

Country Boy Liquor store

3693 US-63, West Plains MO 65775

OFFERING MEMORANDUM

Prepared By:

Lee Garner
Garner Homestead & Commercial Real Estate
(480)-765-0292
LeeGarnerAz@gmail.com
GarnerHCRE.com

Country Boy Liquor store

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Exclusively Marketed by:

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OFFERING SUMMARY

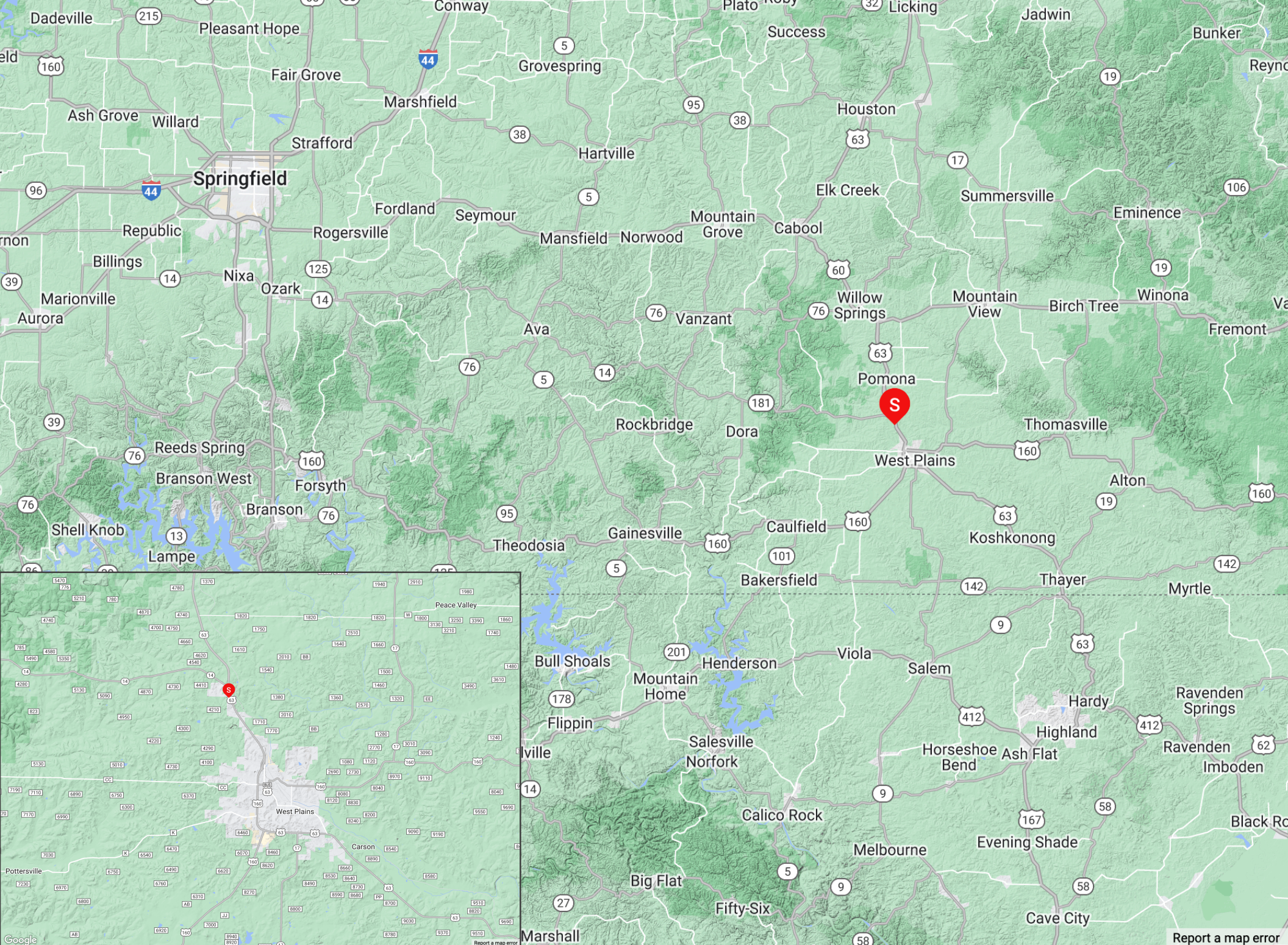
ADDRESS	3693 US-63 West Plains MO 65775
COUNTY	Howell
BUILDING SF	5,293 SF
LAND ACRES	4.88
LAND SF	212,572 SF
YEAR BUILT	1995, 1976, & 1967
APN	15-3.2-06-000-000-005.0000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$645,000
PRICE PSF	\$121.86

