

**SALE**  
**Hankins Commercial**  
**Lots 3 & 4**

**2513 & 2516 STATE HIGHWAY MM**

Republic, MO 65619

**PRESENTED BY:**

**TOM RANKIN, CCIM**

O: 417.860.2577

tom.rankin@svn.com

Missouri #1999010458

**Hankins Road**

**LOT 3**

**LOT 4**

**Sawyer Road**

**FUTURE HOTEL**

**State Hwy MM**

**Iron Grain District**

**THE ROOST**  
BAR AND GRILL

**IRON GRAIN VILLAS  
AND APARTMENTS**

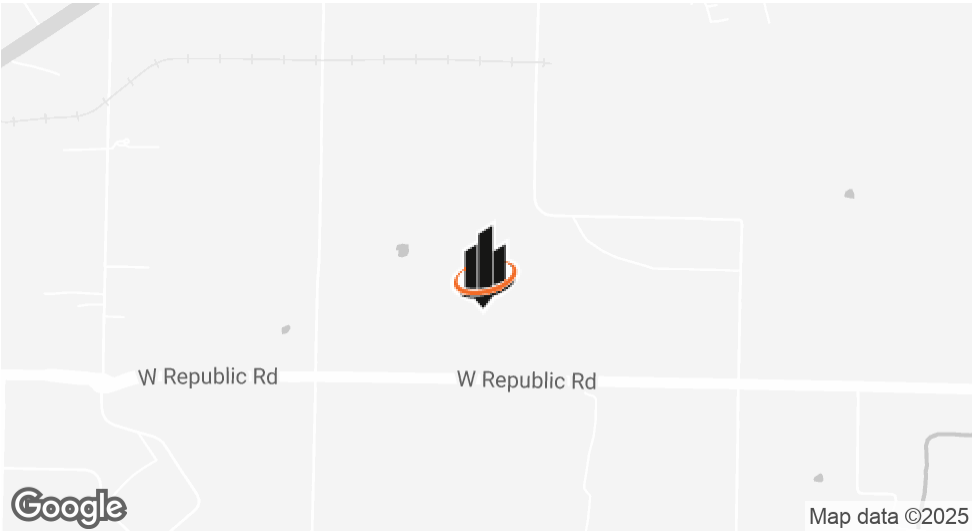
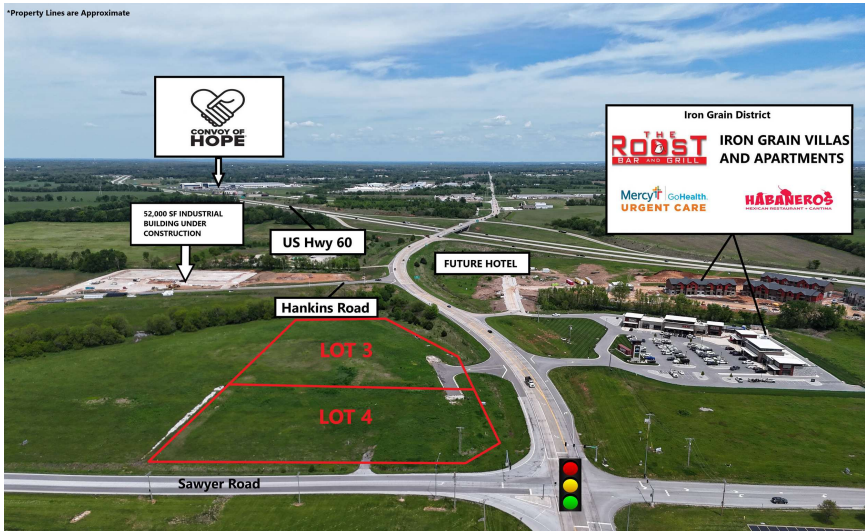
**Mercy** GoHealth.  
**URGENT CARE**

