

# Aurora Canvas Building

5410 S Daniel St, Battlefield MO 65619



OFFERING MEMORANDUM

# Aurora Canvas Building

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*Exclusively Marketed by:*

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[www.graddyrealestate.com/commercial](http://www.graddyrealestate.com/commercial)

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01

**Executive Summary**

Investment Summary

Location Summary

# AURORA CANVAS BUILDING

## OFFERING SUMMARY

ADDRESS	5410 S Daniel St Battlefield MO 65619
COUNTY	Greene
BUILDING SF	15,000 SF
LAND ACRES	1.02
YEAR BUILT	1996
APN	881820300012

## FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	\$83.33

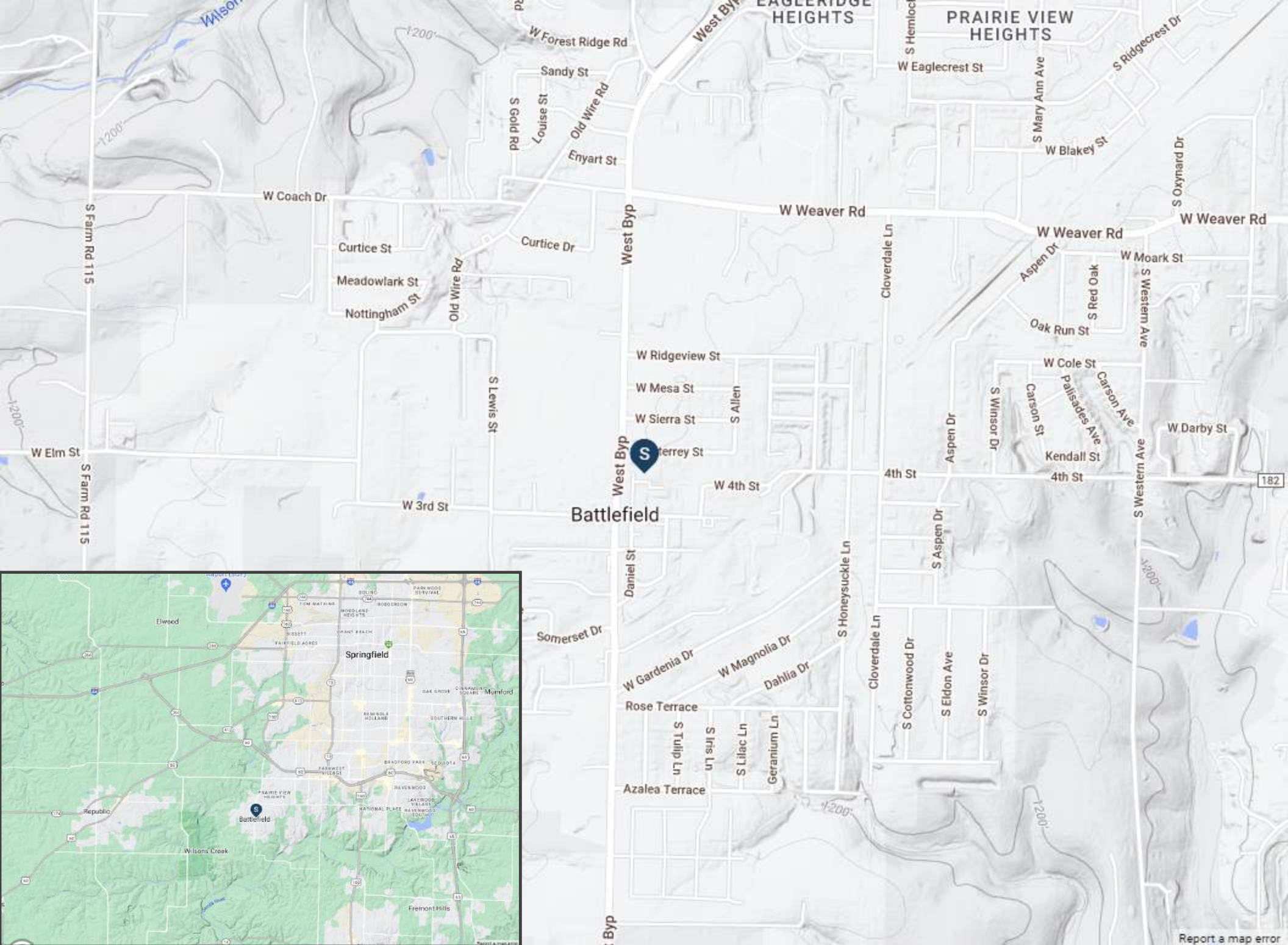
## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
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2024 Population	6,144	28,373	82,221
2024 Median HH Income	\$84,970	\$79,933	\$65,779
2024 Average HH Income	\$110,100	\$104,109	\$87,866

