



Commercial Real Estate Services,
Worldwide

**Healthcare Facility for Sale
Former Pinnacle Regional Hospital
in Boonville, Cooper County, Missouri.**

Commercial Knowledge-

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Commercial Partners,

An Empire Real Estate Services Co

www.stlouiscommercialrealestate.com

**17651 B Highway
Boonville, MO 65233**



For Sale



Sale Price **\$2,500,000.00**

Gross Building Sq. Ft. **75,873 sf**

3—Buildings:
Main Hospital **60,214 sf**
Ambulance **4,091 sf**
Health Clinic **11,568 sf**

Current Occupancy **Vacant**

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**17651 B Highway
Boonville, MO 65233**



Listing Details

Sale Price: \$2,500,000.00

Property:

Year Construction Completed	1973
Yr. Renovated—Addition added	2005
Building SF	77,873
Parking	262 Spaces
Construction Type	Steel Frame
Tax ID	10-1.0-11-001-006-001.002
Taxes—2020	\$147,527.00
Deed Type	Unknown
Zoning	None
Total Acres	17.71 Acres
No. of Previous Lic. Beds	32 Beds
No. of Operating Beds	0 Beds

Contact: Mike Tippit 636-305-8700

**17651 B Highway
Boonville, MO 65233**



Front View



Rear View



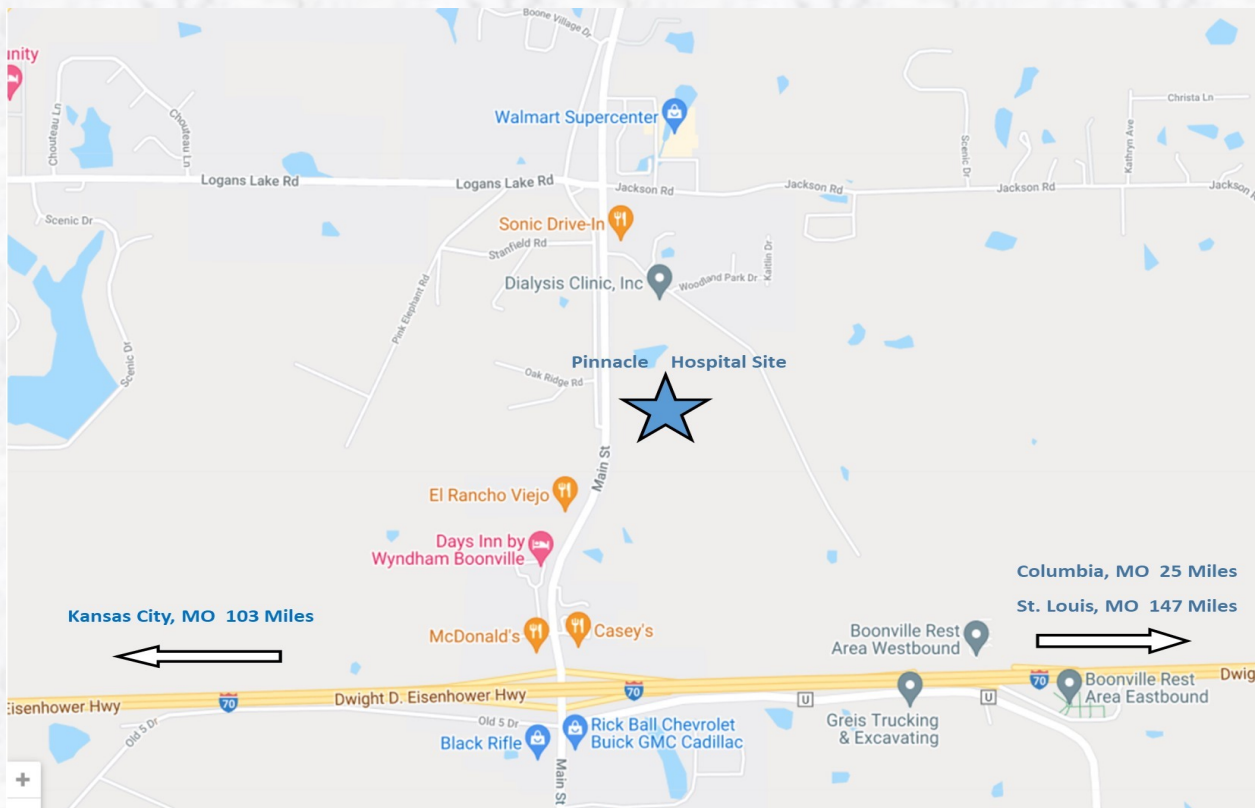
**17651 B Highway
Boonville, MO 65233**



Aerial



Street Map—Site Location



**17651 B Highway
Boonville, MO 65233**



Property Summary:

Former Pinnacle Regional Hospital consists of three buildings , total of 77,873 sf on 17.71 Acres. A designed regional hospital waiting for your concept. Possible uses could be Assisted Living, Skilled Facility, Clinic, Urgent Care, Rehabilitation or other Specialized Health Care.



Construction was completed and property opened in 1973 with additions and renovation in 2005. Commercial Partners is offering to well qualified re-developers, investors, medical professionals, multifamily and other entities looking for an opportunity to acquire a fantastic location for your new concept in Boonville, Missouri.

