

COMMERCIAL LOTS IN NORTH OZARK

HWY 65 & ST HWY CC
OZARK, MO 65721

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Lot 8a

Lot 6

N 22nd Street

US HWY 65

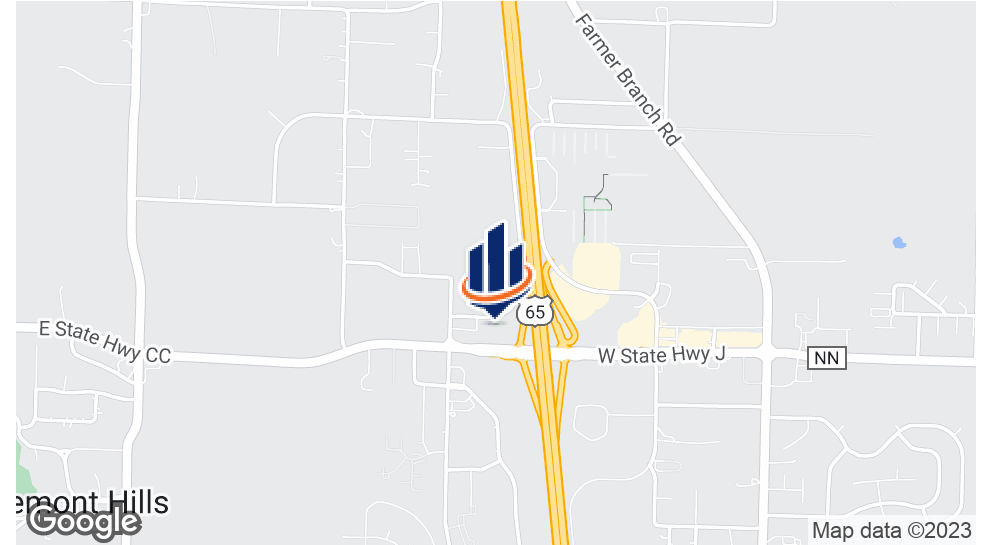
17,696
Traffic
Count

67,281
Traffic
Count



State Hwy CC

Property Summary



OFFERING SUMMARY

Sale Price:	\$10.00 - \$15.00 / SF
Lot 8a:	0.82 ac.
Lot 6:	6.55 ac.
Zoning:	General Commercial
Market:	Ozark
Traffic Count:	74,000

PROPERTY OVERVIEW

Thank you for viewing these commercial lots located at the busy intersection of State Hwy CC and US Highway 65 in Ozark. There are 2 remaining lots available in this development which includes McDonalds, Taco Bell, Culvers, Big O Tire and others which have all opened in the last 2 years. This location gives great exposure for commercial property with over 60,000 vehicles per day.

Please email, call or text the agent today for more information or to schedule a time to view.

LOCATION OVERVIEW

This newer development is located in Ozark right off of W State Hwy CC and US Highway 65 at the intersection of Hwy CC and N 22nd Street in Ozark. Surrounding businesses include McDonald's, Taco Bell, Primas Mexican Kitchen, Mudhouse Coffee, Yen Ching, Price Cutter, Braum's, Lambert's Café, and more local and national businesses.

Lee McLean, CCIM serves as a Senior Advisor or SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM and SIOR designations, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

