

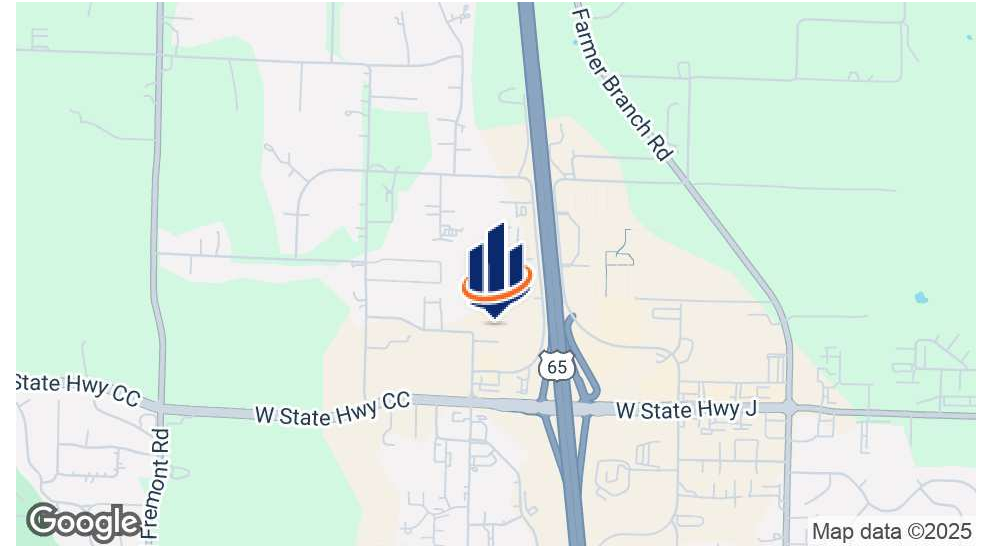
SOLD

**LOT 6
6.55 AC** COMMERCIAL LOT
OFF HWY 65 IN
NORTH OZARK

STATE HWY CC & 22ND STREET
OZARK, MO 65721

Lee McLean III, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

Sale Price:	\$10.00 / SF
Lot 6:	6.55 ac.
Willing to Divide:	Yes
Zoning:	General Commercial [C-2]
Market:	Ozark
Traffic Count:	74,000

PROPERTY OVERVIEW

Thank you for viewing the last remaining commercial lot located at the busy intersection of State Hwy CC and US Highway 65 in Ozark. Lot 6 in this development is 6.55 acres and can be divided. This development includes McDonalds, Taco Bell, Culvers, Big O Tire and others which have all opened in the last 4 years. This location has great exposure for commercial property with over 74,000 vehicles per day.

Please email, call or text the agent today for more information or to schedule a time to view.

LOCATION OVERVIEW

This newer development is located in Ozark right off of W State Hwy CC and US Highway 65 at the intersection of Hwy CC and N 22nd Street in Ozark. Surrounding businesses include McDonald's, Taco Bell, Primas Mexican Kitchen, Mudhouse Coffee, Yen Ching, Price Cutter, Braum's, Lambert's Café, and more local and national businesses.

Lee McLean, CCIM serves as a Senior Advisor or SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM and SIOR designations, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