Totaling approximately 77,873 sf rentable square feet, the Property enlists a Hospital, Clinic , Emergency Room, Ambulance Depot and Helicopter Pad. The Hospital has an Operating Room with Emergency Trauma Center that was able to meet the needs of the surrounding city of Boonville, MO and beyond. Fantastic location that is centralized and the midpoint between St Louis and Kansas City MO.

The property is currently vacant and generally in good condition with an some minor repairs needed for your new concept.



**17651 B Highway
Boonville, MO 65233**



An opportunity to develop a ready made Healthcare Site with existing buildings for your new concept can be very advantages in this environment. Healthcare needs are ever increasing and construction costs are escalating making it almost impossible

to recreate this site. This could be your answer.

Urgent care centers and health clinics are increasingly important to our overall health care system. Demand for these services are growing rapidly. COVID-19 testing and other types of care have accelerated this demand during the pandemic. It's time to put this facility back on the map.

We are looking for a committed champion to take on this task and create a much needed facility in Boonville MO. This champion could take on the task of creating a trauma center, urgent care, rehabilitation, children's, seniors (geriatric), psychiatric treatment, addiction facilities, or other specific disease categories. The specialization niche works here because you are within close proximity of a major metropolitan city such as Columbia MO and half way between St Louis, MO and Kansas City MO.

The building in 2018 when fully functional had a Certificate of Need (CON) of 70 Beds and was appraised at \$7.45M Pinnacle Regional Hospital closed in January of 2020 and filed bankruptcy soon there after.



17651 B Highway, Boonville MO

Property Flyer



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For Lease Information,
Please Contact:

Mike Tippit
mtippit@stlouispartners.com

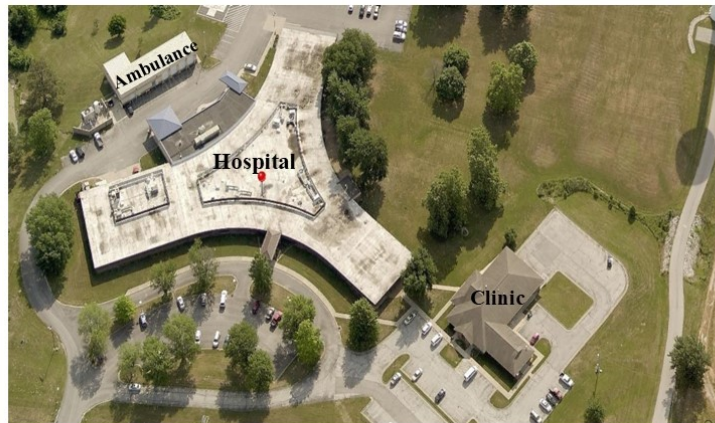
Regional Hospital For Sale

**17651 B Highway
Boonville, Missouri 65233**

Sale Price \$2,500,000.00

3-Buildings, 77,873 sf on 17.71 Acres

**Main Hospital, 60,214 sf
Ambulance Depot, 4,091 sf
Health Clinic, 11,568 sf**



- Great opportunity to re-open a much needed Hospital and Clinic in Boonville, MO.
- Formerly Pinnacle Regional Hospital.
- Site consists of 3-Buildings on 17.71 Acres.
- Location is less than 5 miles from Interstate 70.
- Assisted Living, Skilled Nursing, Clinic and other specialized healthcare would work here.
- Existing Operating Room and Emergency Care.
- Helicopter pad for patient emergency access.
- Separate Health Clinic Building consists of 18 exam rooms/reception area and rehab center.
- Appraised Value in 2018 for a fully functional Hospital was \$7.45M with 70 licensed Beds.

*The information contained in this publication has been provided by sources deemed reliable but has not been verified. Broker makes no express or implied warranties or representations regarding its accuracy and submits such information subject to change without notice.

17651 B Highway, Boonville MO

Additional Pictures



17651 B Highway, Boonville MO

Additional Pictures



17651 B Highway, Boonville MO

Additional Pictures



17651 B Highway, Boonville MO

Demographics



Demographic and Income Profile

17651 B Hwy, Boonville, Missouri, 65233
Ring: 25 mile radius

Prepared by Esri
Latitude: 38.94421
Longitude: -92.74070

Summary	Census 2010		2021		2026	
Population	165,810		181,418		189,299	
Households	64,310		70,734		74,020	
Families	36,708		39,125		40,504	
Average Household Size	2.39		2.39		2.39	
Owner Occupied Housing Units	37,199		41,649		43,872	
Renter Occupied Housing Units	27,111		29,085		30,148	
Median Age	30.3		32.6		33.2	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.85%		0.42%		0.71%	
Households	0.91%		0.46%		0.71%	
Families	0.70%		0.36%		0.64%	
Owner HHs	1.05%		0.64%		0.91%	
Median Household Income	2.06%		1.87%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		9,168	13.0%	8,333	11.3%	
\$15,000 - \$24,999		6,780	9.6%	6,449	8.7%	
\$25,000 - \$34,999		6,296	8.9%	5,778	7.8%	
\$35,000 - \$49,999		9,903	14.0%	9,803	13.2%	
\$50,000 - \$74,999		11,790	16.7%	12,482	16.9%	
\$75,000 - \$99,999		9,737	13.8%	10,542	14.2%	
\$100,000 - \$149,999		9,525	13.5%	11,331	15.3%	
\$150,000 - \$199,999		3,348	4.7%	4,236	5.7%	
\$200,000+		4,188	5.9%	5,064	6.8%	
Median Household Income		\$55,088		\$61,000		
Average Household Income		\$77,502		\$87,134		
Per Capita Income		\$30,311		\$34,149		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,952	6.0%	9,749	5.4%	10,264	5.4%
5 - 9	9,487	5.7%	9,522	5.2%	9,855	5.2%
10 - 14	9,069	5.5%	9,581	5.3%	9,800	5.2%
15 - 19	15,061	9.1%	15,271	8.4%	15,801	8.3%
20 - 24	24,968	15.1%	24,542	13.5%	25,575	13.5%
25 - 34	24,151	14.6%	29,095	16.0%	28,257	14.9%
35 - 44	18,484	11.1%	21,230	11.7%	23,916	12.6%
45 - 54	20,574	12.4%	17,877	9.9%	18,552	9.8%
55 - 64	16,716	10.1%	19,447	10.7%	18,255	9.6%
65 - 74	9,043	5.5%	14,723	8.1%	16,220	8.6%
75 - 84	5,512	3.3%	7,080	3.9%	9,234	4.9%
85+	2,793	1.7%	3,303	1.8%	3,569	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	138,507	83.5%	145,703	80.3%	148,965	78.7%
Black Alone	14,811	8.9%	17,223	9.5%	18,426	9.7%
American Indian Alone	608	0.4%	754	0.4%	803	0.4%
Asian Alone	5,905	3.6%	9,244	5.1%	11,166	5.9%
Pacific Islander Alone	88	0.1%	148	0.1%	172	0.1%
Some Other Race Alone	1,527	0.9%	2,137	1.2%	2,475	1.3%
Two or More Races	4,364	2.6%	6,209	3.4%	7,291	3.9%
Hispanic Origin (Any Race)	4,897	3.0%	6,886	3.8%	8,150	4.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

