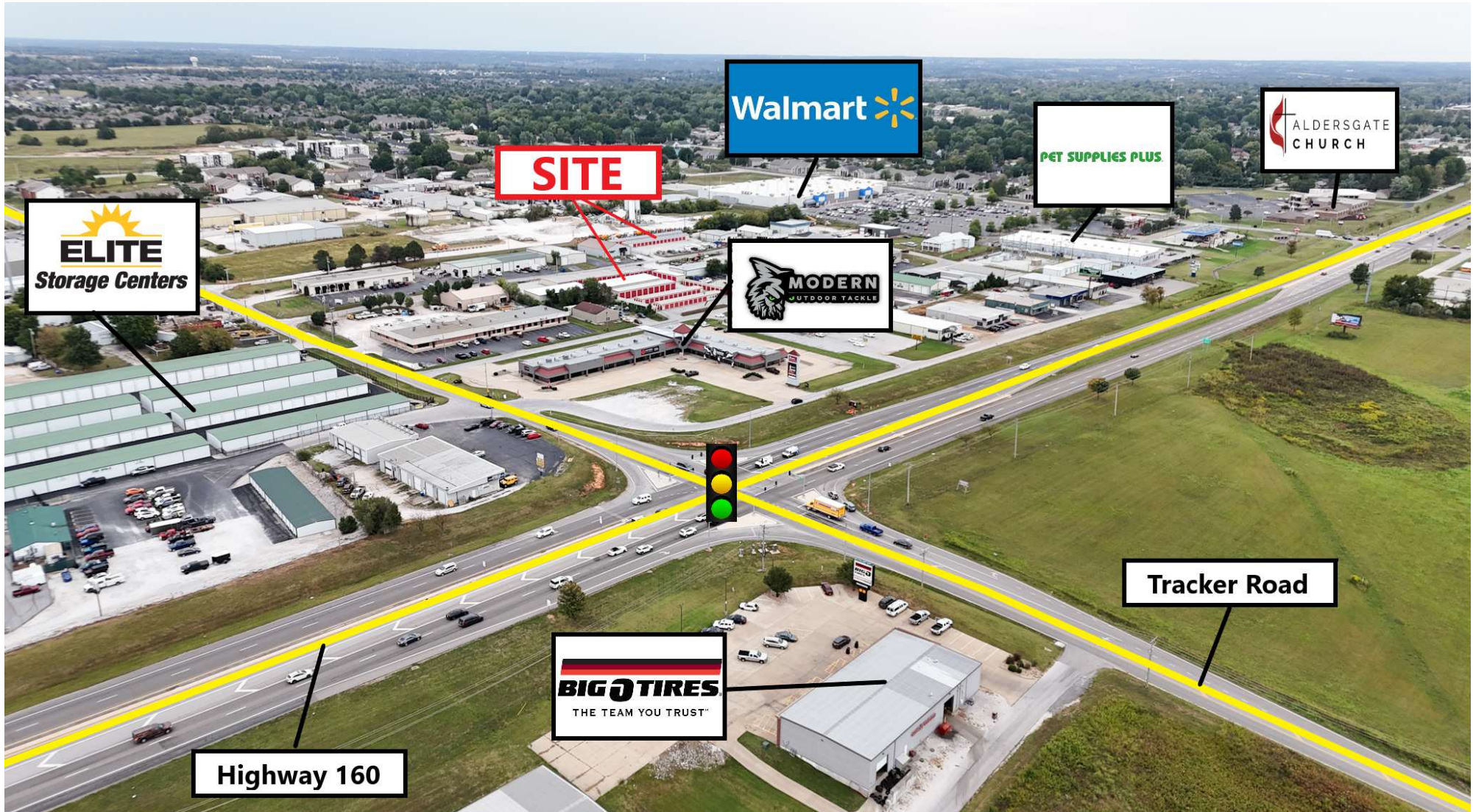
**ADDITIONAL PHOTOS**



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