Land Lots



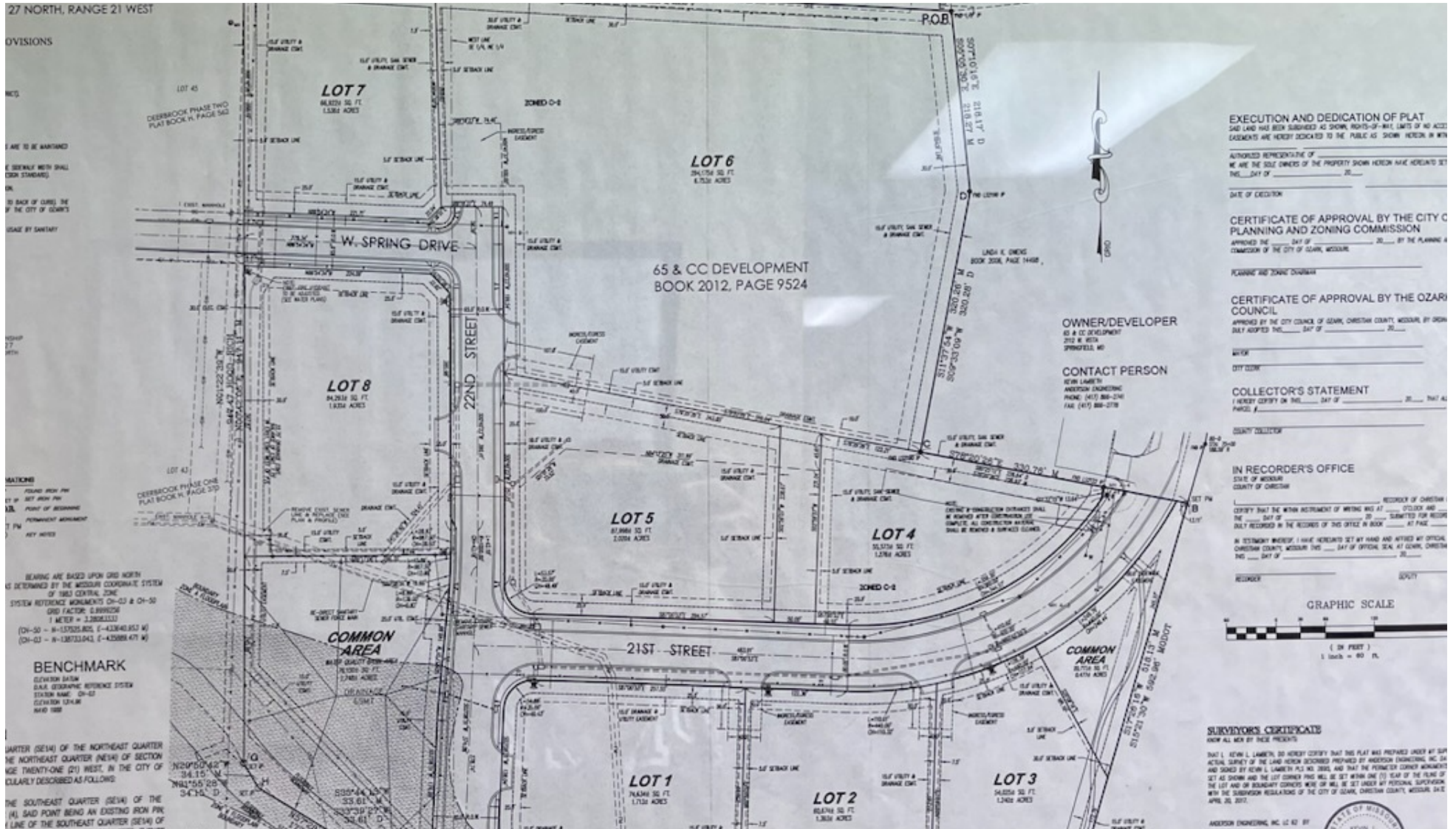
OF LOTS 2 | TOTAL LOT SIZE 0.82 - 6.55 ACRES | TOTAL LOT PRICE \$10.0 - \$15.0 / SF | BEST USE -

STATUS	LOT #	ADDRESS	SUB-TYPE	SIZE	PRICE	ZONING
Available	6	5548 N 22ND ST	Retail	6.55 Acres	\$10.00 / SF	General Commercial
Available	8a	2382 W SPRING DR	Retail	0.82 Acres	\$15.00 / SF	General Commercial

