

OFFERING MEMORANDUM

2.81+/- ACRES

POINTVIEW DR.

Bonne Terre, MO 63628

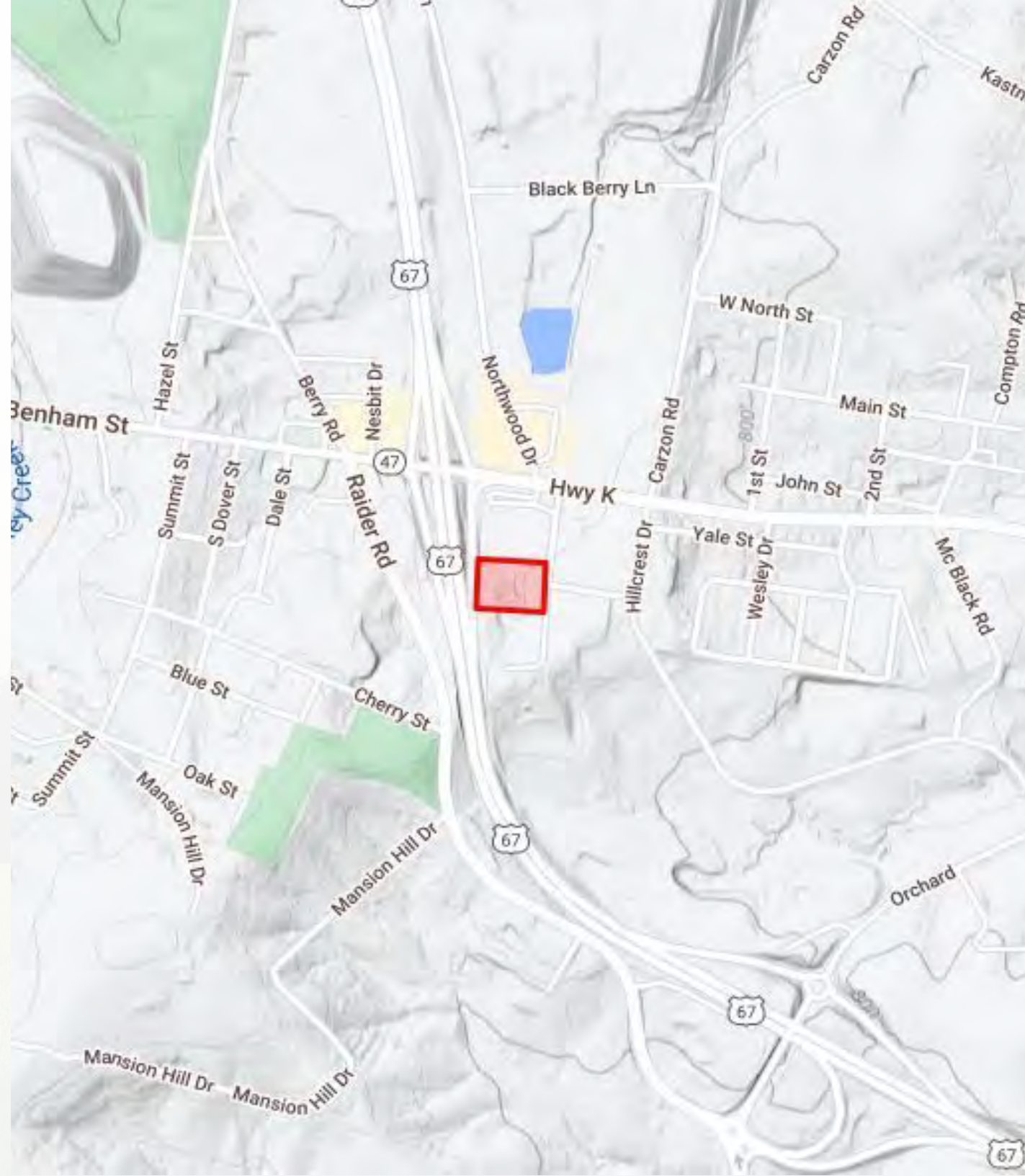
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PROPERTY SUMMARY



SALE PRICE	\$336,610
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OFFERING SUMMARY

