



FORT DAVIDSON HOTEL

310 MCCUNE STREET, PILOT KNOB, MO 63663

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Situated in a nice location directly across from Fort Davidson Historic Site, the 22-room Fort Davidson Hotel provides easy access to the area's nature attractions, businesses, and amenities. Guests at Fort Davidson Hotel get well-appointed rooms designed with comfort in mind. Each room is equipped with essential amenities such as cozy queen beds, a private bathroom, a 42" TV, microwave, mini fridge, and complimentary Wi-Fi. The hotel offers other services and amenities, such as a swimming pool, ice and vending machines, laundry, and coffee maker. This hotel is one of just two hotels in Pilot Knob, with many attractions nearby such as Johnson's Shut-ins, Mark Twin National Forest, and Elephant Rocks State Park. This property experiences steady demand with its fully updated rooms. It also features owner/manager quarters. Now is your chance to own a prime piece of real estate in Pilot Knob, MO! Financials available upon signing of a non-disclosure/confidentiality agreement.

PROPERTY HIGHLIGHTS

- 22-room hotel
- Directly across from Fort Davidson Historic Site
- Steady demand
- Priced at \$1,200,000

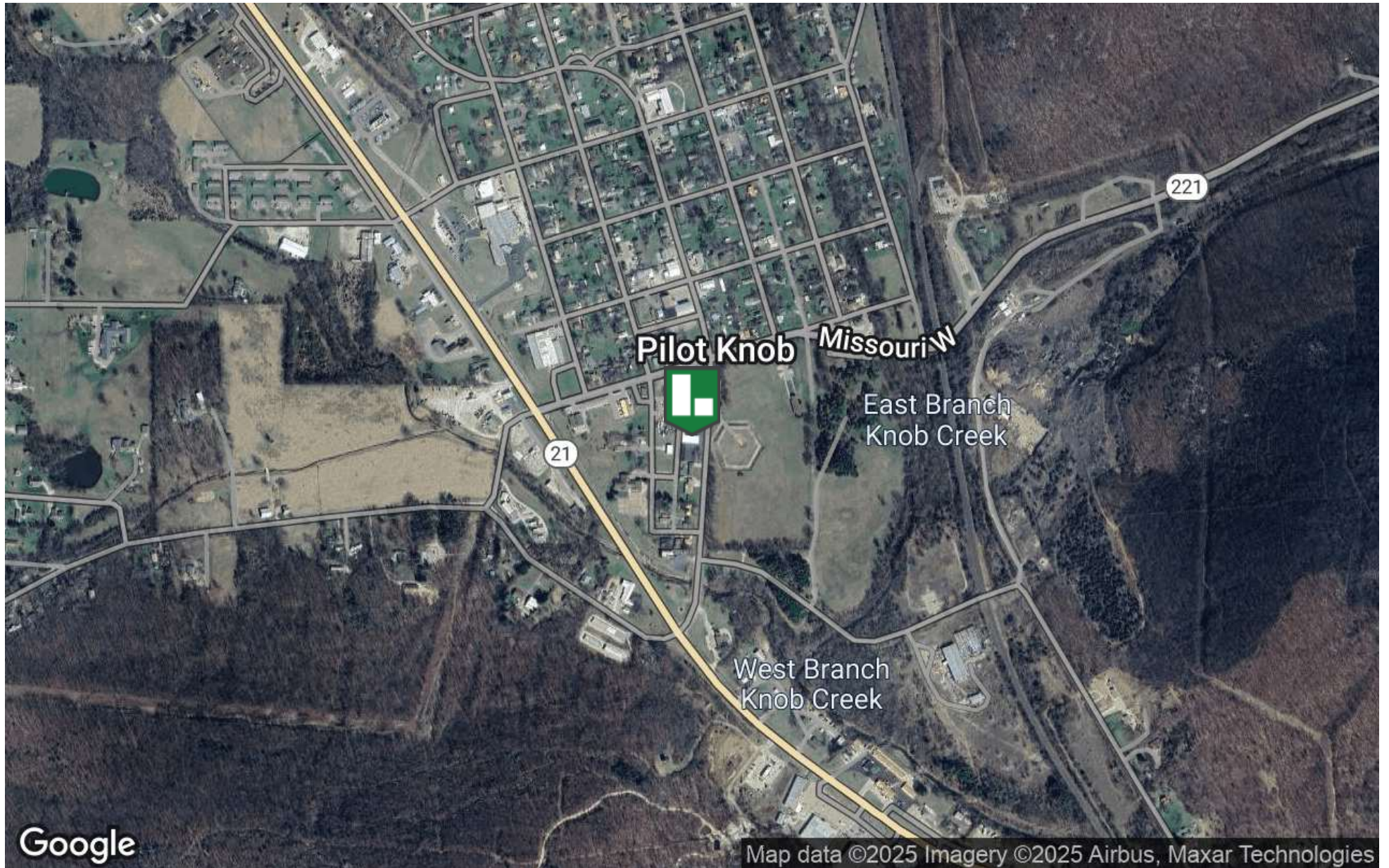
OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	0.665 Acres
Building Size:	9,098 SF