August 21, 2021

17651 B Highway, Boonville MO

Demographics

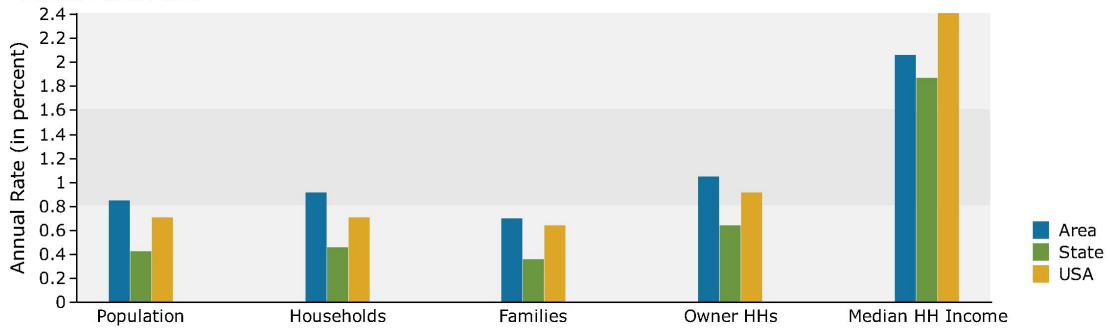


Demographic and Income Profile

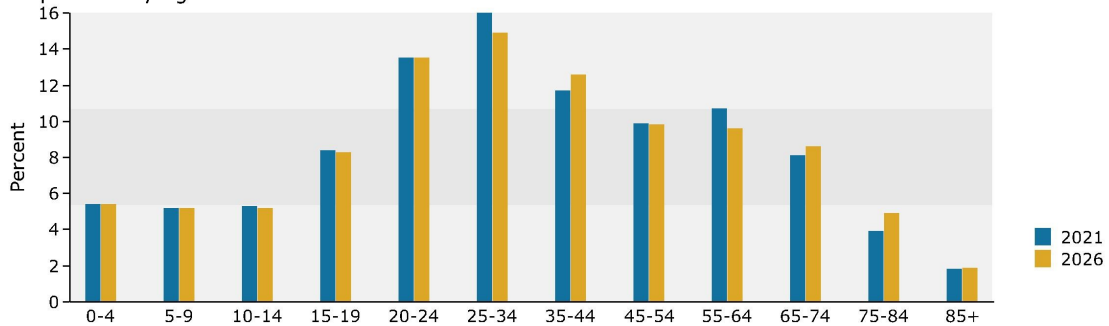
17651 B Hwy, Boonville, Missouri, 65233
 Ring: 25 mile radius