Aerial Map



PLat



Birdseye View

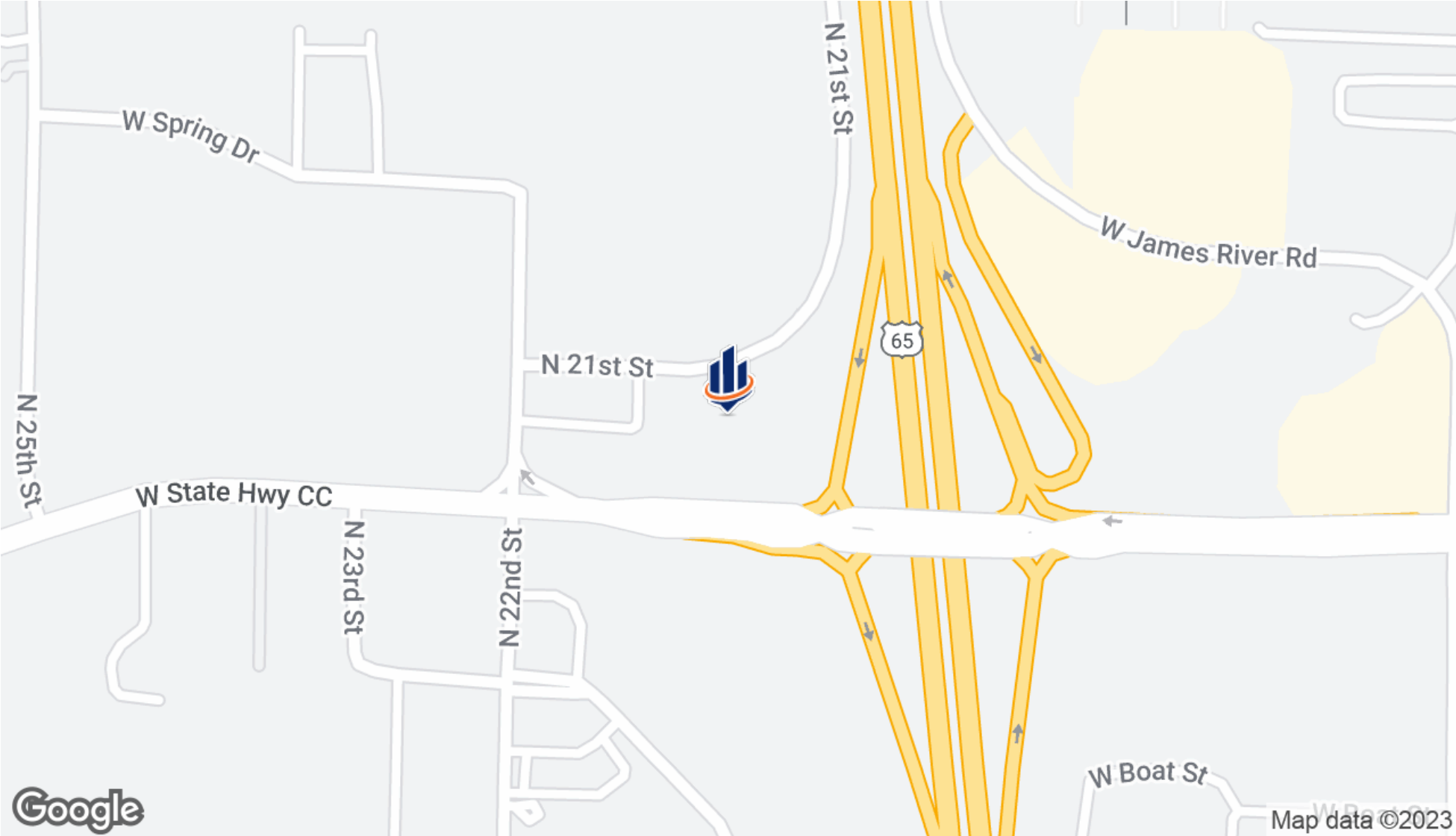


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Retailer Map



Location Map



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Demographics Map & Report

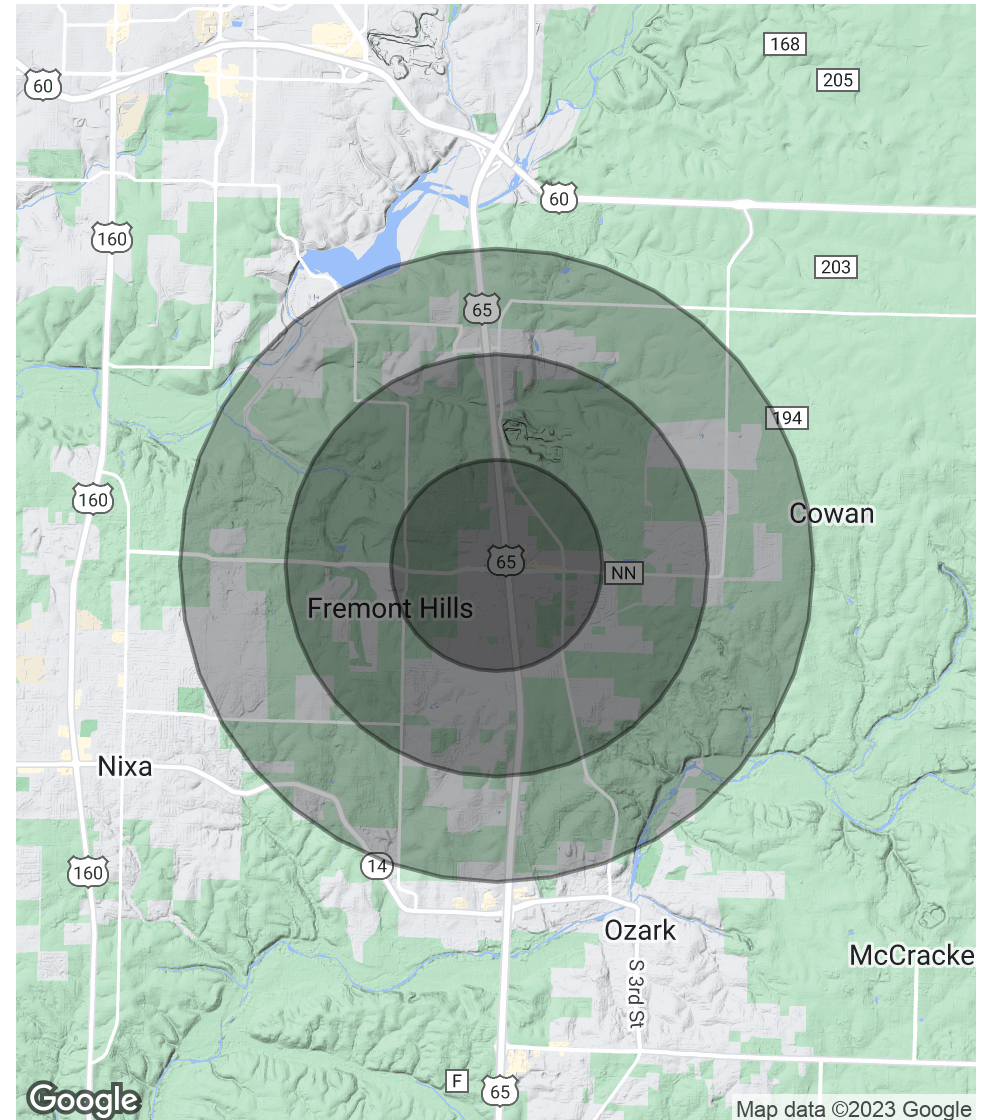
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,443	9,238	20,945
Average Age	36.8	37.6	37.3
Average Age (Male)	35.1	36.7	36.1
Average Age (Female)	39.3	39.0	38.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,084	3,941	8,278
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$68,352	\$80,005	\$91,163
Average House Value	\$186,413	\$219,470	\$233,528