PRICE / SF:	\$2.75
LOT SIZE:	2.81 Acres
PRICE / ACRE:	\$119,790
ZONING:	Commercial
APN:	07-60-13-01-011-0002.00

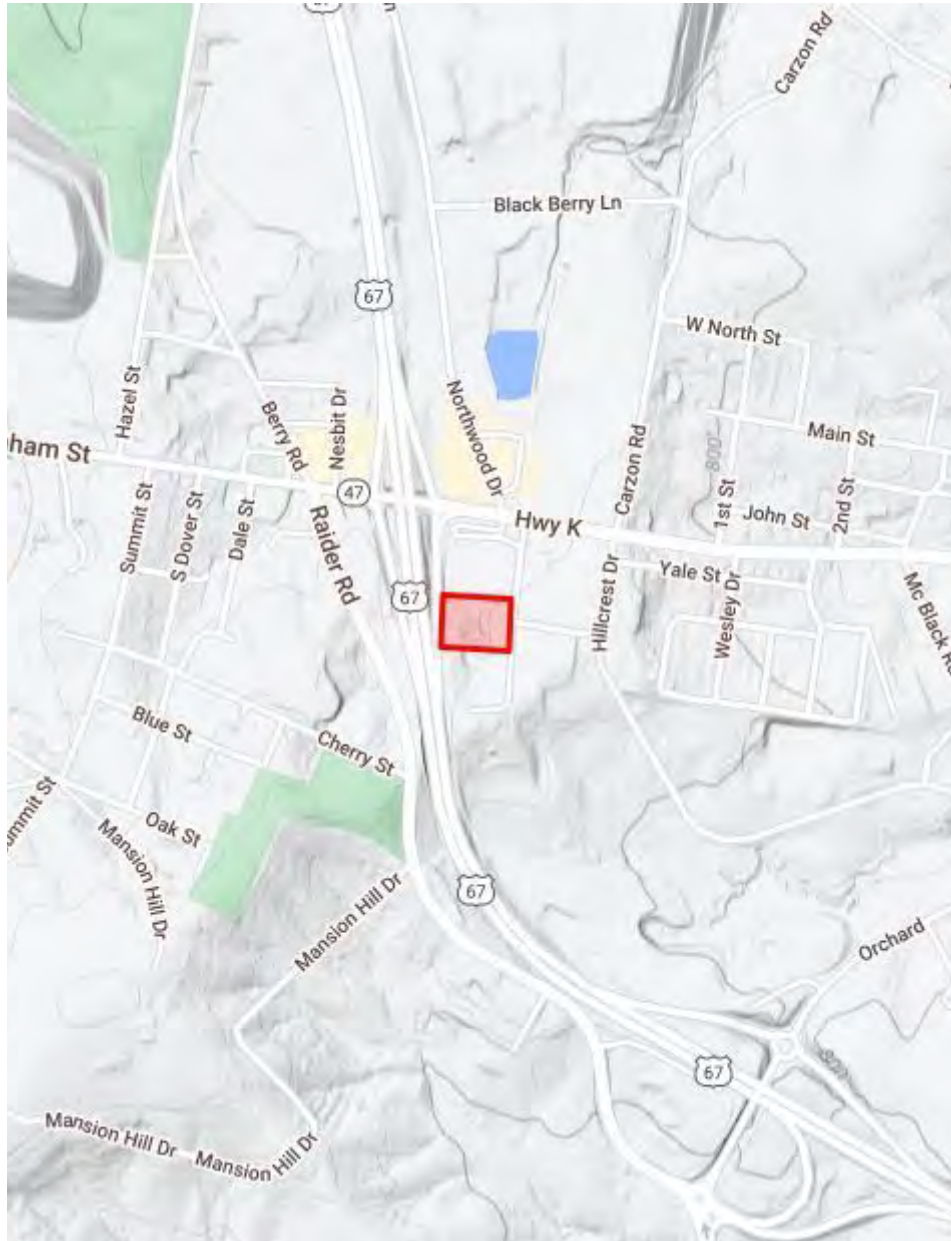
PROPERTY HIGHLIGHTS

- 2.81 +/- Acre Lot
- Utilities on Site: Water and Electric
- Great Visibility from Highway 67
- Perfect for Retail or Hospitality Development
- Option for Build To Suite Available
- Nearby Retailers Rank Among the Top in the Country in their Categories