- Welcome to 5410 S Daniel St in Battlefield, a 15,000 SF building with 2 units. The West unit is configured with a small office area of 2 offices, a break room, 2 bathroom, and two shop areas. The East unit is an open shop area w/equipment room, 3 small offices, and 2 bathrooms. Situated on an extra large parking lot surrounding 3 sides of the building, this property provides (4) 12' grade level loading doors. Located right of West Bypass.





Report a map error



02

## Property Description

- Property Features
- Aerial Map
- Floor Plan
- Survey
- Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	2
BUILDING SF	15,000
LAND ACRES	1.02
YEAR BUILT	1996
# OF PARCELS	1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	20+
GRADE LEVEL DOORS	4

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## NEIGHBORING PROPERTIES

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NORTH	Battlefield Assembly of God
SOUTH	Copper Canyon Coffee Roasters
EAST	Battlefield City Hall
WEST	Godfather's Pizza

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## MECHANICAL

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HVAC	heated with natural gas fired suspended radiant heaters. Office area and part of shop areas are cooled with suspended air conditioners totaling around 15 tons.
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## CONSTRUCTION

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FOUNDATION	Steel rebar reinforced concrete
FRAMING	pre-engineered tapered steel I-beam frame with a steel post supporting the center of the span with a sixteen foot eav height and with steel C-section girts and perlin and cross bracing
PARKING SURFACE	concrete
ROOF	galvalume roof insulated with three inches of fiberglass batts in corrugated steel interior liners with exterior gutters and ridge vents