DEMOGRAPHICS

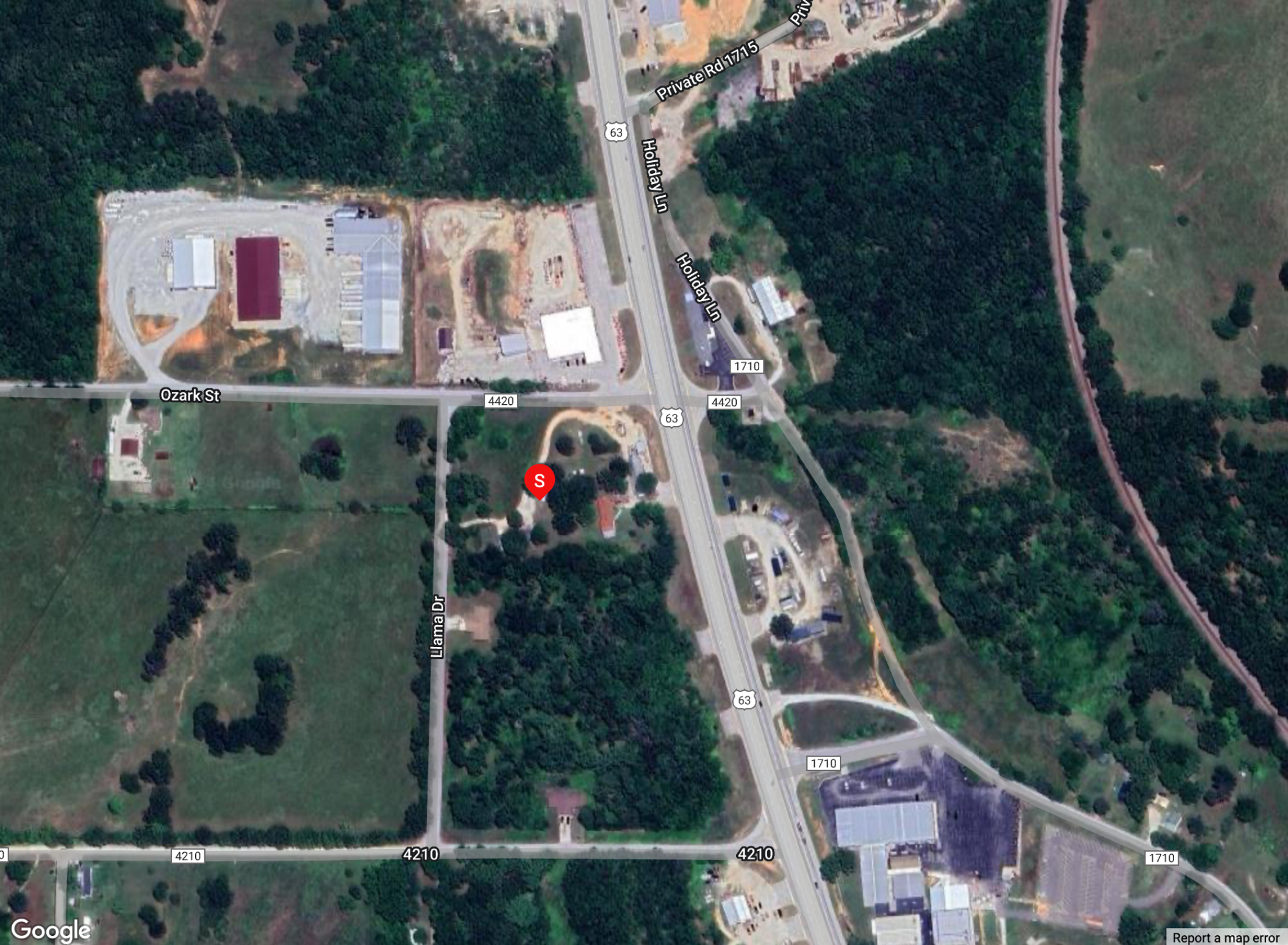
	5 MILE	10 MILE	15 MILE
2023 Population	12,928	23,703	32,329
2023 Median HH Income	\$41,971	\$41,587	\$41,104
2023 Average HH Income	\$62,423	\$61,525	\$60,595