DEMOGRAPHICS	5 MILES	10 MILES	20 MILES
Total Households	2,149	4,089	29,000
Total Population	5,279	9,916	74,657
Average HH Income	\$63,734	\$65,715	\$72,552

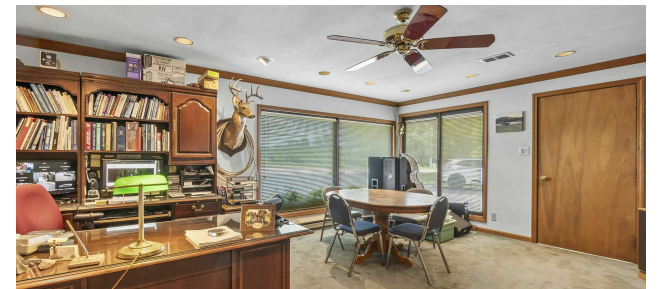
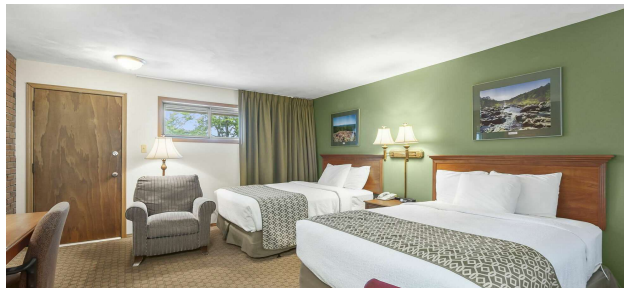
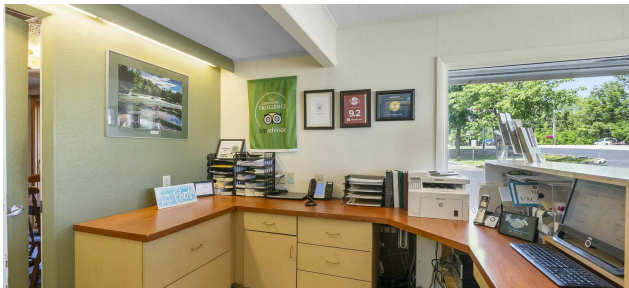
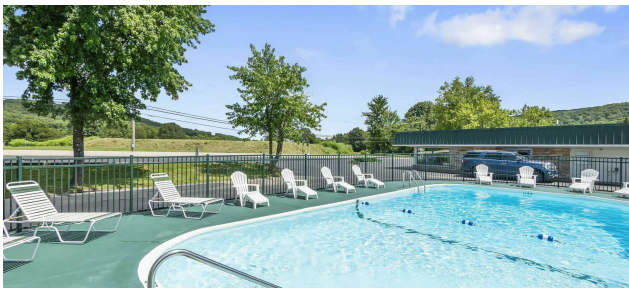
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LOCATION MAP