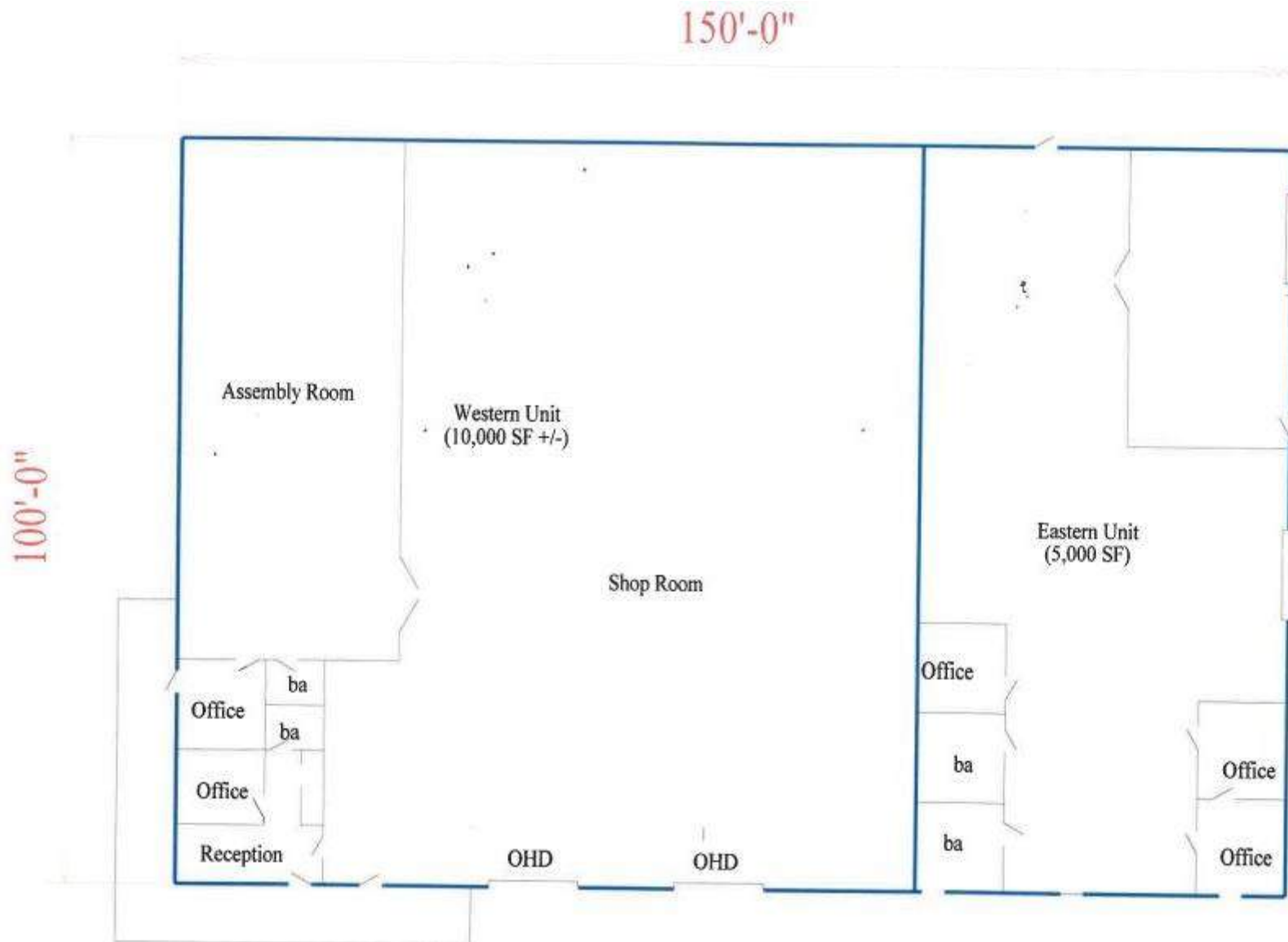
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Report a map error





# REPLAT OF LOTS 1-9, BLOCK 22, LOTS 4-9, BLOCK 23 & LOTS 1-3 & PART OF LOTS 13-18, BLOCK 18 OF THE ORIGINAL PLAT OF BATTLEFIELD, IN THE CITY OF BATTLEFIELD, GREENE COUNTY, MISSOURI

OWNER/DEVELOPER:  
SPARKMAN INVESTMENTS, LP  
2076 W. BLUE SPRINGS ROAD  
BATTLEFIELD, MO 65619

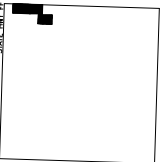
0 40 80  
SCALE: 1" = 40'

### GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE.

- = EXISTING IRON PIN OR PIPE (LEGEND)
- = SET IRON PIN (CORP#202204477)
- (D) = DEED (M) = MEASURED
- ⊥ = POWER POLE ⊥ = GUY ANCHOR
- — — = EXISTING FENCE

VICINITY MAP  
SW1/4 SEC. 20, T28N, R22W  
SCALE: 1" = 1,000'



- PLAT NOTES:**
- 1) PLAT SUBMITTAL: JULY 23, 2024
  - 2) TOTAL NUMBER OF LOTS: TWO (2)
  - 3) TOTAL ACREAGES OF LOTS: 112653± SQ.FT. (2.63 ACRE±)
  - 4) LARGEST LOT: LOT 2 (1.61 AC±) 68116± SQ.FT.
  - 5) SMALLEST LOT: LOT 1 (1.02 AC±) 44337± SQ.FT.
  - 6) CURRENT ZONING: R-2
  - 7) PROPOSED LAND USE: RESIDENTIAL URBAN
  - 8) CLASS OF PROPERTY: URBAN
  - 9) RECORD SOURCE OF TITLE: BK. 2983, PG. 857
  - 10) THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN A DESIGNATED FLOOD HAZARD AREA. INFORMATION PROVIDED BY F.E.M.A. COMMUNITY PANEL MAP No. 29077C0451E, EFFECTIVE DATE: DEC. 17, 2016.
  - 11) ALL LOT CORNERS (CEM-PERMANENT) ARE SET WITH A 1/2" REBAR, 18" IN LENGTH WITH A PLASTIC CAP STAMPED "202204477".

