

# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

For Sale



For more information please contact:

## Curtis Jared

President & CEO

417.877.7900 x111

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

## David Havens

Senior Broker

417.877.7900 x101

[dhavens@jaredcommercial.com](mailto:dhavens@jaredcommercial.com)

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | [JaredCommercial.com](http://JaredCommercial.com)





# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

PROPERTY SUMMARY

For Sale



## PROPERTY DESCRIPTION

Explore an exceptional investment opportunity with this impressive property in Ozark, MO. Boasting a substantial 59,050 SF building with 60 well-appointed units, this property provides a prime prospect for multifamily/low-rise/garden investors. Featuring a Commercial/Residential zoning and constructed in 2009, this property offers a versatile investment potential. The inclusion of a clubhouse with a pool adds to the allure for potential residents, while the expansive 104 parking spaces and proximity to U.S. Hwy 65 further enhance the property's desirability. With its outstanding features and ideal location, this property represents a compelling investment in the thriving Ozark, MO market.

## PROPERTY HIGHLIGHTS

- 104 Parking Spaces.
- 60 Units.
- Close Proximity to U.S. Hwy 65.
- Clubhouse w/ Pool.

## OFFERING SUMMARY

Sale Price:	Subject To Offer
Number of Units:	60
Lot Size:	3.73 Acres
Building Size:	59,050 SF

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,165	23,390	58,111
Total Population	3,085	62,278	144,959
Average HH Income	\$102,739	\$95,501	\$101,649

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

VALUE-ADD UNIT MIX



UNIT TYPE	# OF UNITS	AVERAGE SF	TOTAL SF
STUDIO	4	500.00	2,000.00
1 BED / 1 BATH	21	800.00	16,800.00
2 BED / 2 BATH	21	1,100.00	23,100.00
3 BED / 3 BATH	14	1,225.00	17,150.00
TOTAL / AVERAGE	60	906.25	59,050.00



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

SITE PLAN

For Sale



## TOWN & COUNTRY APARTMENTS

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

ADDITIONAL PHOTOS

For Sale



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

RETAILER MAP



Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.



# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

## DEMOGRAPHICS MAP & REPORT

For Sale

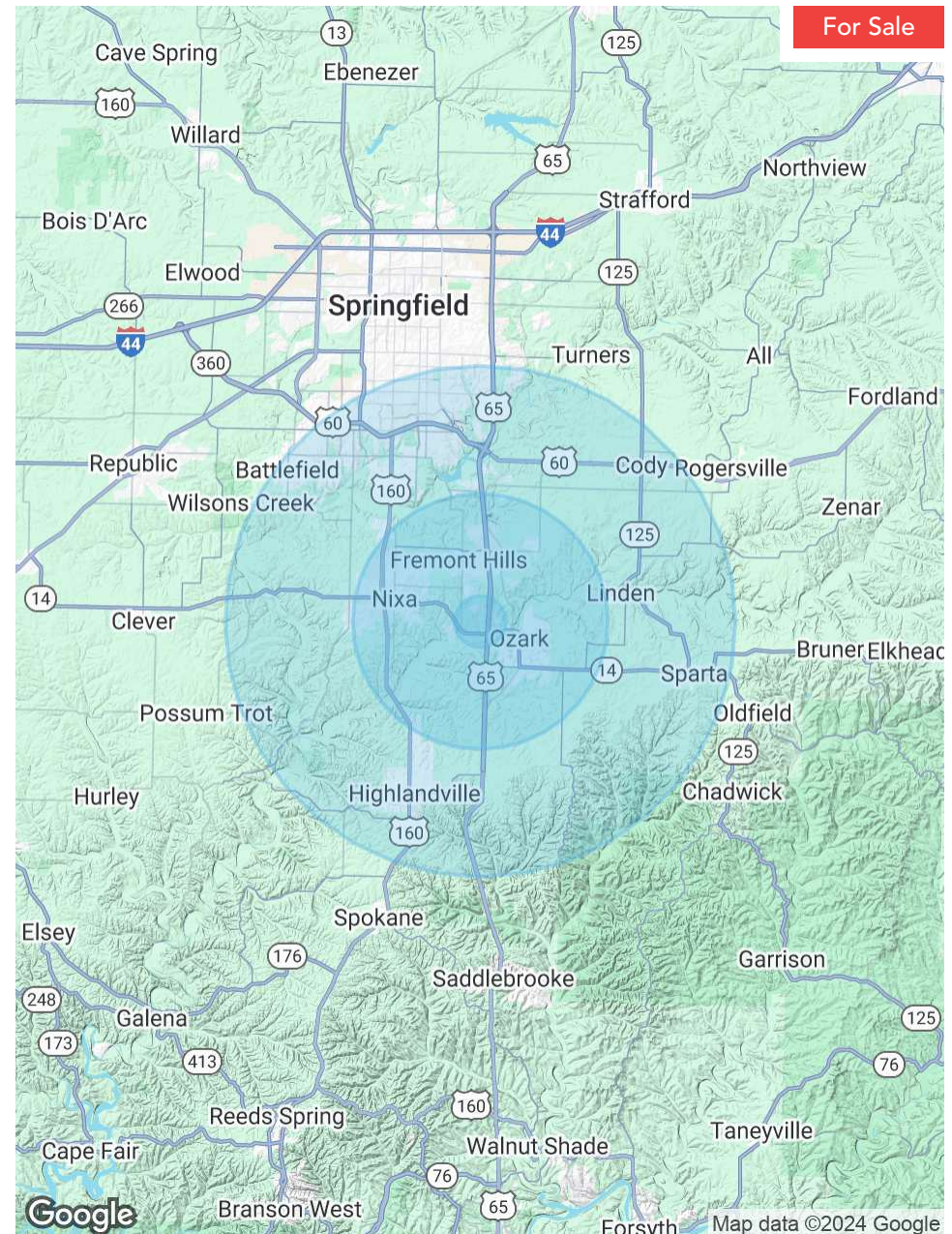
### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,085	62,278	144,959
Average Age	35	39	41
Average Age (Male)	34	37	39
Average Age (Female)	37	40	42

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	1,165	23,390	58,111
# of Persons per HH	2.6	2.7	2.5
Average HH Income	\$102,739	\$95,501	\$101,649
Average House Value	\$311,790	\$303,488	\$312,944

Demographics data derived from AlphaMap



2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

# Town & Country Village Apartments



2145 WEST BINGHAM STREET, OZARK, MO 65721

ADVISOR BIO

For Sale



## CURTIS JARED

President & CEO

[cjared@jaredcommercial.com](mailto:cjared@jaredcommercial.com)

Direct: 417.877.7900 x111 | Cell: 417.840.9001

MO #2012016985

## EDUCATION

BA - Drury University  
Real Estate License

## MEMBERSHIPS

BOMA International  
ICSC  
Missouri Realtors  
National Association of Realtors

**Jared Commercial**  
2870 S Ingram Mill Rd Ste A  
Springfield, MO 65804  
417.877.7900

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | [JaredCommercial.com](http://JaredCommercial.com)



The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.