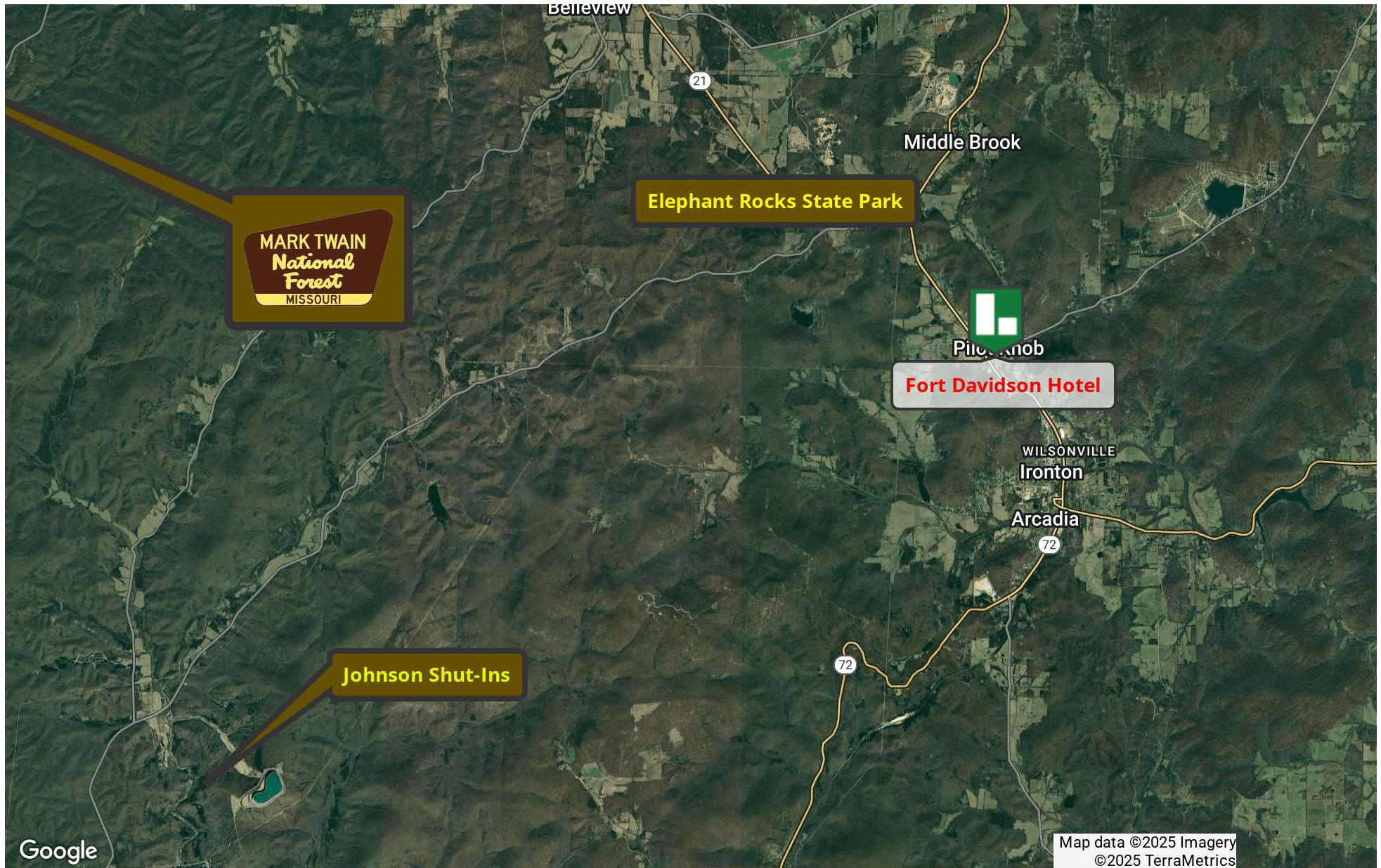
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ADDITIONAL PHOTOS



