



SALE

9.5% CAP Retail Center

1591 US HIGHWAY 63

Houston, MO 65483

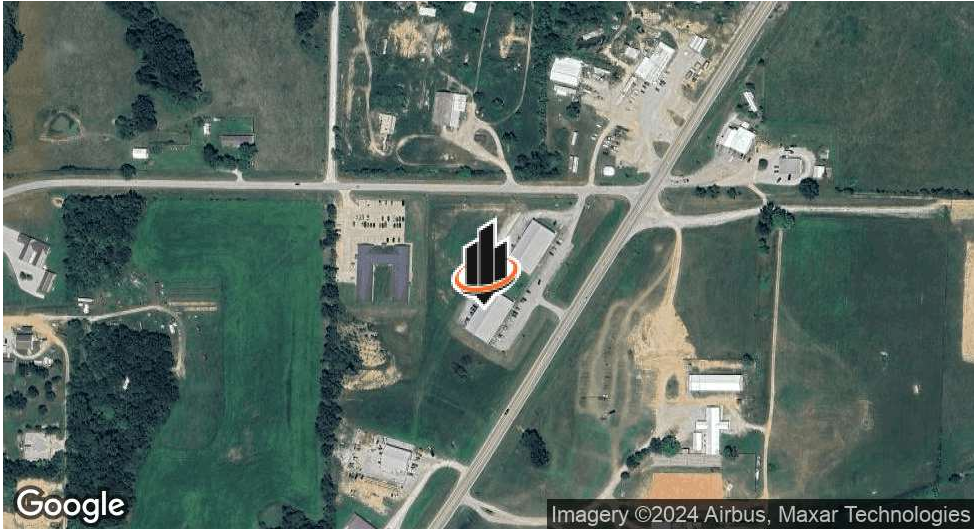
PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------|
| SALE PRICE: | \$595,000 |
| BUILDING SIZE: | 10,500 SF |
| OCCUPANCY: | 100% |
| PRICE / SF: | \$56.67 |
| CAP RATE: | 9.54% |
| NOI: | \$56,779 |
| MARKET: | Houston, MO |
| COUNTY: | Texas |

PROPERTY OVERVIEW

Thank you for viewing this 100% leased retail center for Sale in Houston, MO. Located on US Highway 63, this center offers maximum visibility and accessibility from the city's busiest travel corridor. The 10,500 SF building, valued at a 9.5% Cap, features seven individual suites, leased to a variety of tenants including LendNation, Houston License Office and more. Please contact the listing agent for additional information and financials. Do not disturb tenants. Shown by appointment only. Thank you

LOCATION OVERVIEW

Located on Highway 63 and nestled within the heart of the Ozarks in South Central Missouri, this property sits in the city of Houston, offering warm hospitality, beautiful natural scenery and proud history that has laid the foundation for an exciting future. Houston, which is the County seat of Texas county and its over 20,000 residents, has all the amenities of a bigger city with the small-town feel of rural America.

Streets are lined with beautiful historic houses and newly built single-family homes. The downtown is home to several small boutique stores and spas. Many national retailers also call Houston home. These include Walgreens, Dollar Tree, Taco Bell, Casey's, McDonald's, Walmart, Dollar General, Sonic, Pizza Hut and more.