[Report a map error](#)

GLOBAL

NUMBER OF UNITS	5
BUILDING SF	5,293
LAND SF	212,572
LAND ACRES	4.88
# OF PARCELS	1
YEAR BUILT	1995, 1976, & 1967
ZONING TYPE	C2
LOCATION CLASS	B
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	4
NUMBER OF STORIES	3
TRAFFIC COUNTS	10,000/day
NUMBER OF INGRESSES	4
NUMBER OF EGRESSES	4



S

Ozark St

Llama Dr

Holiday Ln

Holiday Ln

63

63

63

4420

4420

1710

4210

4210

4210

1710

1710

Private Rd 1715

Priv



POPULATION	5 MILE	10 MILE	15 MILE
2000 Population	11,330	21,582	30,203
2010 Population	12,725	23,496	32,668
2023 Population	12,928	23,703	32,329
2028 Population	13,002	23,800	32,329
2023 African American	111	149	173
2023 American Indian	122	196	257
2023 Asian	109	163	195
2023 Hispanic	392	613	805
2023 Other Race	123	184	237
2023 White	11,630	21,549	29,405
2023 Multiracial	825	1,448	2,043
2023-2028: Population: Growth Rate	0.55 %	0.40 %	0.00 %

2023 HOUSEHOLD INCOME	5 MILE	10 MILE	15 MILE
less than \$15,000	857	1,677	2,334
\$15,000-\$24,999	594	1,063	1,544
\$25,000-\$34,999	704	1,307	1,726
\$35,000-\$49,999	869	1,502	1,987
\$50,000-\$74,999	941	1,651	2,340
\$75,000-\$99,999	542	1,068	1,407
\$100,000-\$149,999	486	922	1,173
\$150,000-\$199,999	130	239	330
\$200,000 or greater	143	234	309
Median HH Income	\$41,971	\$41,587	\$41,104
Average HH Income	\$62,423	\$61,525	\$60,595

HOUSEHOLDS	5 MILE	10 MILE	15 MILE
2000 Total Housing	5,009	9,505	13,161
2010 Total Households	5,131	9,458	13,059
2023 Total Households	5,266	9,664	13,152
2028 Total Households	5,338	9,779	13,261
2023 Average Household Size	2.38	2.40	2.41
2000 Owner Occupied Housing	3,175	6,087	8,697
2000 Renter Occupied Housing	1,399	2,510	3,210
2023 Owner Occupied Housing	3,369	6,473	9,171
2023 Renter Occupied Housing	1,897	3,191	3,981
2023 Vacant Housing	559	1,121	1,580
2023 Total Housing	5,825	10,785	14,732
2028 Owner Occupied Housing	3,466	6,617	9,319
2028 Renter Occupied Housing	1,872	3,163	3,942
2028 Vacant Housing	529	1,098	1,573
2028 Total Housing	5,867	10,877	14,834
2023-2028: Households: Growth Rate	1.35 %	1.20 %	0.85 %