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,726	8,369	16,387
TOTAL POPULATION	11,371	22,848	43,226
AVERAGE HH INCOME	\$46,996	\$47,287	\$48,337

PROPERTY DESCRIPTION



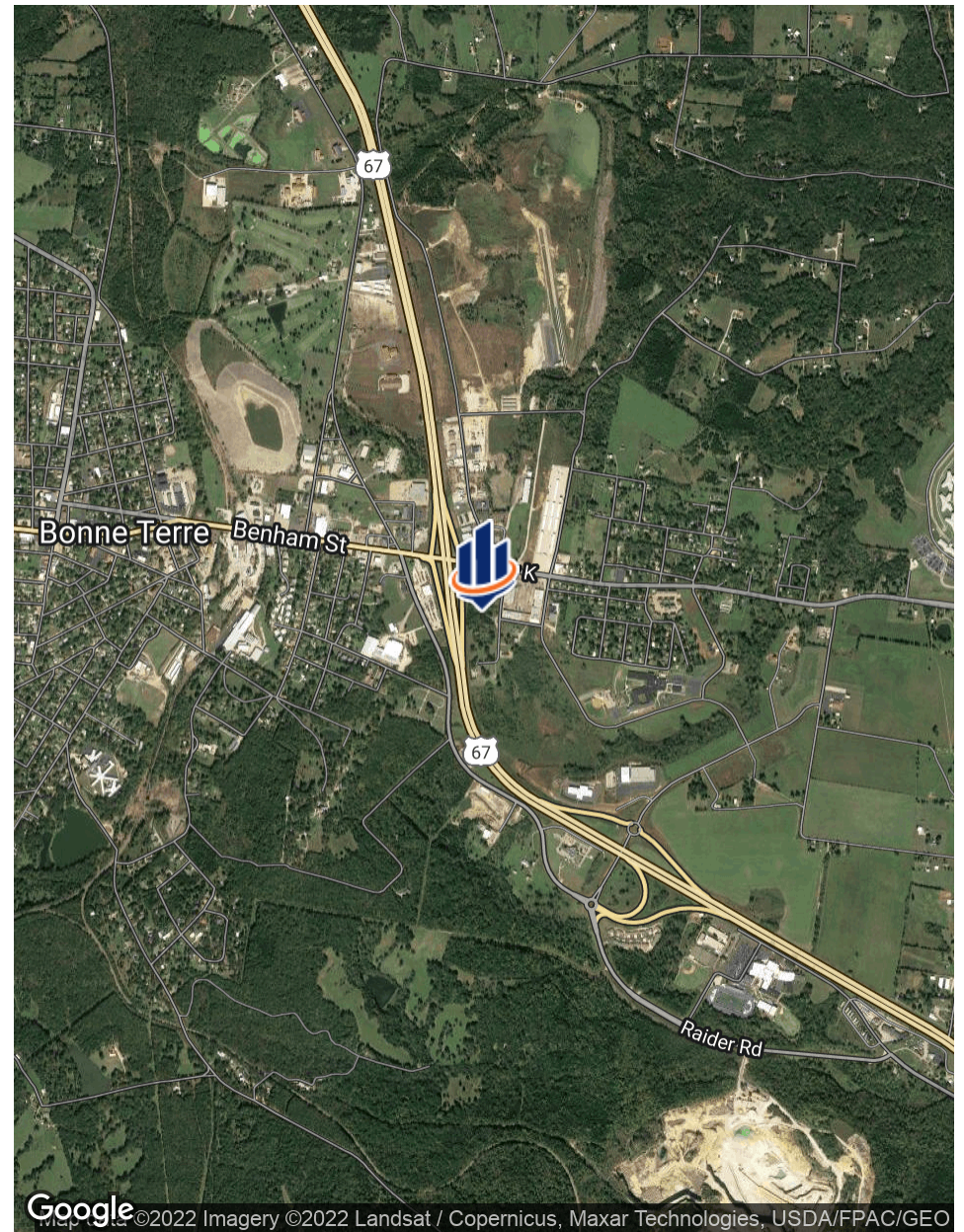
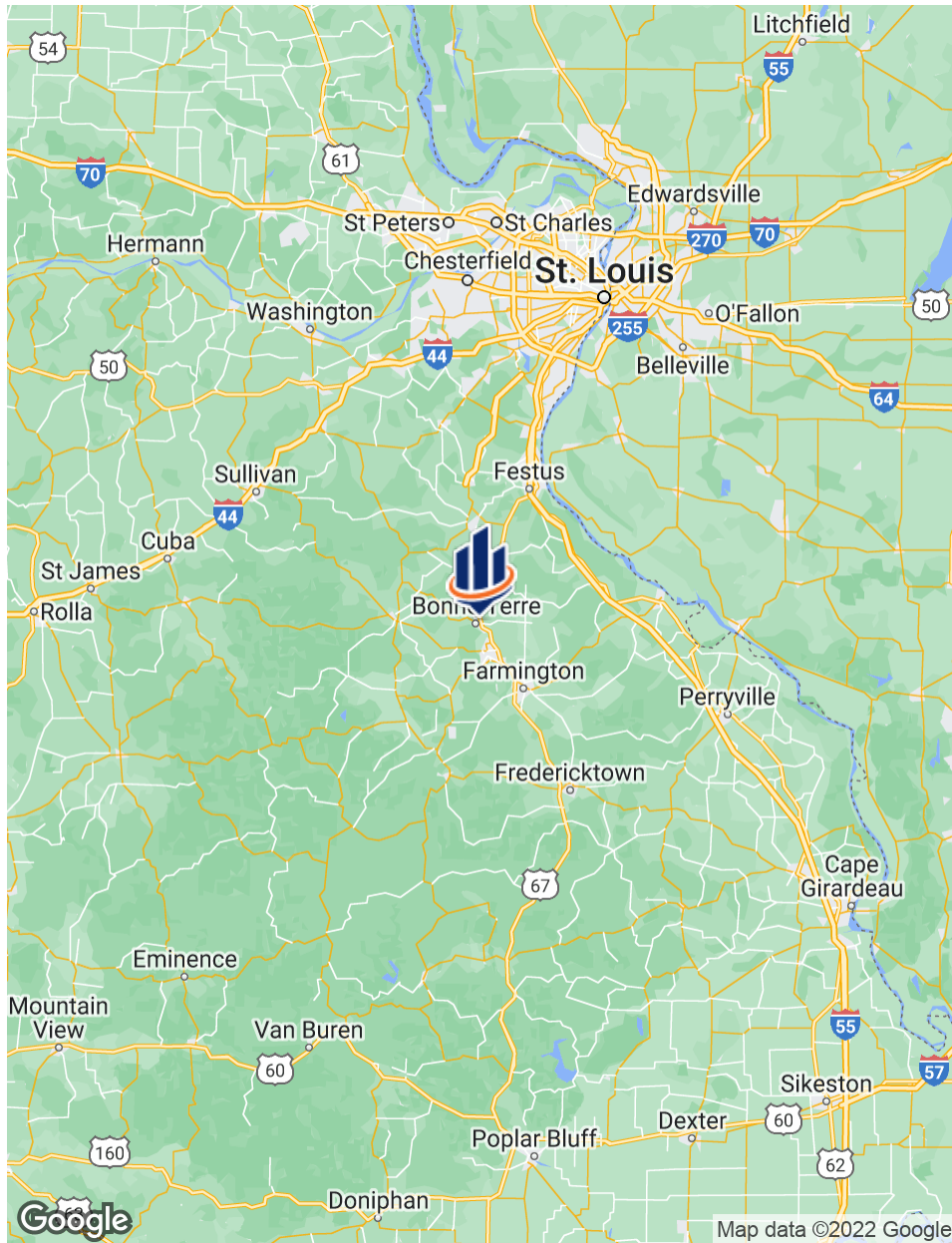
PROPERTY DESCRIPTION

SVN | Holman Partners is pleased to present a 100% fee simple interest in a 2.81 Acre parcel of land located along Pointview Drive in Bonne Terre, MO offered at \$336,610. The subject property is located adjacent to Highway 67, which is the main thoroughfare in the Farmington Micropolitan Statistical Area, as well as connects Bonne Terre and surrounding areas to St. Louis, MO. The property already has utilities on site for water and electric. There is also an option for Build To Suit available.