**HABANEROS**  
MEXICAN RESTAURANT + CANTINA

**SVN**  
RANKIN COMPANY, LLC



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$980,100-\$1,274,130
PRICE PER FOOT:	\$10-13/SF
LOT SIZE:	2.25-4.50 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 Hankins Commercial Lots 3 and 4, each lot is a 2.25-acre development ready site now available for sale in Hankins Business Park, in Republic Missouri. These lots can be sold separately or together for a total of 4.50 acres. Hankins Business Park is located 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



**TOM RANKIN, CCIM**

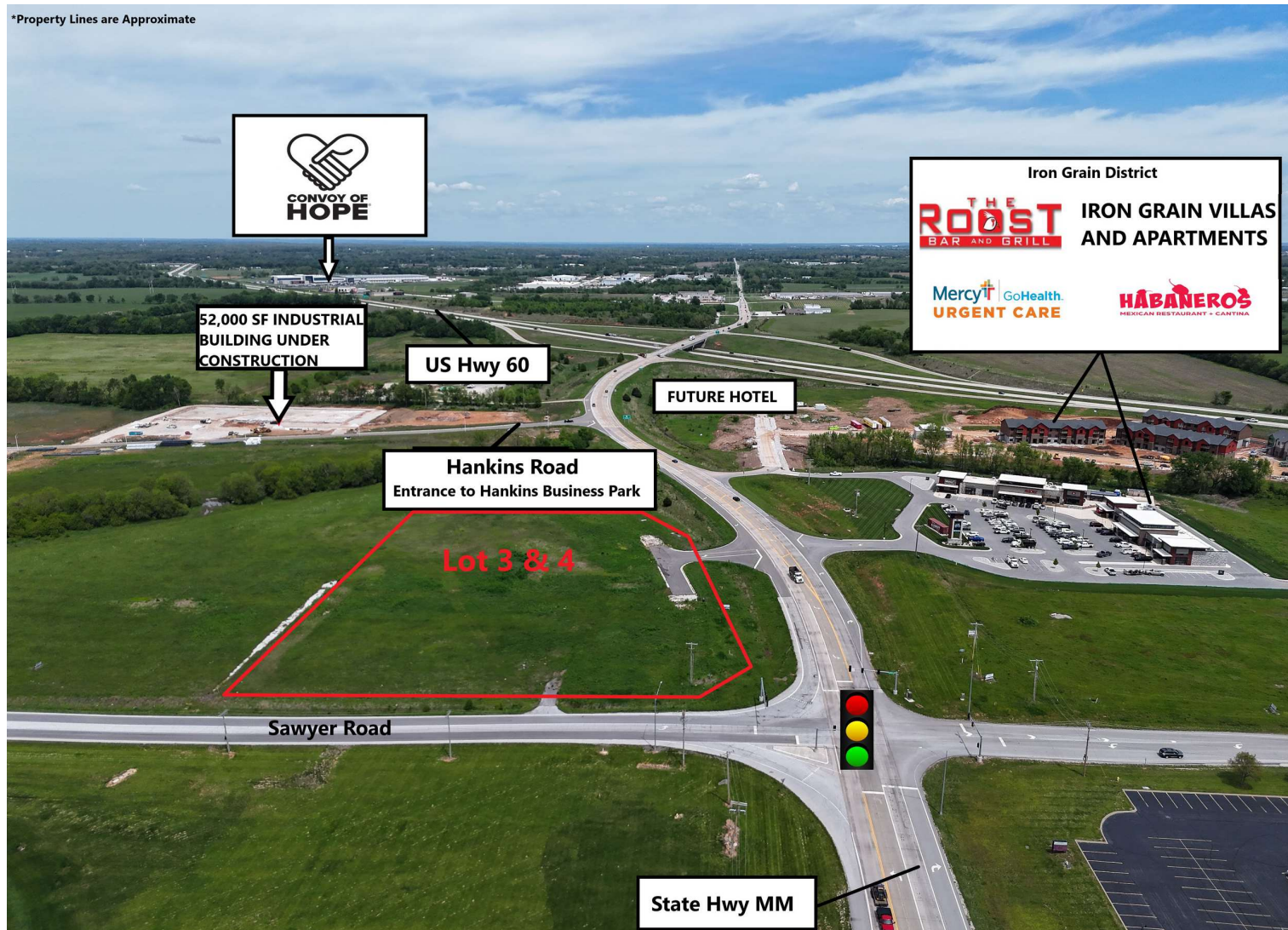