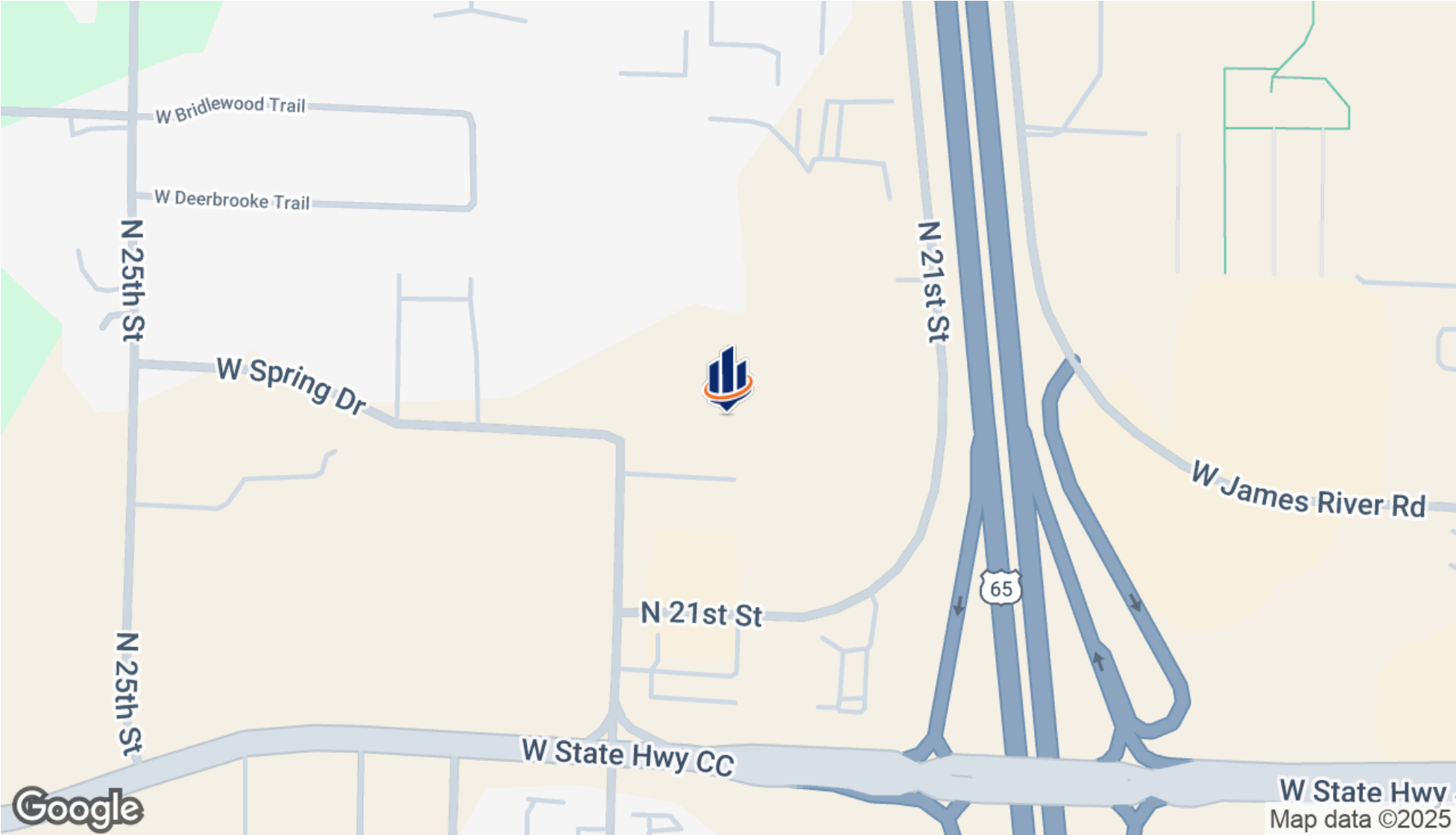
Additional Photos



Aerial View



Location Map



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Map & Report

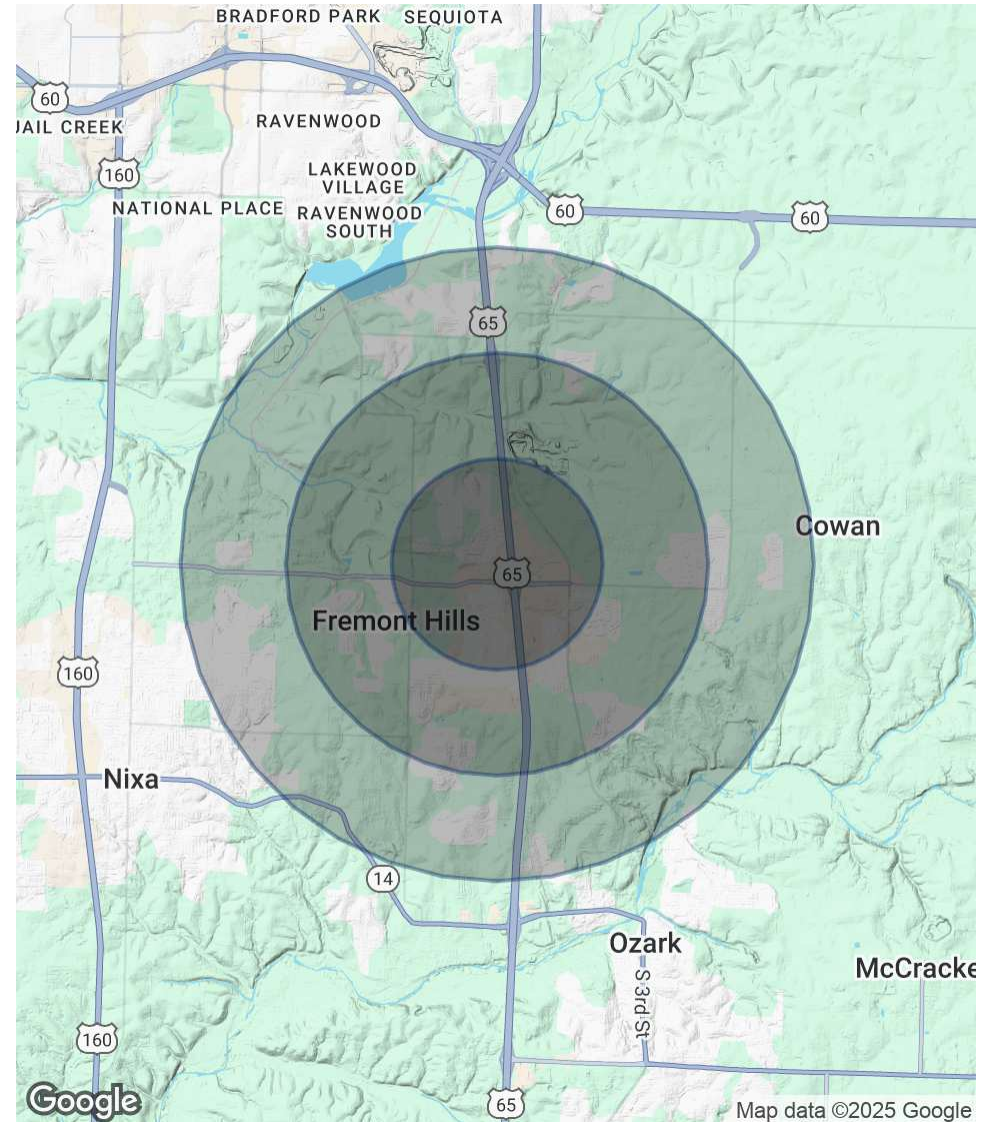
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,258	8,927	20,932
Average Age	37.7	37.8	37.4
