SALE

96-Unit Self Storage Facility

1869 NORTH CALHOUN ROAD

Nixa, MO 65714

PRESENTED BY:

JACK RANKIN
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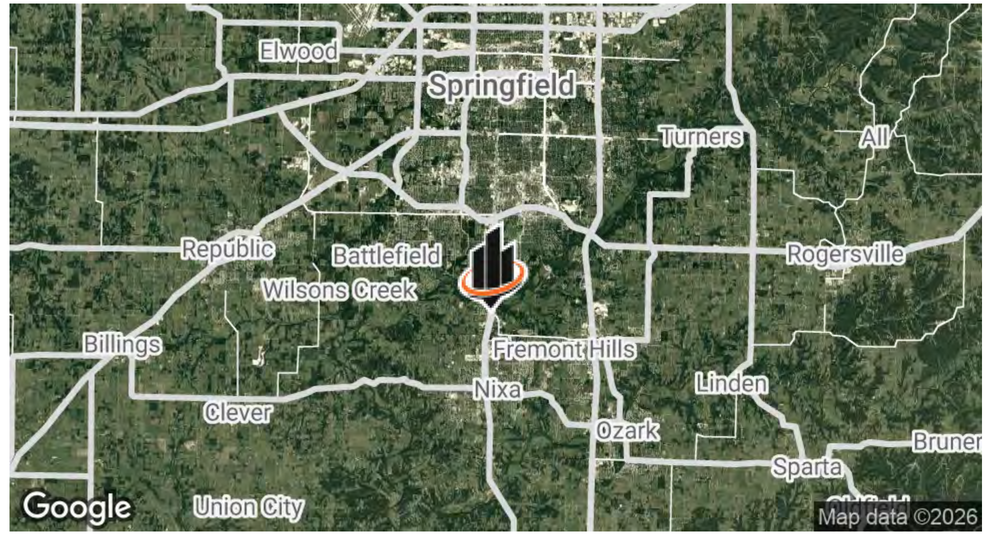
PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$1,020,000
IN-PLACE CAP RATE:	7.5% CAP
CURRENT OCCUPANCY:	89%
UNITS:	96
TOTAL BUILDING SIZE:	10,800 SF
LOT SIZE:	1.52 Acres
COUNTY:	Christian
CROSS STREETS:	Highway 160 & Highway CC in Nixa

PROPERTY DESCRIPTION

Thank you for viewing this 96-Unit self-storage facility now available for sale at 1869 W Calhoun Road in Nixa, Missouri. Selling at a competitive 7.5% Cap Valuation, this well maintained, well managed, and 89% occupied facility offers investors a chance to own a turn-key asset in one of the fastest growing areas in the region. Please contact the listing agent for additional information. Thank you!

LOCATION DESCRIPTION

Near the corner of N Highway CC and Highway 160 in Nixa, Missouri. This facility features quick access to the major travel corridors connecting Springfield, Nixa, and Ozark communities. Neighboring properties include Caseys, Conco, Mitchem Tire, Crash Champions, Commerce Bank, O'Reilly Auto Parts, Modern Motor Cars, and more.

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ADDITIONAL PHOTOS

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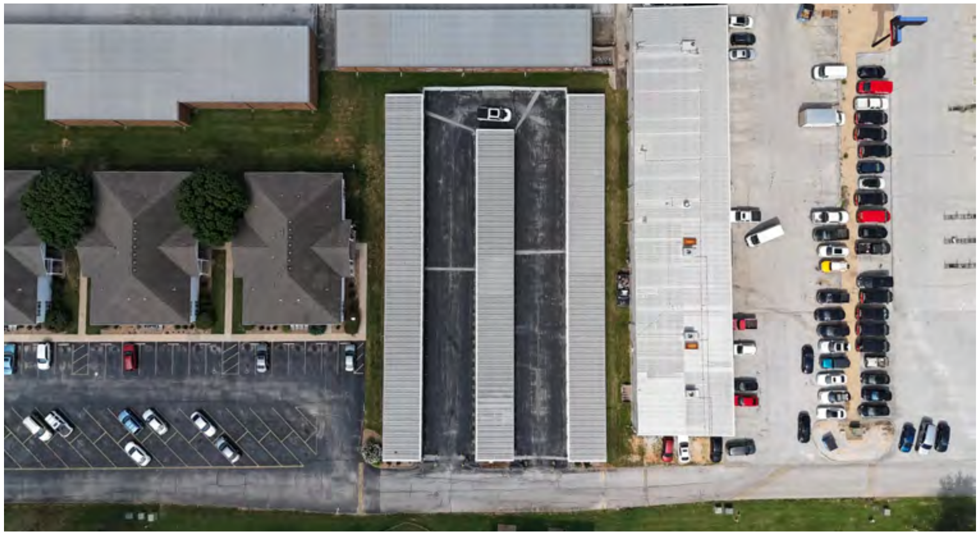

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COUNTY MAP:

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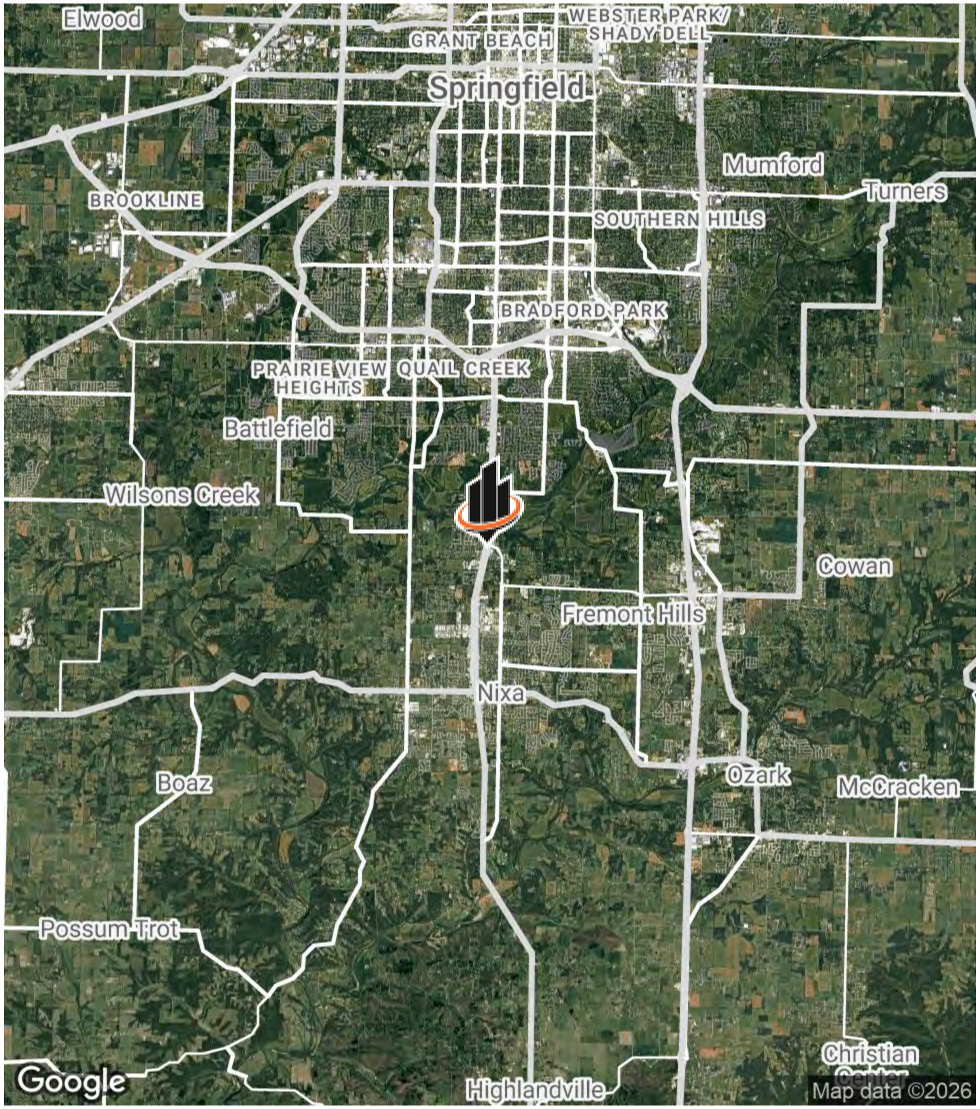
LOCATION MAP



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We believe in the **power of collective strength to accelerate growth in commercial real estate.** Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities.

Our **unique business model is built on the power of collaboration and transparency** and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

200+
OWNERS

2,000+
ADVISORS & STAFF

$13.2B
TOTAL VALUE OF SALES & LEASE TRANSACTIONS

3
GLOBAL OFFICES & EXPANDING

15
CORE SERVICES & SPECIALTY PRACTICE AREAS

66M+
SF IN PROPERTIES MANAGED

svn.com 1309 Beacon Street, Suite 300 Brookline, MA 02446

About SVN

SVN® is the world's leading commercial real estate franchise and the only **Employee-Owned Public Benefit Corporation** in the industry. SVN's growing network includes over 2,000 Advisors staff, and independent owner-operators who support clients across markets.

Built on a foundation of innovation, collaboration, and shared success, SVN Advisors openly share data, knowledge, and opportunities across the entire commercial real estate industry. This industry-leading **Shared Value Network®** approach delivers better outcomes for clients and expands access to deals and information nationwide.

SVN believes that a healthy commercial real estate market is at the heart of every thriving community. As a Public Benefit Corporation, SVN is committed to creating Shared Value by aligning strong business performance with meaningful, lasting impact — for our clients, our communities, and the commercial real estate industry.

This is the SVN Difference

svn.com. 1309 Beacon Street, Suite 300 Brookline, MA 02446

ADVISOR BIO

JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 150 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. During his years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties and has brokered deals for many local, regional, and national companies and institutions including Drury University, Central Trust Company, Cadence Bank, Thrasher Family Holdings, Morton Building Products, and more.

In recognition of his outstanding performance, Jack was one of SVNs top producing agents in 2025, ranking him in the top 3% of over 2,000 SVN agents nationwide. Additionally, he was named a 2024 CoStar Power Broker award winner, and recently received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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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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