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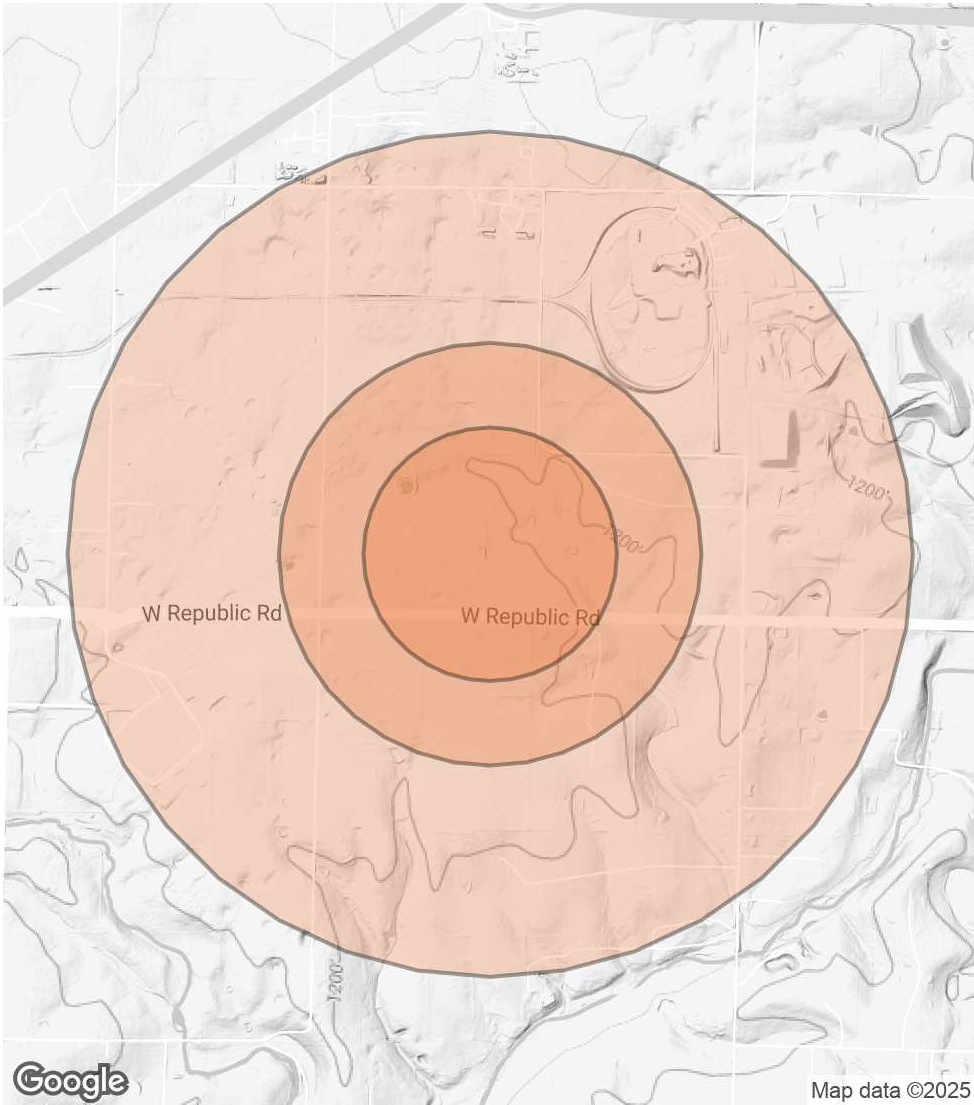
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1	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	1	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

tom.rankin@svn.com

Direct: 417.860.2577 | Cell: 417.860.2577

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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

SVN | Rankin Company, LLC  
2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
417.887.8826

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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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