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ATTRACTION MAP



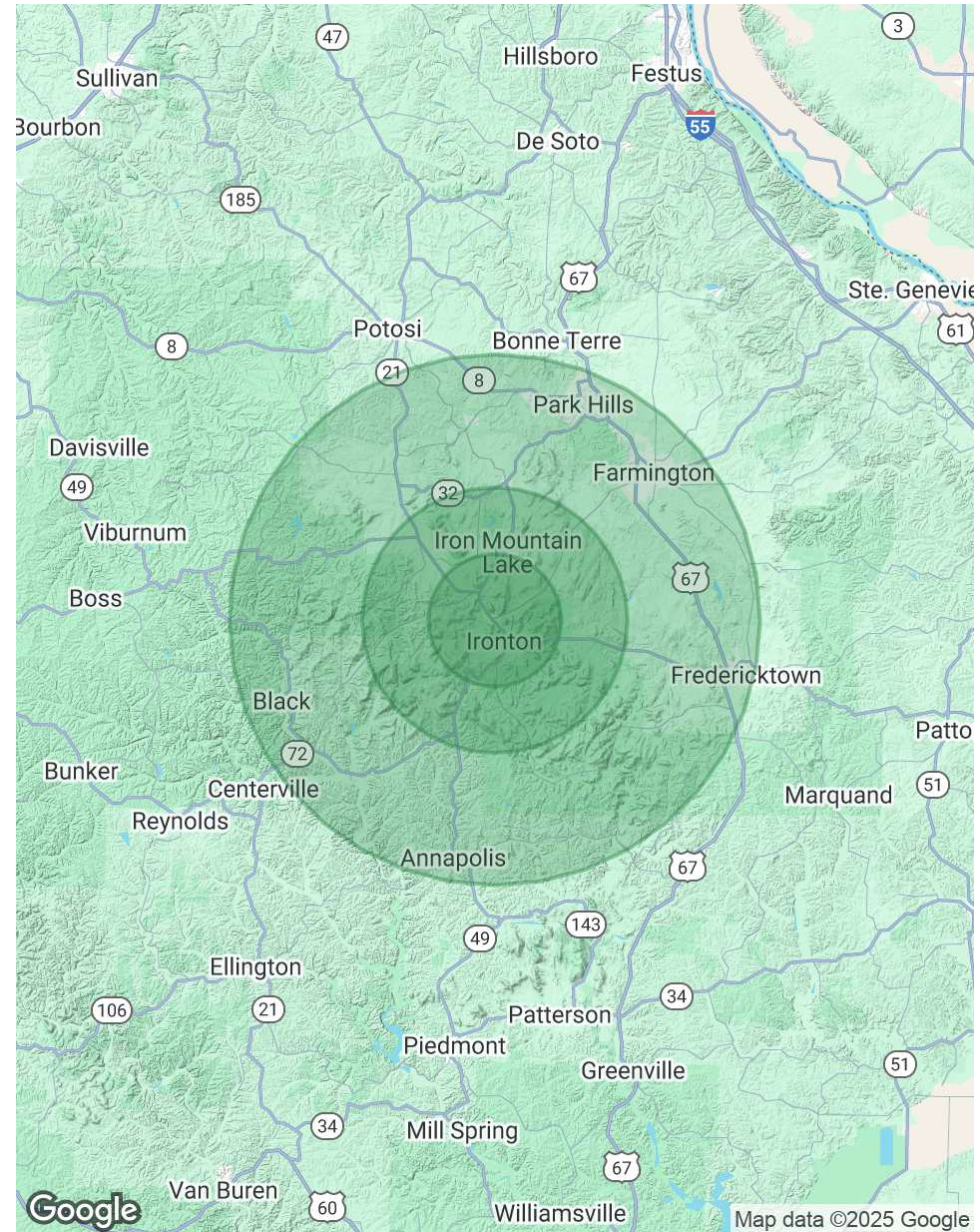
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DEMOGRAPHICS MAP & REPORT

POPULATION	5 MILES	10 MILES	20 MILES
Total Population	5,279	9,916	74,657
Average Age	44	44	42
Average Age (Male)	42	43	41
Average Age (Female)	45	45	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	2,149	4,089	29,000
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$63,734	\$65,715	\$72,552
Average House Value	\$185,291	\$191,919	\$200,782

Demographics data derived from AlphaMap



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