Source: esri

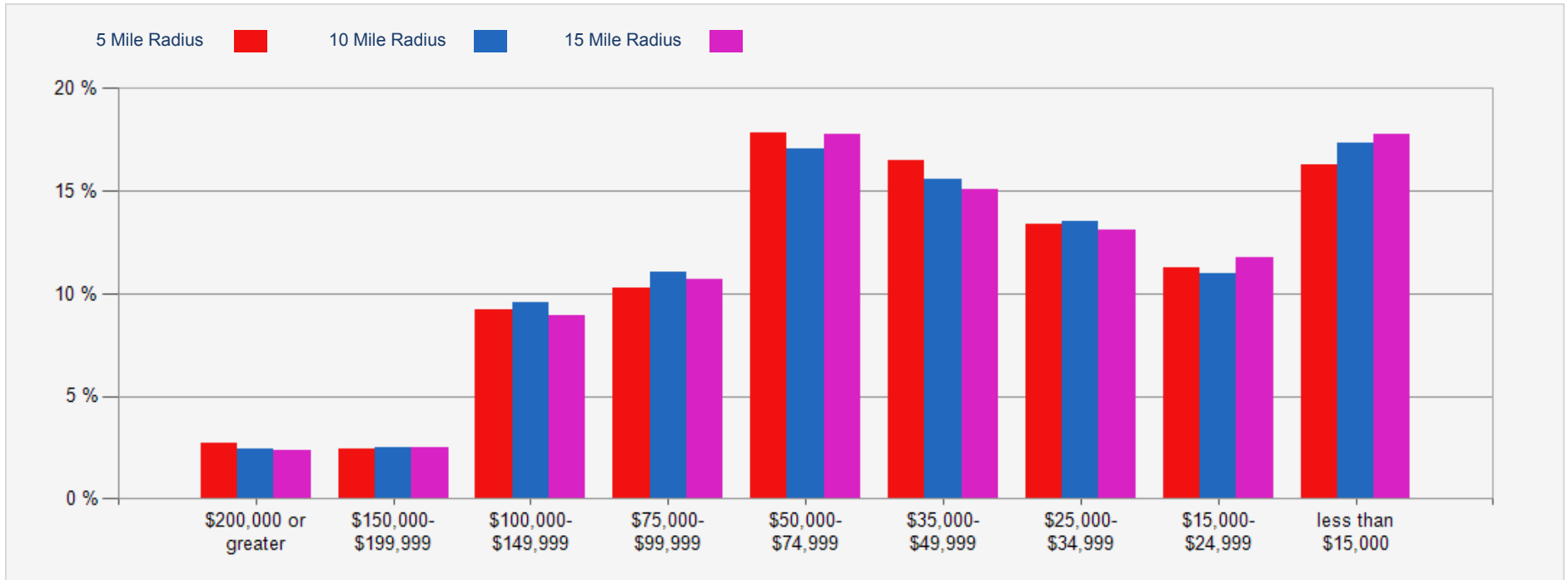
2023 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2023 Population Age 30-34	944	1,623	2,126
2023 Population Age 35-39	837	1,490	2,004
2023 Population Age 40-44	740	1,352	1,833
2023 Population Age 45-49	666	1,264	1,732
2023 Population Age 50-54	687	1,343	1,851
2023 Population Age 55-59	720	1,461	2,043
2023 Population Age 60-64	788	1,552	2,152
2023 Population Age 65-69	685	1,401	2,028
2023 Population Age 70-74	676	1,315	1,874
2023 Population Age 75-79	510	943	1,316
2023 Population Age 80-84	381	640	863
2023 Population Age 85+	447	653	829
2023 Population Age 18+	9,831	18,188	24,866
2023 Median Age	39	40	41