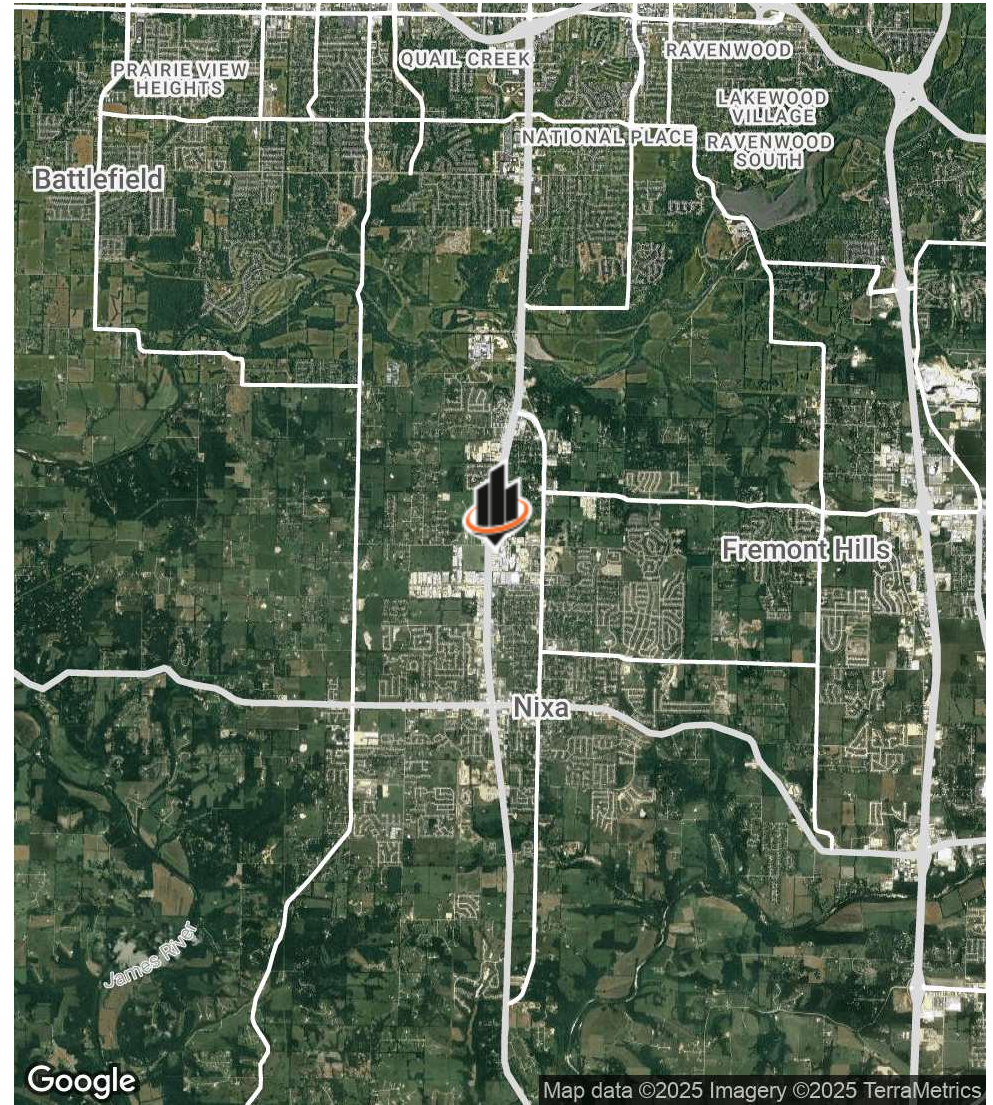
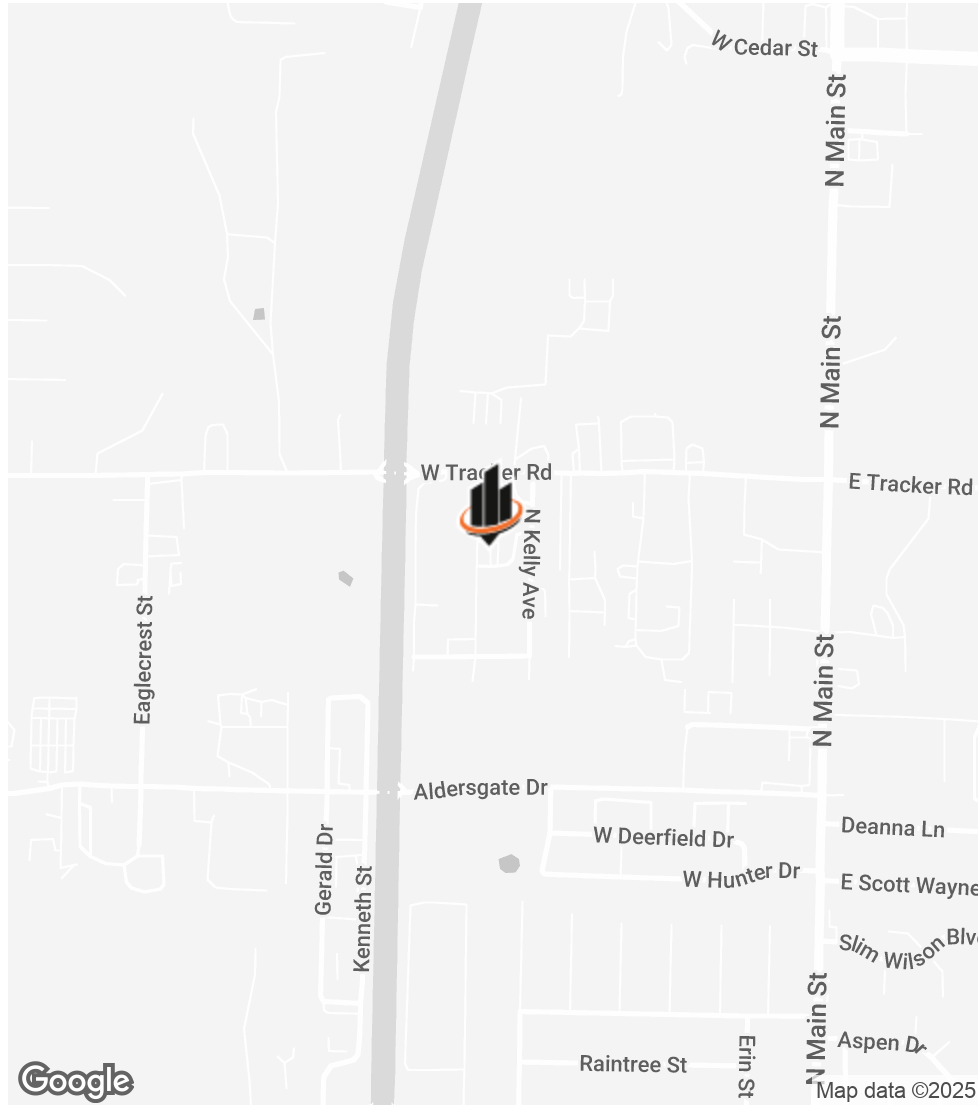
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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