Average Age (Male)	36.5	36.8	36.2
Average Age (Female)	39.8	39.2	38.1

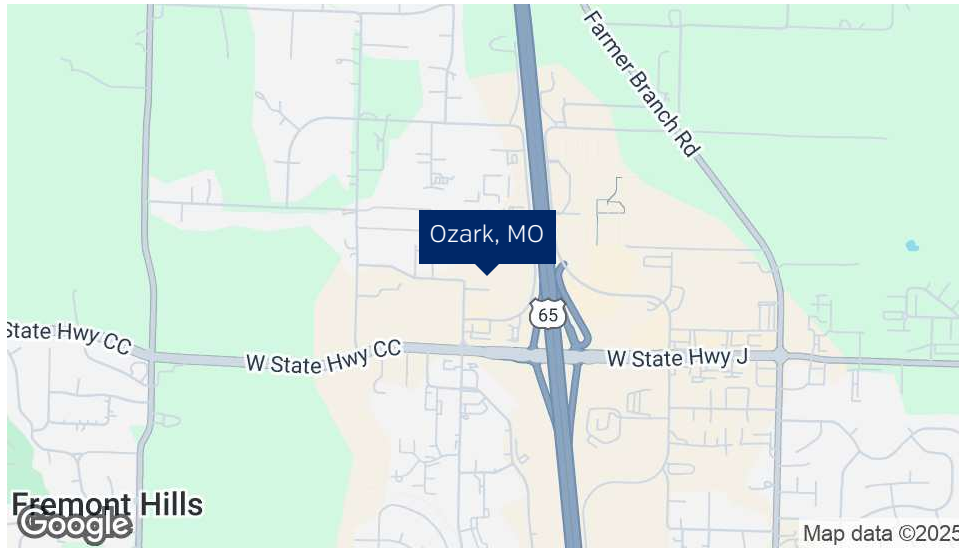
HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,011	3,816	8,267
# of Persons per HH	2.2	2.3	2.5
Average HH Income	\$69,562	\$81,171	\$92,066
Average House Value	\$197,932	\$222,452	\$235,802