LOCATION DESCRIPTION

Bonne Terre, MO is a city in St. Francois County located about 60 miles southwest of St. Louis, MO along Highway 67. Bonne Terre is located in the Missouri Lead Belt Region, and considered part of the Greater St. Louis area and part of the Farmington Micropolitan Statistical Area. The Farmington Micropolitan Area includes both St. Francois and Washington County with a population of 90,554. This area is a growing community. The subject property is strategically located adjacent to Highway 67. It is located just off of Highway K, the Bonne Terre exit from Highway 67 and the main thoroughfare through the city. Highway K has a traffic count of 13,533 VPD. The property is located in close proximity to other major retailers such as Circle K, Dairy Queen, Casey's, Walgreens, Hardee's, Motel 6, and others. Many of these retailers rank in the top in the country in their categories based on Placer.AI data showing the high demand for retail in this area. Additionally, prime retailers have already selected or expressed interest in nearby sites. The property is also located only 0.5 miles from the North County Primary School. All of this combines to make a great location for future retail development in a growing city.

LOCATION MAP



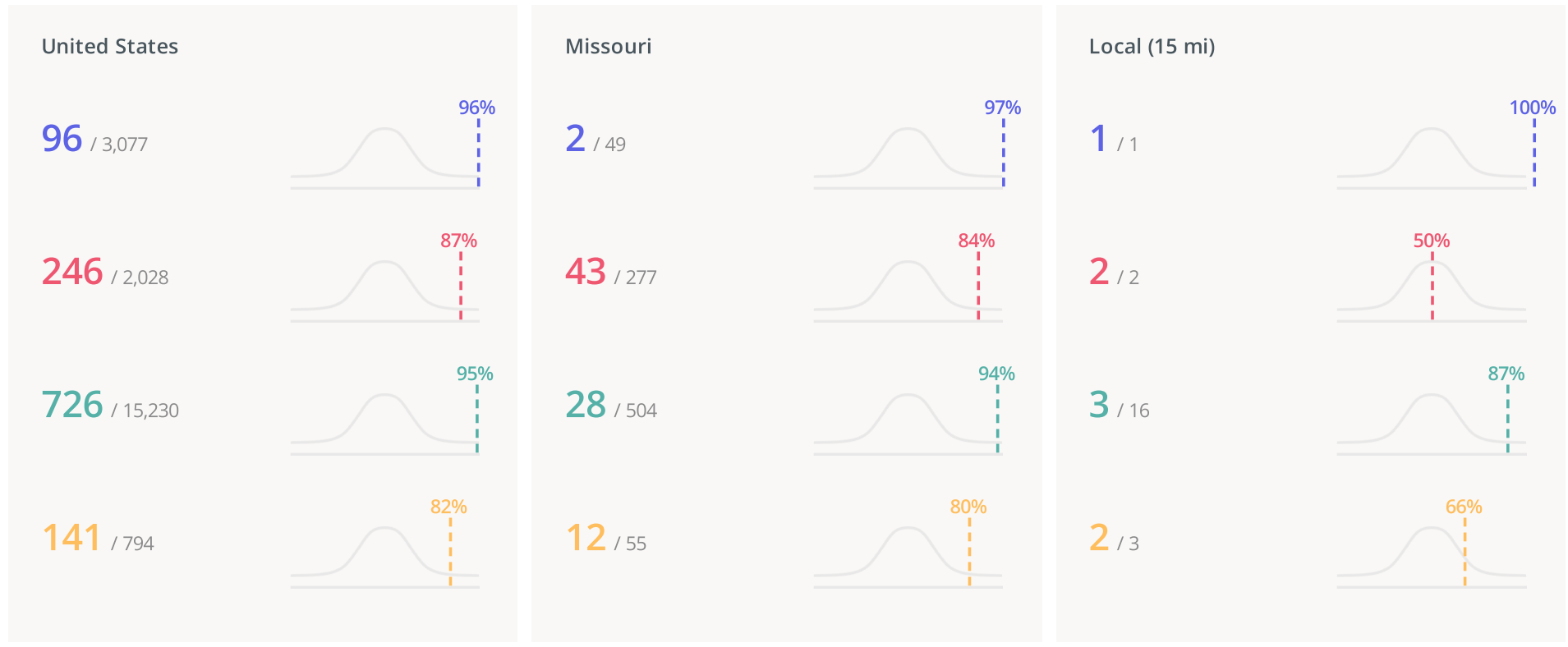
RETAILER MAP



NEARBY RETAILERS RANK AMONG THE TOP IN THE COUNTRY IN THEIR CATEGORIES

Ranking Overview - Chain

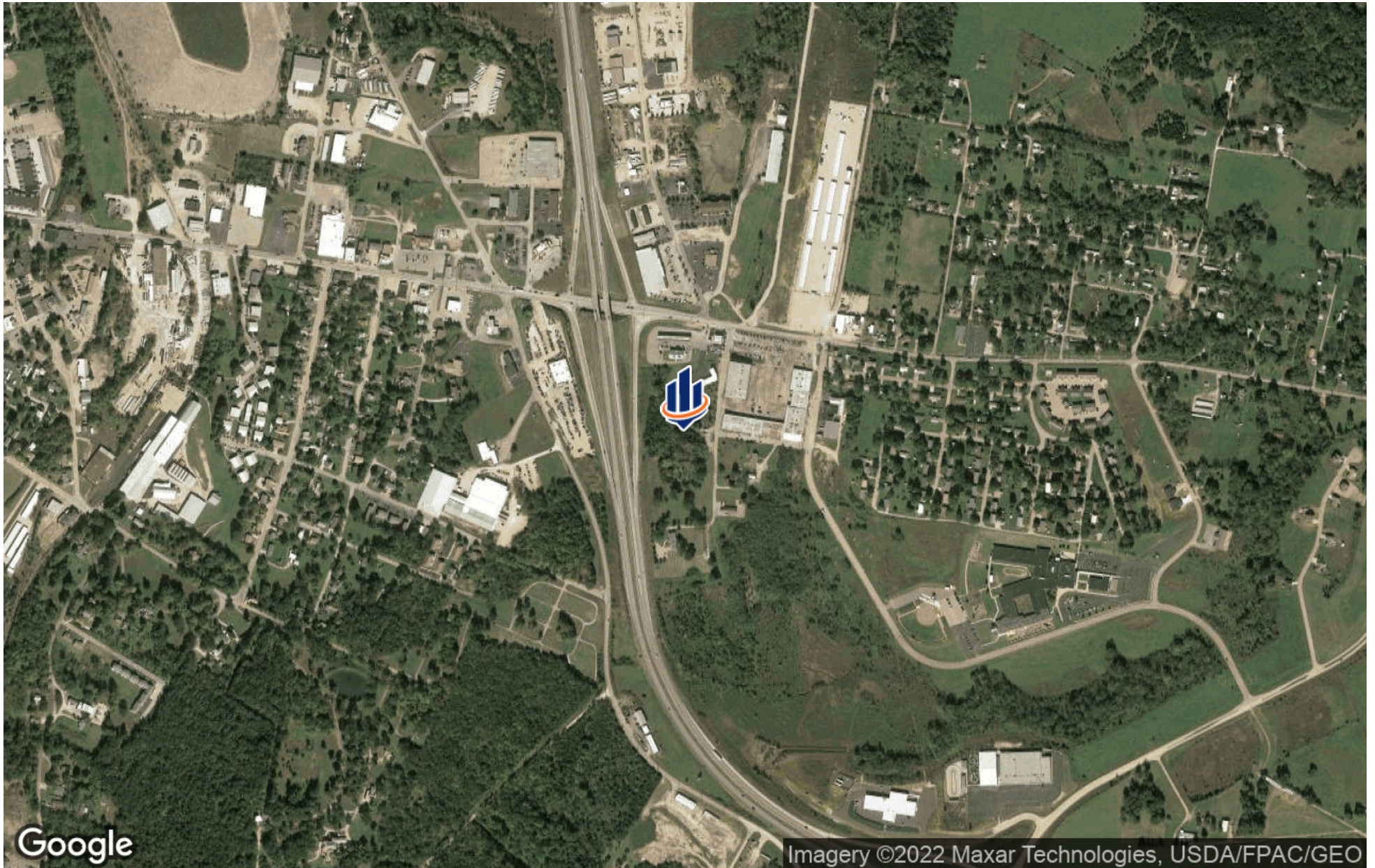
- Circle K / Highway K
- Casey's General Store / Benham St
- Dollar General / N Wood St
- Save-A-Lot / N Wood