### COLLECTOR'S STATEMENT:

I HEREBY CERTIFY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024 THAT ALL TAXES AND SPECIAL ASSESSMENTS CURRENTLY DUE AND OWING ON THE PROPERTY DESCRIBED ON THIS PLAT HAVE BEEN PAID.

GREENE COUNTY COLLECTOR \_\_\_\_\_

### CERTIFICATE OF CITY CLERK:

I, BETSY ANNE WEST, CITY CLERK OF BATTLEFIELD, GREENE COUNTY, MISSOURI, HEREBY CERTIFY THAT THIS REPLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF BATTLEFIELD, MISSOURI, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CITY CLERK \_\_\_\_\_

### CERTIFICATE OF OWNERSHIP AND DEDICATION

I, \_\_\_\_\_ DO HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF BATTLEFIELD, MISSOURI, THAT I FREELY ADOPT THIS SUBDIVISION AND HEREBY CONVEY AND DEDICATE TO THE PUBLIC ALL AREAS SHOWN ON THIS SURVEY AS STREETS, ALLEYS, RIGHTS-OF-WAY AND EASEMENTS EXCEPT THOSE SHOWN AS VACATED OR PRIVATE.

DATE \_\_\_\_\_ OWNER \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN WHO, DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN, AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, AT MY OFFICE IN \_\_\_\_\_ GREENE COUNTY, MISSOURI, THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THIS REPLAT HAS BEEN APPROVED BY THE BATTLEFIELD, MISSOURI PLANNING AND ZONING COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

CHAIRMAN - DANNY KLOPFER

DESCRIPTION	MEASURE
CL	1502'42" x 113'32"
CL	118'57" x 113'32"
CL	592'24" x 113'32"

### SURVEYOR'S NOTE:

ADJOINING LAND OWNERS AND THEIR DEED BOOK AND PAGES ARE BASED UPON INFORMATION OBTAINED FROM THE GREENE COUNTY ON-LINE WEBSITE SERVICES. (PROVIDED BY OTHERS)

**DESCRIPTION:** SOURCE OF TITLE: BK. 2983, PG. 857  
A PARCEL OF LAND BEING A PART OF BLOCKS 18, 19, 22 AND 23 IN THE PLAT OF THE TOWN OF BATTLEFIELD LOCATED IN THE NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 20, TOWNSHIP 28 NORTH, RANGE 22 WEST OF THE 6TH PM. IN GREENE COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN AT THE SOUTHWEST CORNER OF LOT THREE (3) OF SAID BLOCK 18; THENCE N02°34'32"E, ALONG THE EAST LINE OF SAID BLOCK 18, 150.02 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT ONE (1) OF SAID BLOCK 18; THENCE N80°07'14"W, ALONG SAID NORTH LINE OF LOT ONE (1), 170.03 FEET TO THE NORTHWEST CORNER OF LOT FIFTEEN (15) OF SAID BLOCK 18; THENCE N52°23'45"E, 174.27 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NINE (9), BLOCK 23; THENCE N82°15'06", 338.28 FEET TO AN EXISTING BOLT AT THE NORTHWEST CORNER OF LOT ONE (1), BLOCK 22; THENCE N80°04'40"W, 160.17 FEET TO AN IRON PIN AT THE NORTHWEST CORNER OF LOT NINE (9), BLOCK 22; THENCE S82°12'37"W, ALONG THE WEST LINE OF BLOCK 22, 154.64 FEET TO AN IRON PIN SET IN THE CENTER OF FOURTH STREET; THENCE S88°18'52"E, ALONG SAID CENTERLINE OF SAID VACATED STREET, 438.13 FEET TO AN IRON PIN; THENCE S32°20'07"W, 170.31 FEET TO AN IRON PIN ON THE SOUTH LINE OF LOT THIRTEEN (13) OF SAID BLOCK 18; THENCE S88°12'27"E, ALONG SAID SOUTH LINE OF LOT THIRTEEN (13), 70.43 FEET TO AN IRON PIN; THENCE S88°14'50"E, 158.02 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY AND ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD. BEARINGS ARE BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