* Demographic data derived from 2020 ACS - US Census



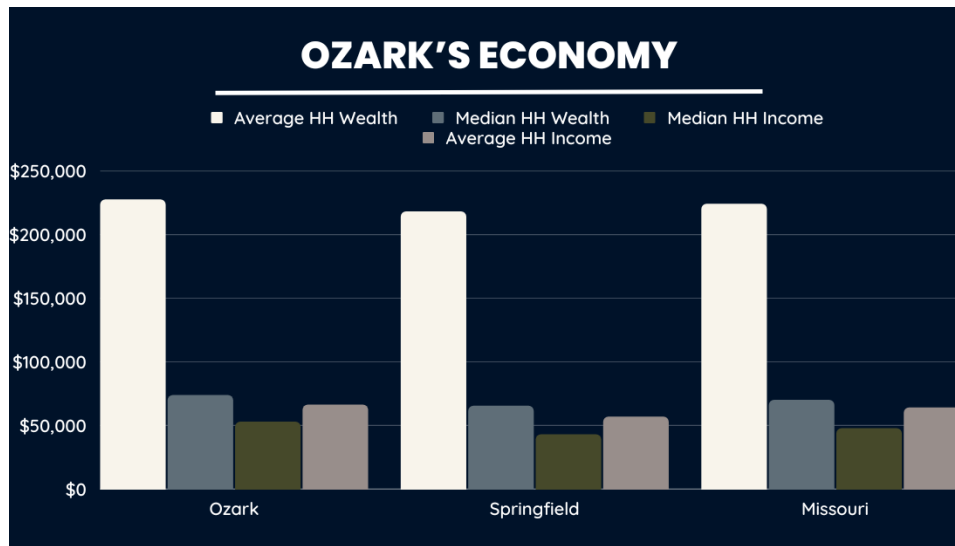
City Information



OZARK, MISSOURI

Ozark is a thriving community that is experiencing rapid growth in the residential and commercial areas. In fact, the city is located in the most rapidly growing county in Missouri, and having grown at a record pace of \$119% over the last 10 years, it's no wonder that the city of Ozark is the 15th fastest growing city in the state. With projections of growth well into the future, Ozark understands the importance of working with businesses to help them continue to grow and prosper.

Ozark offers a small-town feel, but with all the amenities of being in a metropolitan area. As part of the Springfield metro area, Ozark received high marks from bizjournals in their "Best Quality of Life" ranking - which placed the Springfield metropolitan area #40 of 124 mid-sized metropolitan areas on the list. Whether you are interested in nature and the outdoors, shopping, culture, history, thrilling amusement parks, or a serene lake for fishing, there is a place for you in southwest Missouri.



OZARK'S DATA

- Population | 19,429 [City of Ozark]
- Current Unemployment Rate | 3.9%[Christian County]
- Current Total Workforce | 233,110 [Springfield MSA]

Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient [2021]
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient [2020]
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]
CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]
Top 3% Advisor in SVN International - SVN President's Circle [2017, 2019, 2022 & 2023]
Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

EDUCATION

Drury University
CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Business Journal Commercial Real Estate Trusted Advisor [2021]
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member

Disclaimer

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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.