2023 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$45,336	\$44,639	\$44,560
Average Household Income 25-34	\$57,135	\$58,136	\$58,541
Median Household Income 35-44	\$54,823	\$55,303	\$55,076
Average Household Income 35-44	\$77,084	\$75,702	\$74,737
Median Household Income 45-54	\$56,336	\$55,879	\$55,105
Average Household Income 45-54	\$79,605	\$76,923	\$75,171
Median Household Income 55-64	\$43,259	\$42,961	\$42,426
Average Household Income 55-64	\$67,353	\$64,490	\$62,939
Median Household Income 65-74	\$37,404	\$37,091	\$37,113
Average Household Income 65-74	\$53,545	\$53,558	\$53,750
Average Household Income 75+	\$47,475	\$46,850	\$44,561

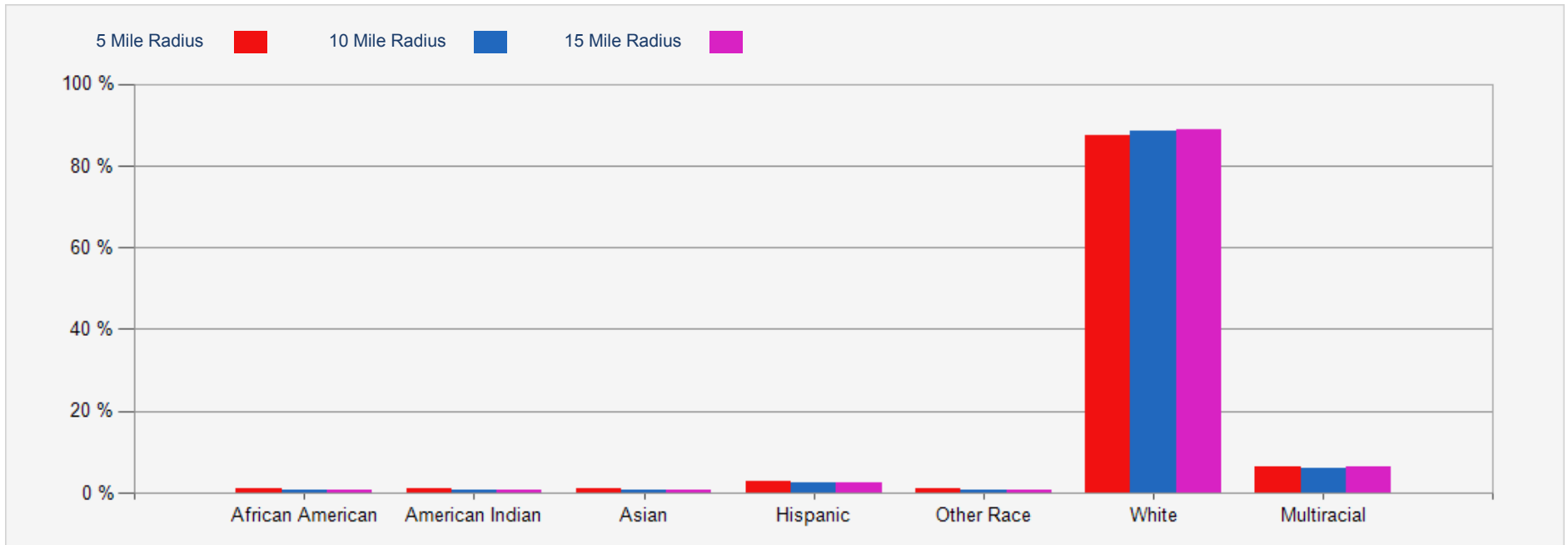
2028 POPULATION BY AGE	5 MILE	10 MILE	15 MILE
2028 Population Age 30-34	678	1,296	1,750
2028 Population Age 35-39	916	1,598	2,092
2028 Population Age 40-44	828	1,481	1,994
2028 Population Age 45-49	747	1,390	1,893
2028 Population Age 50-54	660	1,262	1,733
2028 Population Age 55-59	690	1,380	1,908
2028 Population Age 60-64	701	1,419	1,980
2028 Population Age 65-69	757	1,495	2,077
2028 Population Age 70-74	627	1,269	1,835
2028 Population Age 75-79	580	1,112	1,563
2028 Population Age 80-84	428	761	1,047
2028 Population Age 85+	469	721	932
2028 Population Age 18+	9,779	18,130	24,691
2028 Median Age	40	41	42