Prepared by Esri
 Latitude: 38.94421
 Longitude: -92.74070

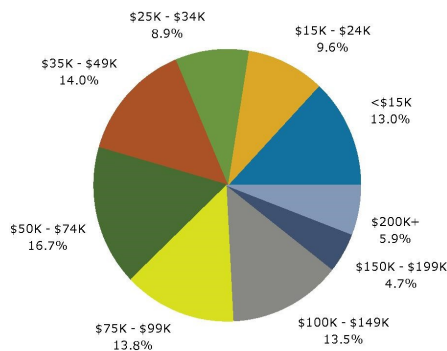
Trends 2021-2026



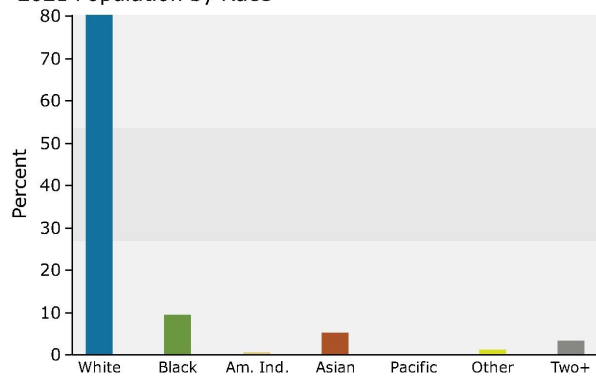
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

17651 B Highway, Boonville MO

Medical Expenditures



Medical Expenditures

17651 B Hwy, Boonville, Missouri, 65233
Ring: 25 mile radius

Prepared by Esri
Latitude: 38.94421
Longitude: -92.74070

Demographic Summary	2021	2026	
Population	181,418	189,299	
Households	70,734	74,020	
Families	39,125	40,504	
Median Household Income	\$55,088	\$61,000	
Males per 100 Females	98.7	98.7	
Population by Age			
Population <5 Years	5.4%	5.4%	
Population 65+ Years	13.8%	15.3%	
Median Age	32.6	33.2	
	Spending Potential Index	Average Amount Spent	Total
Health Care	85	\$5,332.47	\$377,187,229
Medical Care	87	\$1,827.33	\$129,254,667
Physician Services	84	\$213.98	\$15,135,893
Dental Services	83	\$333.14	\$23,564,046
Eyecare Services	86	\$59.53	\$4,210,896
Lab Tests, X-rays	88	\$60.46	\$4,276,330
Hospital Room and Hospital Services	94	\$187.36	\$13,252,455
Convalescent or Nursing Home Care	83	\$27.88	\$1,971,746
Other Medical Services (1)	86	\$132.53	\$9,374,402
Nonprescription Drugs	91	\$140.61	\$9,945,946
Prescription Drugs	89	\$297.36	\$21,033,432
Nonprescription Vitamins	86	\$84.26	\$5,960,008
Medicare Prescription Drug Premium	86	\$102.54	\$7,253,302
Eyeglasses and Contact Lenses	87	\$83.89	\$5,933,527
Hearing Aids	81	\$33.10	\$2,341,415
Medical Equipment for General Use	86	\$5.33	\$376,780
Other Medical Supplies/Equipment (2)	87	\$65.38	\$4,624,491
Health Insurance	85	\$3,505.14	\$247,932,562
Blue Cross/Blue Shield	84	\$910.30	\$64,389,355
Fee for Service Health Plan	85	\$714.06	\$50,508,240
HMO	85	\$620.31	\$43,876,704
Medicare Payments	85	\$707.48	\$50,042,996
Long Term Care Insurance	82	\$40.59	\$2,870,978
Dental Care Insurance	85	\$130.75	\$9,248,197
Vision Care Insurance	90	\$31.53	\$2,230,260
Prescription Drug Insurance	77	\$5.94	\$420,052
Other Single Service Insurance (3)	96	\$18.20	\$1,287,480
Medicaid Premiums	101	\$10.20	\$721,731
Tricare/Military Premiums	108	\$8.32	\$588,628
Children's Health Ins Program Premiums	88	\$2.27	\$160,565

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100. Detail may not sum to totals due to rounding.

(1) Other Medical Services includes Services by Medical Professionals other than Physicians, Outpatient Hospital Care, Blood Donation, and Ambulance, Dialysis, Emergency Room, Oxygen or Rescue Services.