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EXTERIOR PHOTOS



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SVN | RANKIN COMPANY, LLC

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INTERIOR PHOTOS



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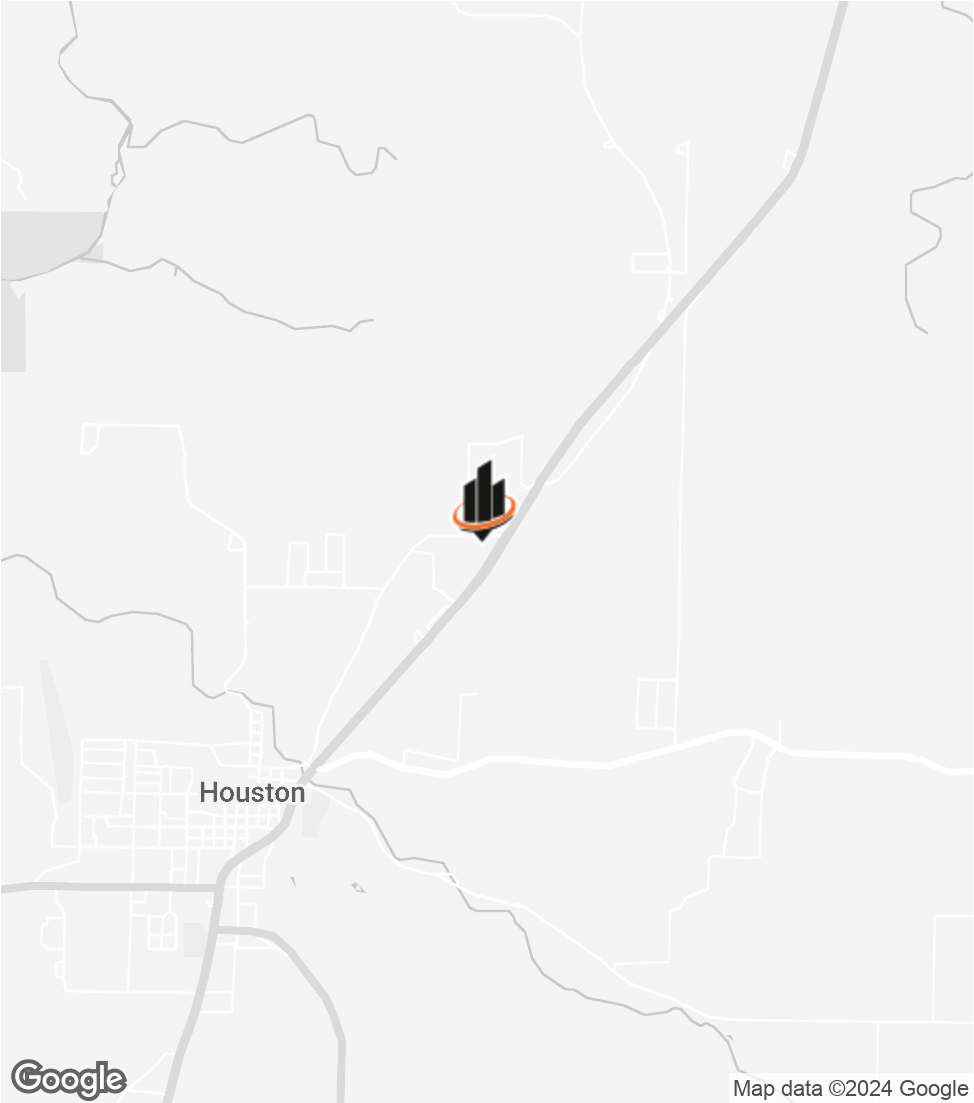
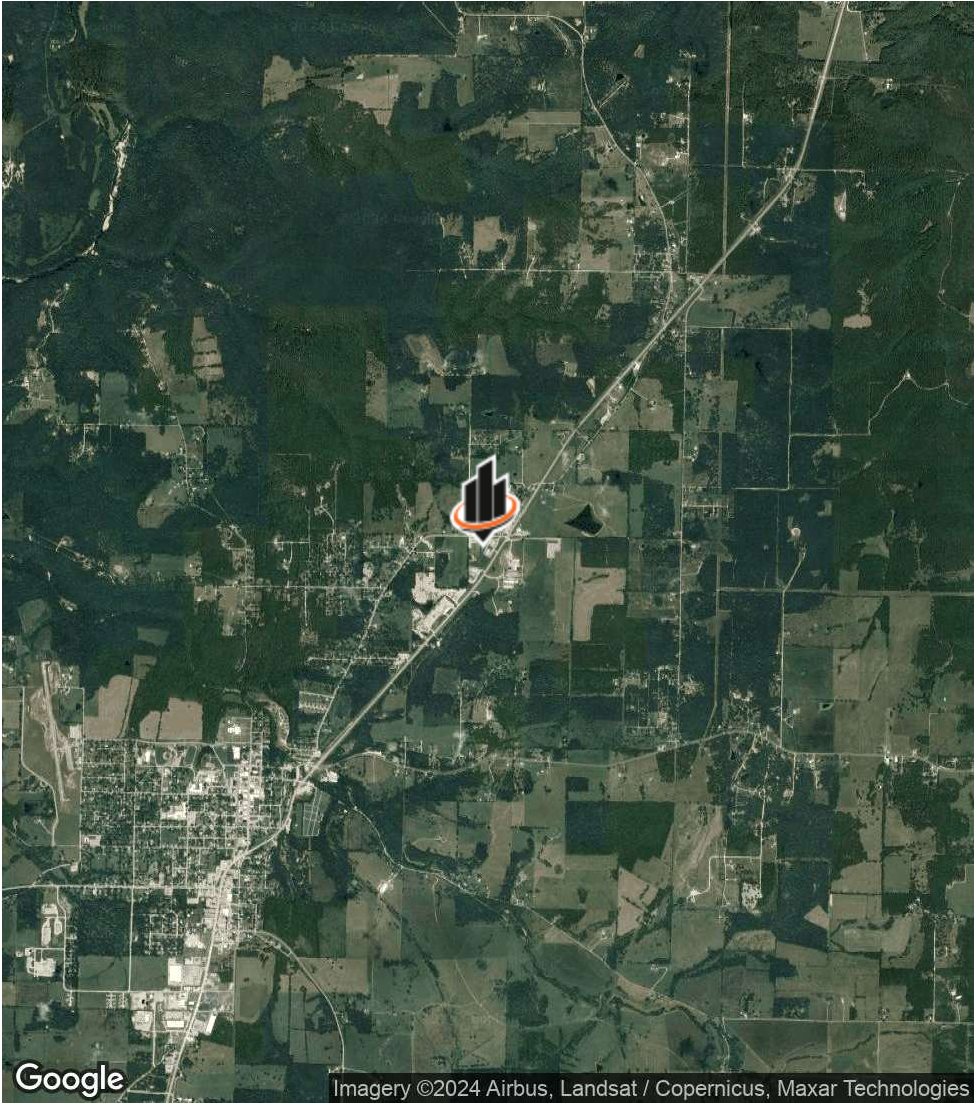
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ADDITIONAL PHOTOS