Data provided by Placer Labs Inc. (www.placer.ai)



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

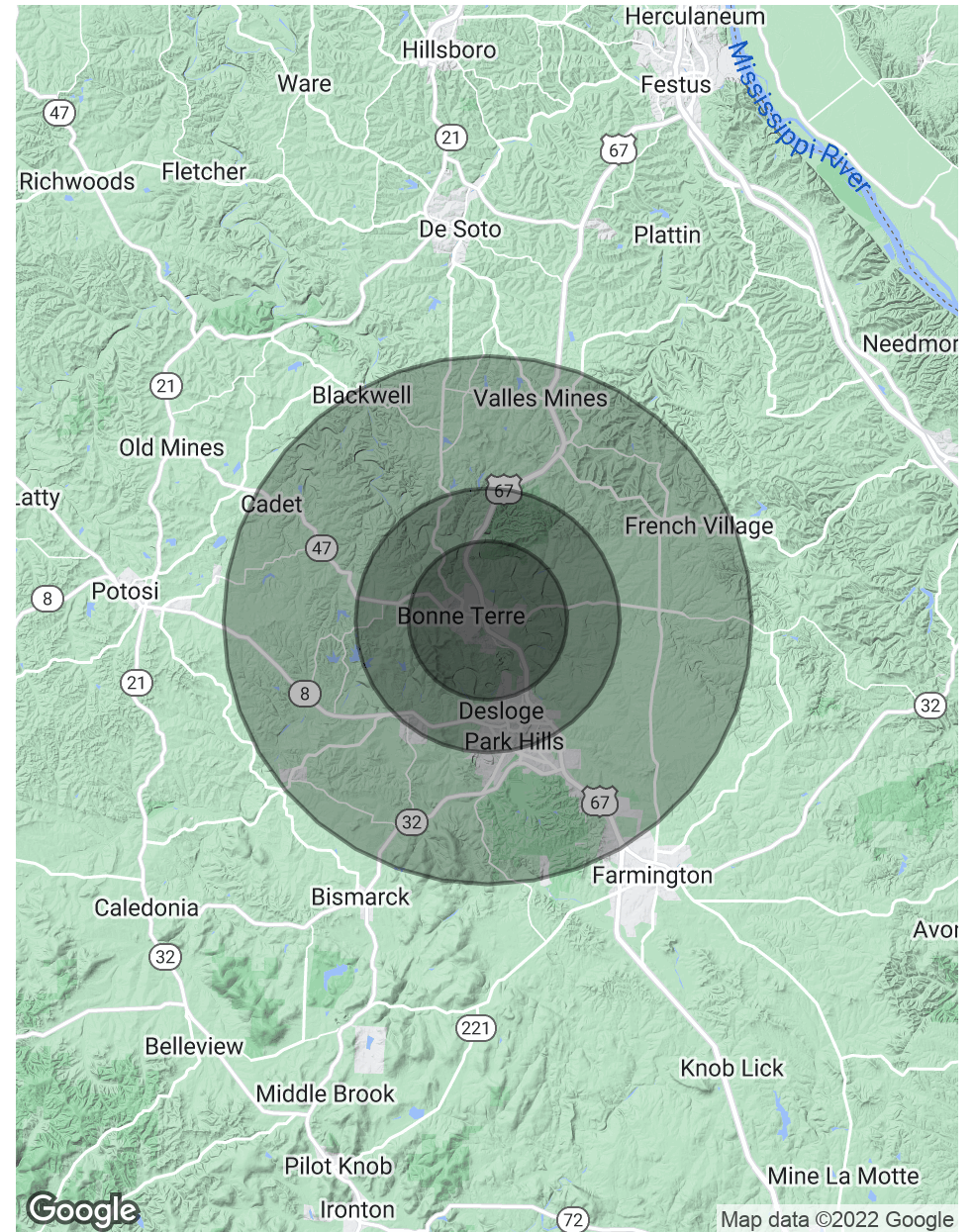
POPULATION

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,371	22,848	43,226
AVERAGE AGE	35.6	35.9	36.5
AVERAGE AGE (MALE)	34.0	34.2	34.8
AVERAGE AGE (FEMALE)	38.9	38.3	38.4

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	3,726	8,369	16,387
# OF PERSONS PER HH	3.1	2.7	2.6
AVERAGE HH INCOME	\$46,996	\$47,287	\$48,337
AVERAGE HOUSE VALUE	\$105,165	\$108,395	\$117,946

* Demographic data derived from 2010 US Census





Will Holman
Managing Director

Prior to forming SVN® | Holman Norden (SVN | HN), Will has had a successful and diverse career since starting in the Real Estate sales industry in 1984. Growing up in a real estate development and construction family, it only made sense that he chose that as his career. Starting with sales and development of residential product types, Will quickly moved into the commercial arena. Over the decades, his clients were primarily investors and owner/users, but he also assisted landlords and tenants. During this time Will worked with multiple product types including Industrial, Retail, Multi-Family, and Office providing unprecedented experience in which to benefit his clients. Will has participated in over One Billion Six Hundred Million Dollars (\$1,600,000,000) in transactions not only as the Broker as well as a Principal, Developer, and Builder. This gives Will a uniquely beneficial viewpoint and skillset that greatly benefits his Net Leased Investment clients.

During his career, Will has been associated with some of the industry's leading firms. Prior to SVN | HN, Will served as Mid States Sales Manager and Associate Director of the National Retail Group - Marcus & Millichap where he sharpened his National Market Real Estate Investment skills. Just prior to that Will was a Principal, Managing Partner and Broker with Commercial Brokerage Group, Inc., a 22-person full-service Commercial Real Estate, Construction /Development firm, serving the entire St. Louis Regional Market for 8+ years.

