

*Lot lines are approximate

Iron Grain District



IRON GRAIN VILLAS
AND APARTMENTS



US HWY 60

SALE

1.49-acre Commercial
Lot with Hwy MM
Frontage

3199 E HANKINS ROAD

Republic, MO 65619

PRESENTED BY:

TOM RANKIN, CCIM

O: 417.860.2577

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Missouri #1999010458

LOT 13

Sawyer Road

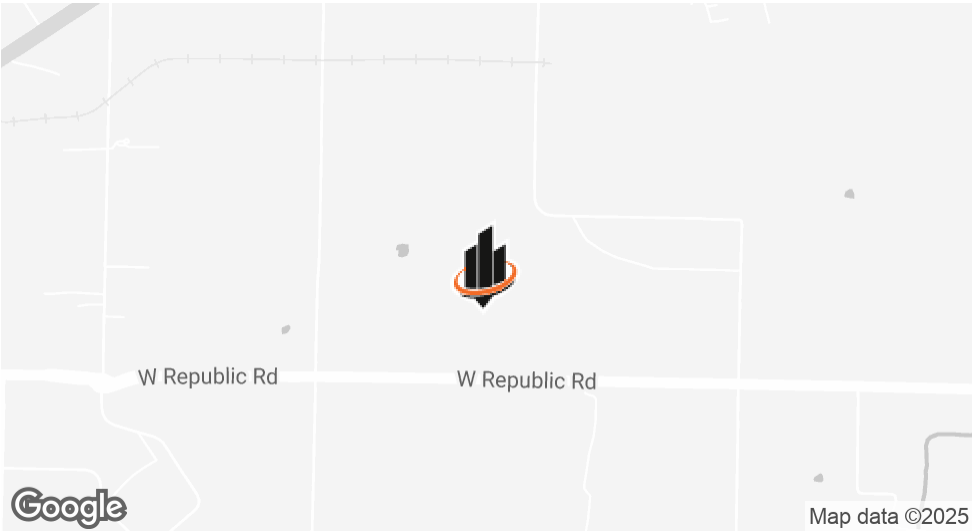
Walmart

52,000 SF INDUSTRIAL
BUILDING UNDER
CONSTRUCTION

Hankins Road



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$649,044
PRICE PER FOOT:	\$10/SF
LOT SIZE:	1.49 Acres
MARKET:	Republic, Missouri
CROSS STREETS:	Highway MM & Sawyer Road
TRAFFIC COUNTS (HWY MM TO US HWY 60):	17,189 (2023) 39,053 (2028) 56,959 (2033)