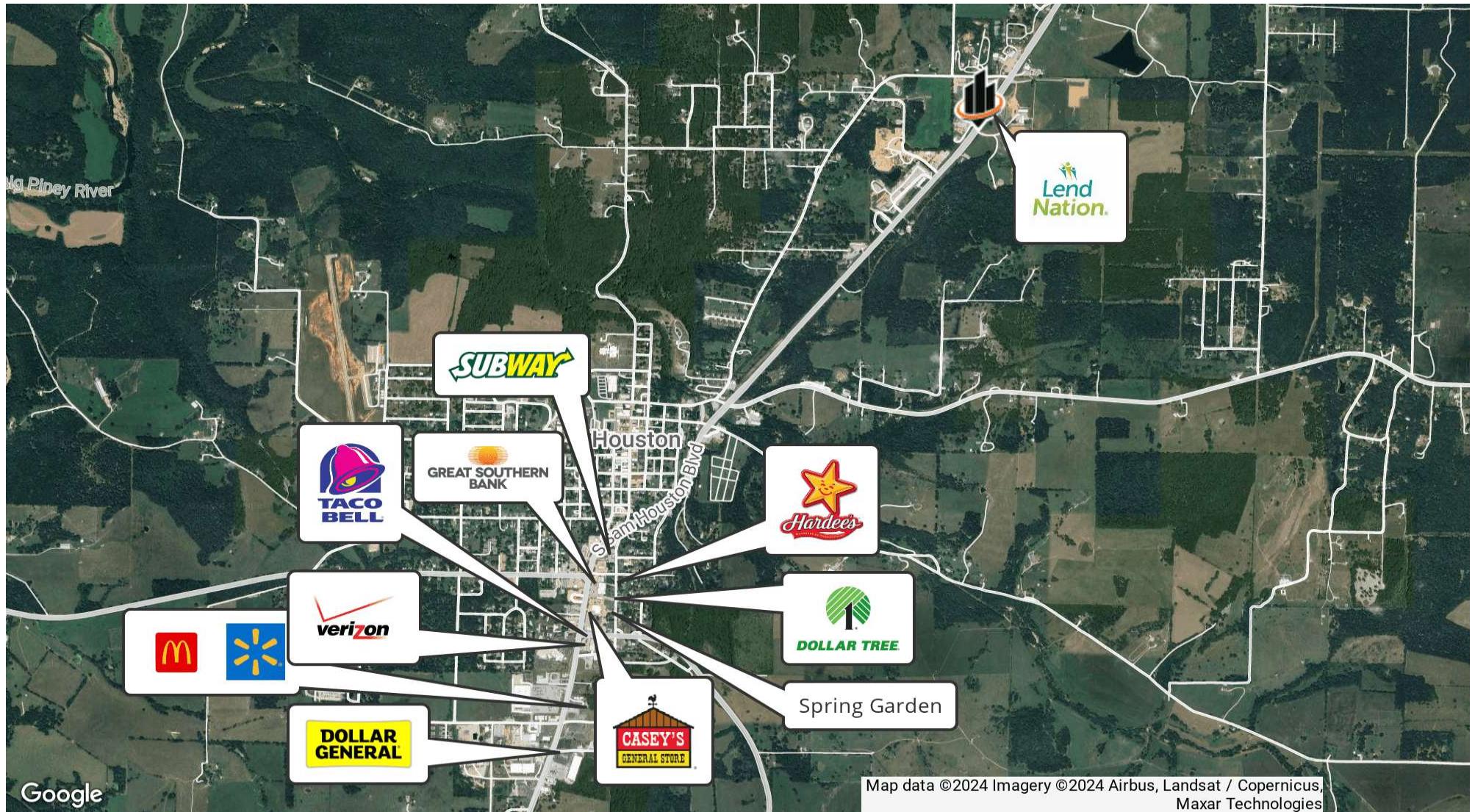
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LOCATION MAP