Will has since continued to refine and expand his investment brokerage strategies and mentoring skills. His experience and expertise aid owners in developing successful strategies for their Single Tenant Net Leased, Retail, Industrial, and land properties. Since forming SVN | HN and after utilizing the expansive network he has developed Will has been able to expand his client base throughout the 48 states. Focusing his transaction activity on properties in the Midwest, South, and Southeastern area of the country. This expanded territory combined with the ability to mentor and co-broker with agents across the country has brought substantial benefits to his clients.

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Addison Lijewski
Associate Advisor

At SVN Holman Norden, Addison specializes in Triple Net Investment properties. Addison currently serves in the Greater Midwest market while based in the St. Louis MSA. This central location allows Addison to connect with clients across the country. Addison combines dedication, hard work, and knowledge to best serve her clients.

Prior to joining SVN Holman Norden, Addison grew up in LaSalle-Peru, Illinois where her parents had a portfolio of rental properties which first got her interested in Real Estate. Addison graduated Cum Laude from the University Of Missouri Trulaske College Of Business in May 2019 with a BSBA in Finance & Banking with an emphasis in Real Estate and minor in Economics. While in college, Addison worked within the banking industry for two and half years including a 6-month internship in Commercial Lending. Addison was also fortunate to complete a 6-month internship with a commercial broker in the Columbia, Missouri area which exposed her to the Commercial Real Estate industry. Addison is excited to apply this previous experience to her career with SVN Holman Norden and enjoys working with a great team to help her excel in this industry.

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MEET THE TEAM

Biography

DISCLAIMER

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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This Offering Brochure 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 Brochure 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.