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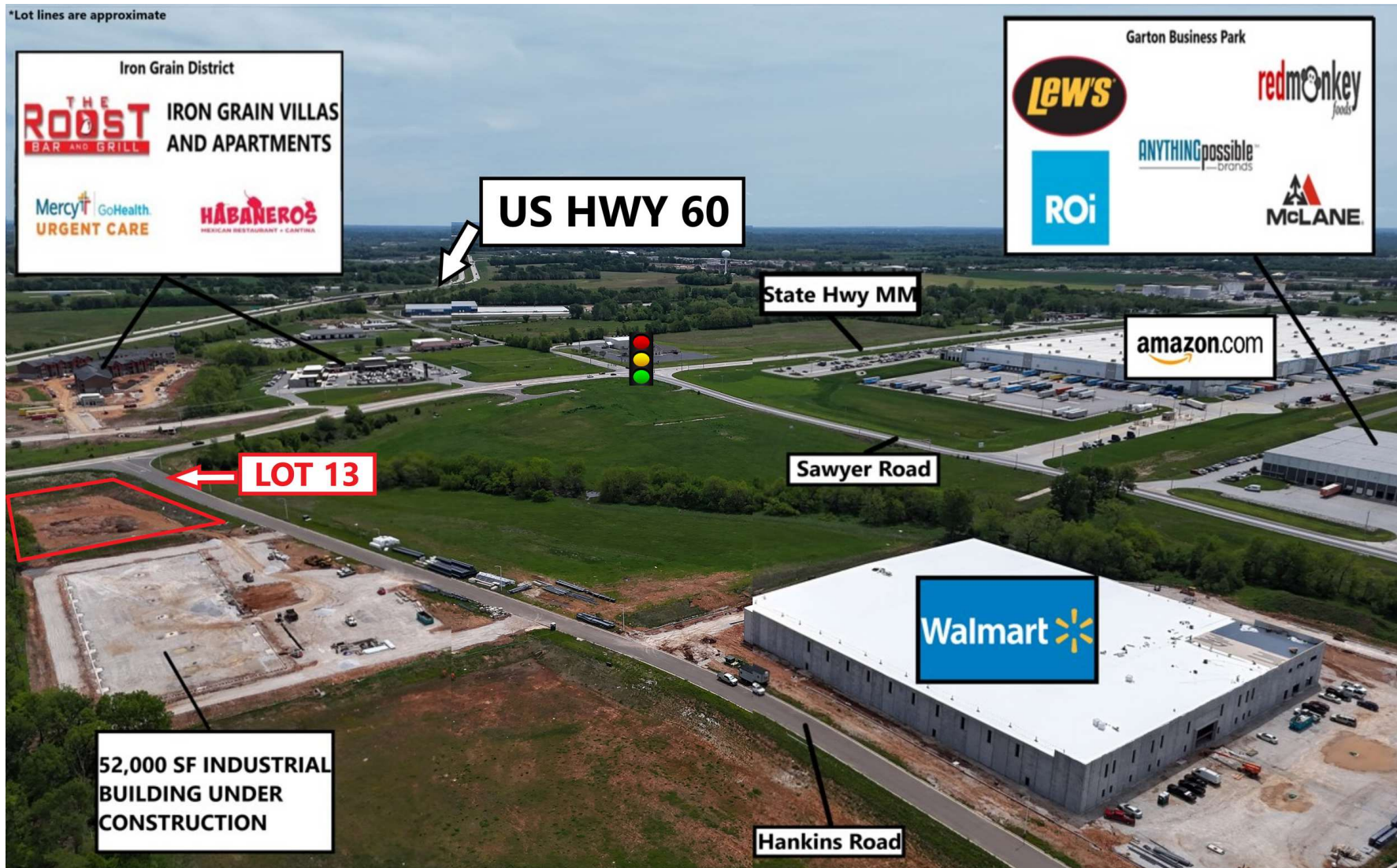
PROPERTY DESCRIPTION

Thank you for viewing Lot 13, a 1.49-acre retail site now available for sale in Hankins Business Park, in Republic Missouri. Next to Amazon's new 1.3 million square foot Fulfillment Center, and Walmart's 130,000 SF Central Fill Facility currently under construction. This site is located at the signalized intersection of Highway MM and Sawyer Road in Republic Missouri. Please contact the listing broker for additional information. Thank you

HIGHLIGHTS

- Signalized Intersection
- Access to major thoroughfares
- All Utilities
- Commercial and Industrial Zoned Lots
- 40' sign opportunity

ADDITIONAL PHOTOS



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LOT 13: HANKINS BUSINESS PARK | 3199 E Hankins Road Republic, MO 65619