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RETAILER MAP



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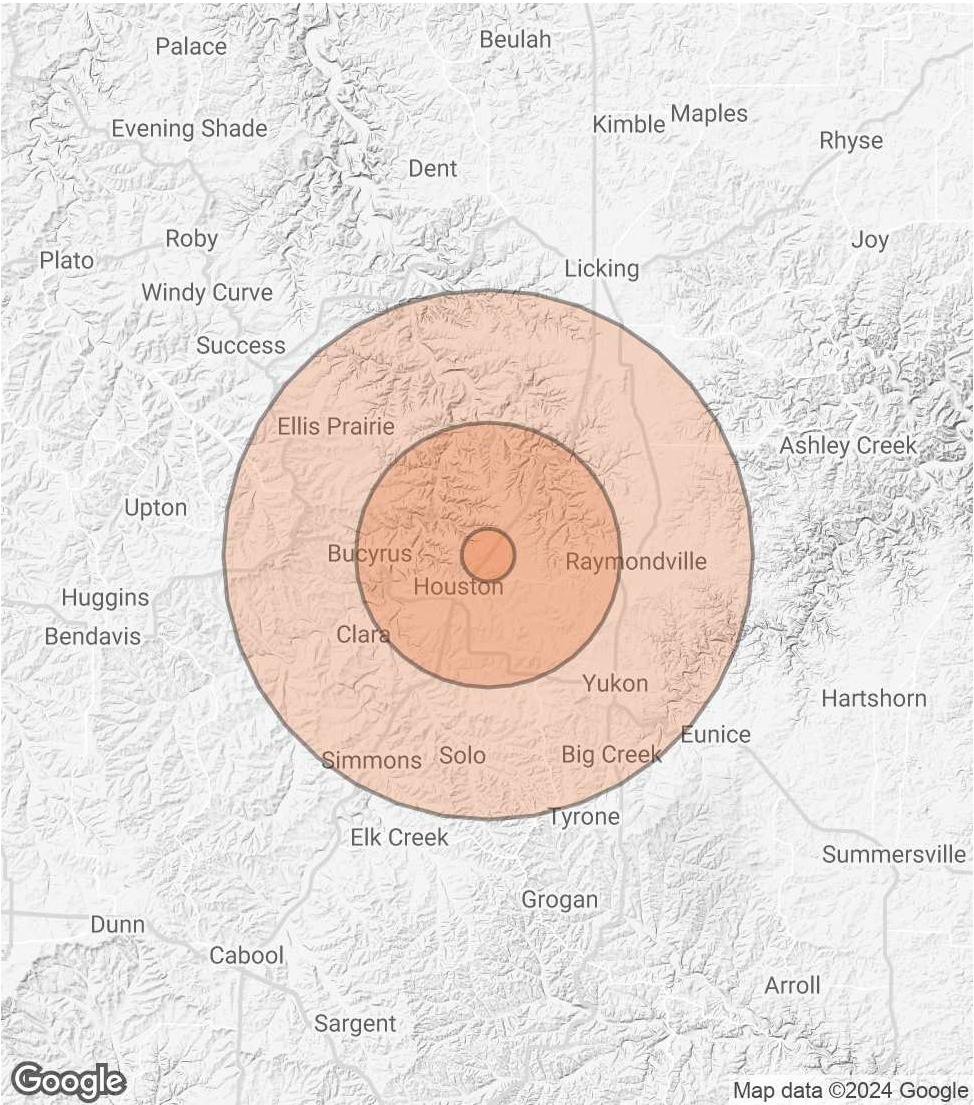
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DEMOGRAPHICS MAP & REPORT

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| TOTAL POPULATION | 136 | 3,752 | 8,804 |
| AVERAGE AGE | 54.7 | 43.2 | 41.8 |
| AVERAGE AGE (MALE) | 55.6 | 43.3 | 40.5 |
| AVERAGE AGE (FEMALE) | 53.9 | 43.1 | 43.6 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|----------|-----------|
| TOTAL HOUSEHOLDS | 76 | 1,981 | 3,981 |
| # OF PERSONS PER HH | 1.8 | 1.9 | 2.2 |
| AVERAGE HH INCOME | \$43,741 | \$36,741 | \$40,624 |
| AVERAGE HOUSE VALUE | \$92,506 | \$96,430 | \$107,325 |

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain is 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
- The Network

Designations:

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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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