(2) Other Medical Supplies/Equipment includes Topicals, Dressings, Supportive and Convalescent Medical Equipment, Rental of Medical Equipment for General Use, and Rental of Supportive and Convalescent Medical Equipment.

(3) Other Single Service Insurance Other Single Service Insurance includes health insurance coverage that provides for only one type of service, other than dental care, vision care, prescriptions, and long-term care

Source: Esri forecasts for 2021 and 2026; Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics.

August 21, 2021

17651 B Highway, Boonville MO

Market Profile



Market Profile

17651 B Hwy, Boonville, Missouri, 65233
Rings: 5, 15, 25 mile radii

Prepared by Esri
Latitude: 38.94421
Longitude: -92.74070

	5 miles	15 miles	25 miles
Top 3 Tapestry Segments			
1.	Midlife Constants (5E)	Heartland Communities (6F)	In Style (5B)
2.	Traditional Living (12B)	Prairie Living (6D)	Bright Young Professionals (8C)
3.	Heartland Communities (6F)	Midlife Constants (5E)	College Towns (14B)
2021 Consumer Spending			
Apparel & Services: Total \$	\$5,567,297	\$14,173,190	\$129,408,763
Average Spent	\$1,423.50	\$1,549.66	\$1,829.51
Spending Potential Index	67	73	86
Education: Total \$	\$3,781,071	\$9,578,230	\$105,782,144
Average Spent	\$966.78	\$1,047.26	\$1,495.49
Spending Potential Index	56	61	87
Entertainment/Recreation: Total \$	\$9,336,808	\$24,429,874	\$196,628,682
Average Spent	\$2,387.32	\$2,671.10	\$2,779.83
Spending Potential Index	74	83	86
Food at Home: Total \$	\$15,252,742	\$39,609,336	\$330,486,488
Average Spent	\$3,899.96	\$4,330.78	\$4,672.24
Spending Potential Index	72	79	86
Food Away from Home: Total \$	\$9,811,952	\$25,182,530	\$231,744,255
Average Spent	\$2,508.81	\$2,753.39	\$3,276.28
Spending Potential Index	66	73	86
Health Care: Total \$	\$18,925,606	\$49,381,222	\$377,187,229
Average Spent	\$4,839.07	\$5,399.22	\$5,332.47
Spending Potential Index	78	87	85
HH Furnishings & Equipment: Total \$	\$6,007,149	\$15,455,878	\$133,808,279
Average Spent	\$1,535.96	\$1,689.91	\$1,891.71
Spending Potential Index	68	75	84
Personal Care Products & Services: Total \$	\$2,406,754	\$6,157,556	\$54,190,885
Average Spent	\$615.38	\$673.25	\$766.12
Spending Potential Index	69	75	85
Shelter: Total \$	\$50,043,402	\$127,448,766	\$1,199,801,578
Average Spent	\$12,795.55	\$13,934.92	\$16,962.16
Spending Potential Index	63	69	84
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,653,850	\$18,055,063	\$143,270,963
Average Spent	\$1,701.32	\$1,974.09	\$2,025.49
Spending Potential Index	71	83	85
Travel: Total \$	\$6,403,494	\$16,590,743	\$146,151,972
Average Spent	\$1,637.30	\$1,813.99	\$2,066.22
Spending Potential Index	65	72	82
Vehicle Maintenance & Repairs: Total \$	\$3,207,619	\$8,349,164	\$69,619,989
Average Spent	\$820.15	\$912.88	\$984.25
Spending Potential Index	74	82	89

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

August 21, 2021



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Westfield Malls	HBE Corporation	Anthem Healthcare
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GE Capital	General Data Comm	UARCO Plant
Buchheit Const.	Zone3 Entertainment	Liebe Corporation
Reliable Turbine	Intl Proce Plants & Eq	Konark Grocers

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