SVN | RANKIN COMPANY, LLC

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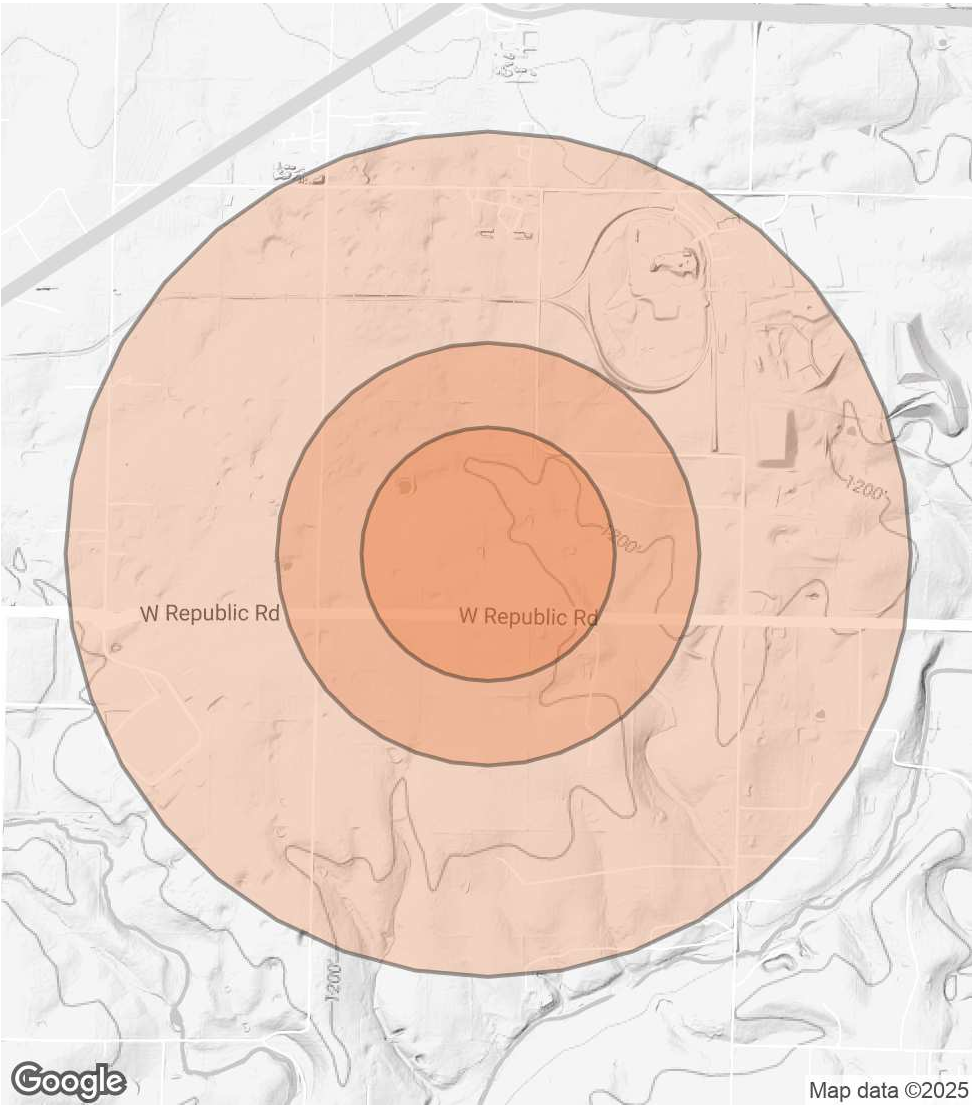
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	2	17	140
AVERAGE AGE	34	34	35
AVERAGE AGE (MALE)	33	33	34
AVERAGE AGE (FEMALE)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1	8	64
# OF PERSONS PER HH	2	2.1	2.2
AVERAGE HH INCOME	\$71,710	\$71,710	\$82,897
AVERAGE HOUSE VALUE	\$457,544	\$457,544	\$459,750

Demographics data derived from AlphaMap



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Tom Rankin, CCIM, has lived in southwest Missouri for over 45 years. In 1990, he started Rankin Company specializing in the general brokerage of commercial real estate. Soon there after he launched Rankin Development, specializing in the development of industrial projects. In 2006, Rankin Company affiliated with the national brokerage firm SVN and in doing so, became the only nationally recognized real estate company with an office in southwest Missouri. SVN/Rankin Company has repeatedly attained the distinction of having one of the top 10 most productive offices (out of over 160) in SVN nationwide and most recently in 2015.

His most recent development projects are North Creek Business Park, a 108 acre distribution and warehouse project, a 15 acre retail project called The Shoppes at James River and a 98 acre retail project called Springfield Plaza. Tom has developed over 600,000 sf of industrial built-to-suit projects ranging in size from 40,000-108,000 sq. ft. for many national and regional companies.

COMMUNITY INVOLVEMENT:

- Sprinafield Business Development Corp. - Past President

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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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