### SURVEYOR'S NOTE:

FOURTH STREET & MAIN STREET HAVE BOTH BEEN VACATED BY CITY ORDINANCE #44-0 (SEE BOOK 48, PAGE 517) DATED 04/04/1922.

### CERTIFICATE OF SURVEY AND ACCURACY:

I, BARRY D. MACKAY, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION ON AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED, PREPARED BY ME, DATED SEPTEMBER 28, 2023 AND SIGNED BY ME, BARRY D. MACKAY, P.L.S. No. 200707965 AND THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MYSELF IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR URBAN PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF BATTLEFIELD, GREENE COUNTY, MISSOURI.

SIGNATURE \_\_\_\_\_ P.L.S.# \_\_\_\_\_ DATE \_\_\_\_\_

### DECLARATION BY SURVEYOR

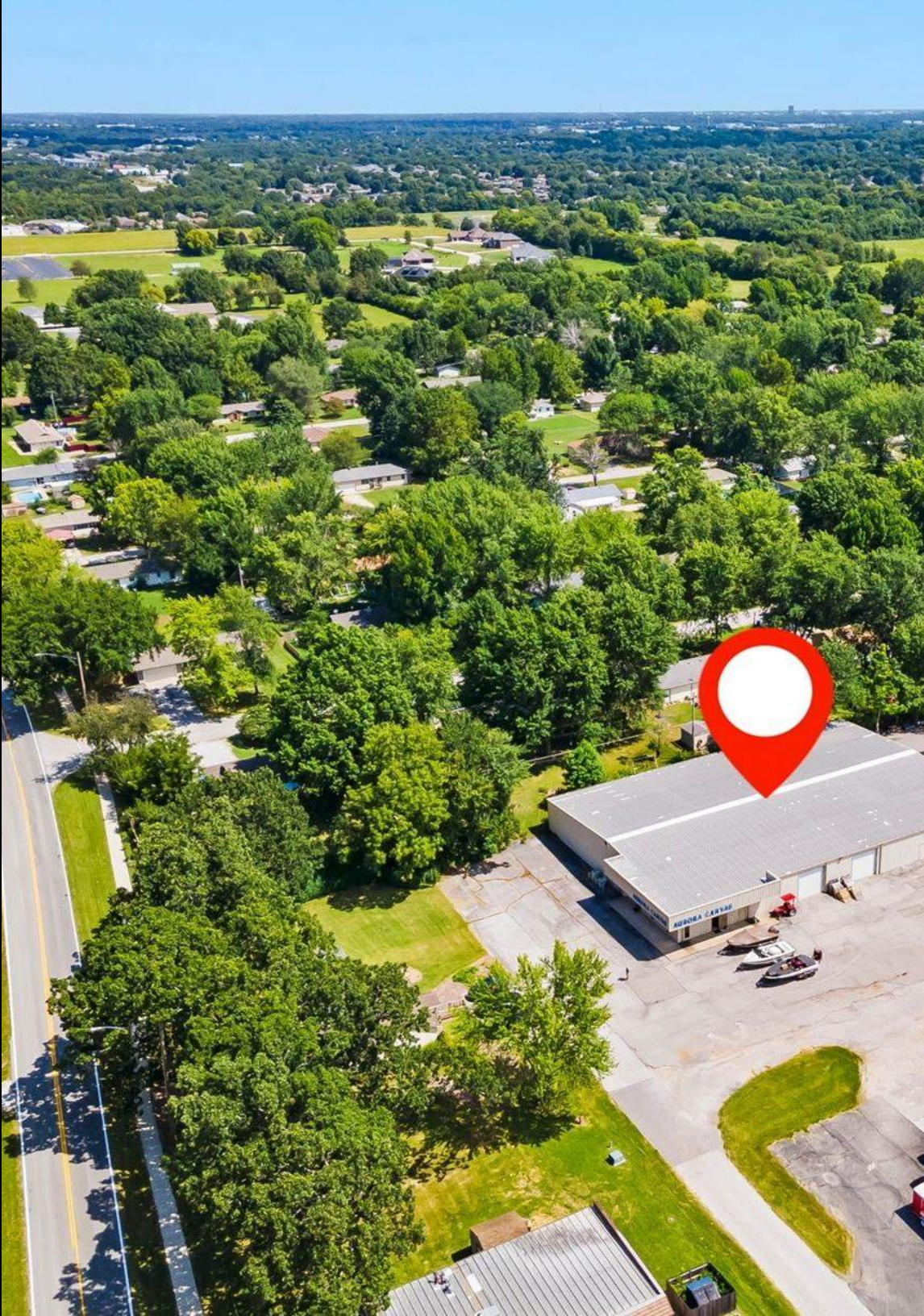
I HEREBY DECLARE TO SPARKMAN INVESTMENTS, THAT THE INFORMATION CONTAINED HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREON, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE JOINT STANDARDS FOR PROPERTY SURVEYS AS PUBLISHED BY THE MISSOURI DEPARTMENT OF AGRICULTURE AND THE MISSOURI BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS AND LAND SURVEYORS DATED JUNE 30, 2017 AND BASED ON INFORMATION PROVIDED BY THE CLIENT. MONUMENTS AND PINS SHOWN AS SET WERE PLACED UNDER MY REVIEW AND SUPERVISION. PHYSICAL EVIDENCE OF IMPROVEMENTS IS SHOWN FROM INFORMATION TAKEN BY VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS AS SHOWN ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION AS TO TITLE. THIS PLAT OF SURVEY IS AN INSTRUMENT OF SERVICE AND IS NOT TO BE USED BY ANYONE OTHER THAN THOSE TO WHOM IT HAS BEEN CERTIFIED UNLESS IT HAS BEEN UPDATED AND RE-CERTIFIED BY THE UNDERSIGNED.