* Demographic data derived from 2020 ACS - US Census



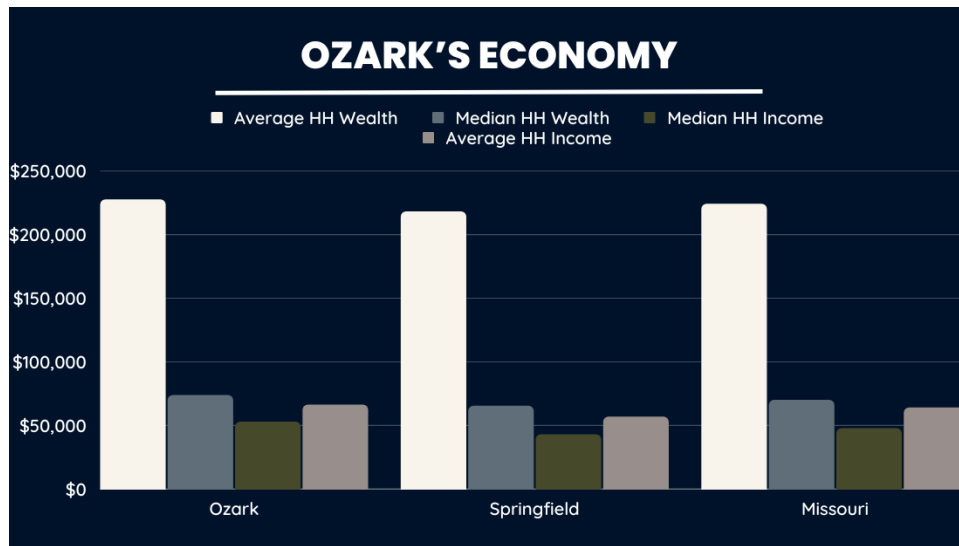
City Information



OZARK, MISSOURI

Ozark is a thriving community that is experiencing rapid growth in the residential and commercial areas. In fact, the city is located in the most rapidly growing county in Missouri, and having grown at a record pace of \$119% over the last 10 years, it's no wonder that the city of Ozark is the 15th fastest growing city in the state. With projections of growth well into the future, Ozark understands the importance of working with businesses to help them continue to grow and prosper.

Ozark offers a small-town feel, but with all the amenities of being in a metropolitan area. As part of the Springfield metro area, Ozark received high marks from bizjournals in their "Best Quality of Life" ranking – which placed the Springfield metropolitan area #40 of 124 mid-sized metropolitan areas on the list. Whether you are interested in nature and the outdoors, shopping, culture, history, thrilling amusement parks, or a serene lake for fishing, there is a place for you in southwest Missouri.



OZARK'S DATA

- Population | 19,429 [City of Ozark]
- Current Unemployment Rate | 3.9%[Christian County]
- Current Total Workforce | 233,110 [Springfield MSA]

Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

EDUCATION

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]

Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]

Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017 & 2019]

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