2028 INCOME BY AGE	5 MILE	10 MILE	15 MILE
Median Household Income 25-34	\$51,018	\$50,246	\$50,337
Average Household Income 25-34	\$64,472	\$65,134	\$65,916
Median Household Income 35-44	\$62,259	\$63,067	\$61,864
Average Household Income 35-44	\$87,618	\$86,353	\$85,223
Median Household Income 45-54	\$62,740	\$61,938	\$60,703
Average Household Income 45-54	\$90,534	\$87,163	\$85,288
Median Household Income 55-64	\$49,323	\$49,861	\$49,515
Average Household Income 55-64	\$76,815	\$74,422	\$72,743
Median Household Income 65-74	\$40,233	\$39,773	\$40,137
Average Household Income 65-74	\$61,496	\$61,001	\$61,470
Average Household Income 75+	\$52,763	\$51,850	\$49,376

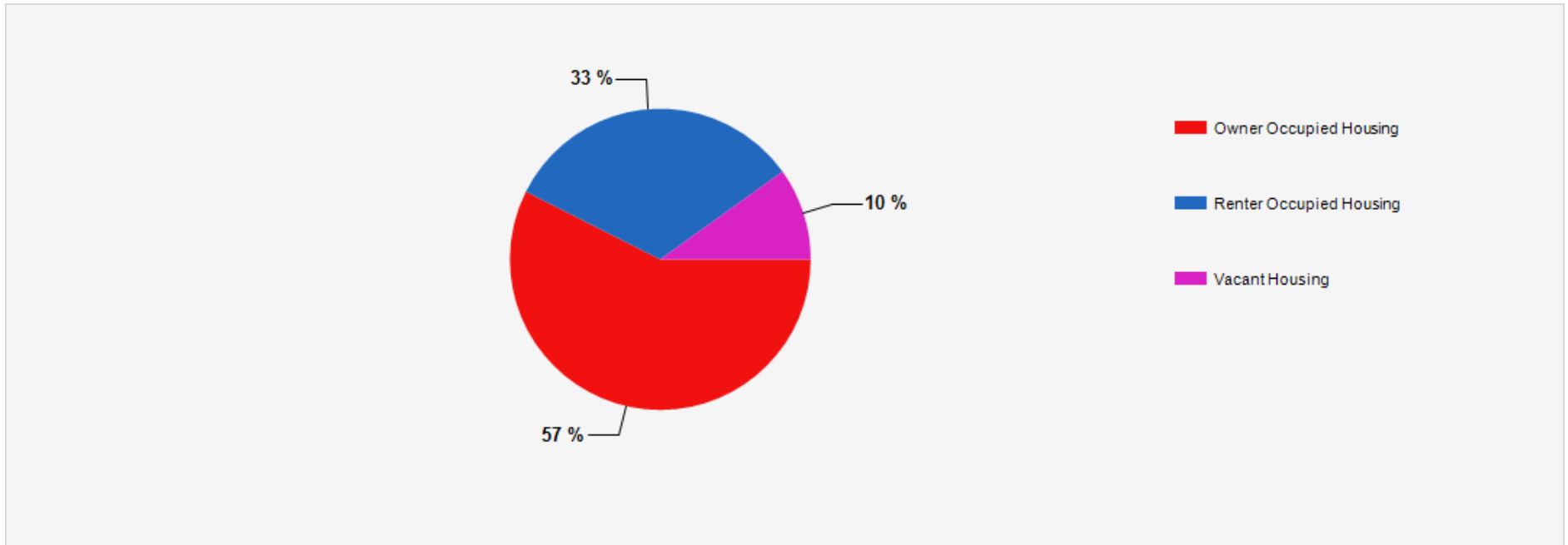
2023 Household Income



2023 Population by Race



2023 Household Occupancy - 5 Mile Radius



2023 Household Income Average and Median