## POPULATION

**0.3 MILES   0.5 MILES   1 MILE**

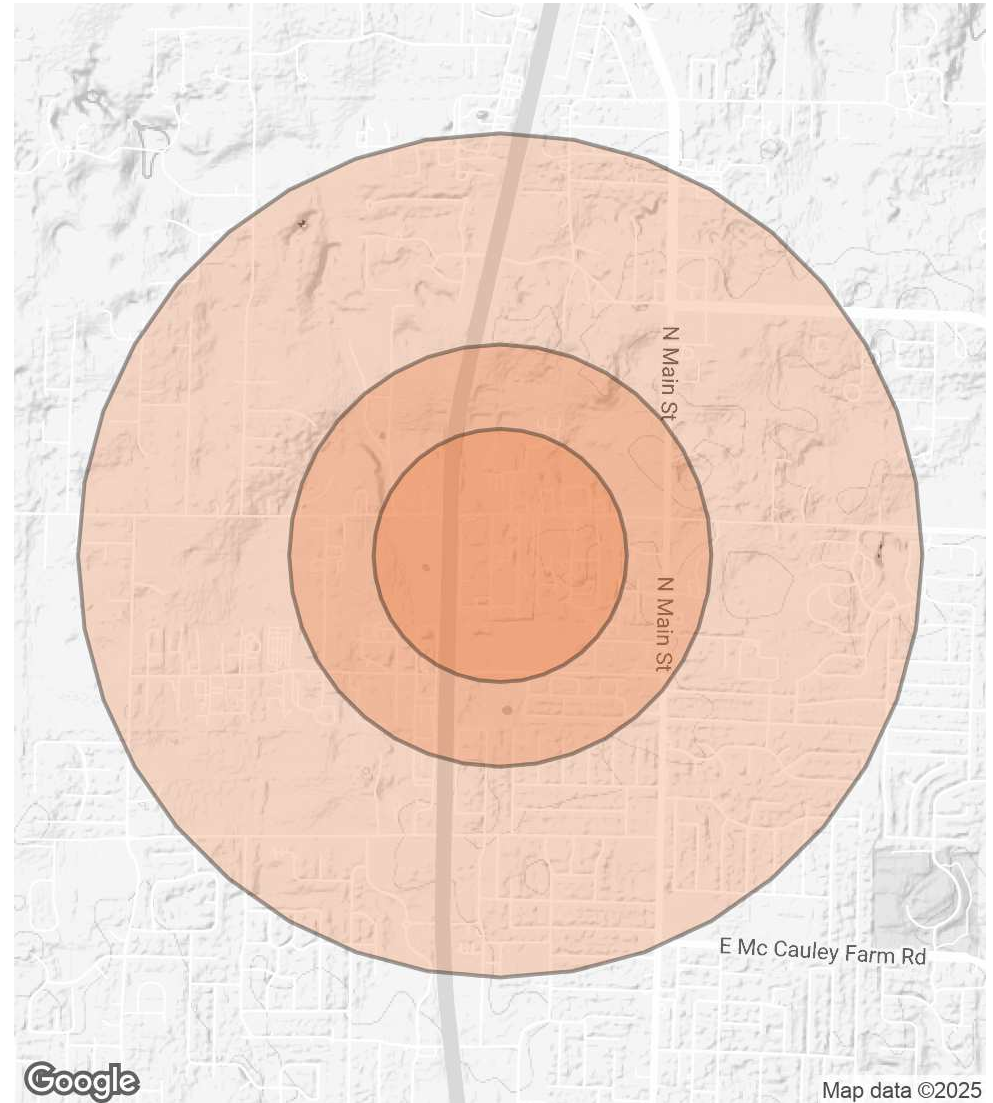
	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	252	1,113	5,026
<b>AVERAGE AGE</b>	35	39	41
<b>AVERAGE AGE (MALE)</b>	34	38	39
<b>AVERAGE AGE (FEMALE)</b>	36	41	43

## HOUSEHOLDS & INCOME

**0.3 MILES   0.5 MILES   1 MILE**

	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	114	475	2,029
<b># OF PERSONS PER HH</b>	2.2	2.3	2.5
<b>AVERAGE HH INCOME</b>	\$100,415	\$86,677	\$81,913
<b>AVERAGE HOUSE VALUE</b>	\$252,070	\$221,798	\$239,295

*Demographics data derived from AlphaMap*



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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

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**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

**Visit [svn.com](https://svn.com) to find out more.**

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## SVN BY THE NUMBERS



# SVN<sup>®</sup> by the numbers



200+

Office Owners

2,200

Advisors & Staff

\$14.9B

Total value of sales & lease transactions

5

Global Offices & expanding

7+7

Core services & speciality practice areas

57M+

SF in properties managed

We believe in the power of **collective strength** to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is **built on the power of collaboration and transparency and supported by our open, inclusive culture**. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

## PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain his Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

## EDUCATION

-Graduated from Drury University

## MEMBERSHIPS

-Springfield Chamber of Commerce

-Springfield Board of Realtors

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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