	LAND SURVEYORS, PLANNERS, & CONSTRUCTION STAKING 472 TROUT ROAD OZARK, MISSOURI 65721	PROFESSIONAL LAND SURVEYOR REG. NUMBER: PLS-200707965 CORPORATION No. 202204477
	CLIENT: SPARKMAN INVESTMENTS	JOB No.: 240508
DESCRIPTION: ADMINISTRATIVE SUBDIVISION	SCALE: 1" = 40'	DRAWN BY: ES
LOCATION: ORIGINAL TOWN OF BATTLEFIELD GREENE COUNTY, MO	CHECKED BY: BDM	NUMBER: PLS-2021785
ORDERED BY: CLIENT	DWG. No.: 240206-1	









03

### Demographics

Demographics

Demographic Charts

# AURORA CANVAS BUILDING

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	2,718	16,108	51,616
2010 Population	5,493	25,303	70,969
2024 Population	6,144	28,373	82,221
2029 Population	6,354	29,025	84,190
2024 African American	110	814	2,655
2024 American Indian	44	170	539
2024 Asian	175	1,097	2,582
2024 Hispanic	257	1,348	4,666
2024 Other Race	77	469	1,555
2024 White	5,206	23,365	67,828
2024 Multiracial	521	2,416	6,958
2024-2029: Population: Growth Rate	3.35%	2.30%	2.35%
<b>2024 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	82	441	2,094
\$15,000-\$24,999	124	543	2,577
\$25,000-\$34,999	159	873	3,622
\$35,000-\$49,999	185	1,217	4,301
\$50,000-\$74,999	386	2,053	6,536
\$75,000-\$99,999	477	2,087	5,520
\$100,000-\$149,999	485	2,179	5,440
\$150,000-\$199,999	193	879	2,419
\$200,000 or greater	244	1,059	2,016
Median HH Income	\$84,970	\$79,933	\$65,779
Average HH Income	\$110,100	\$104,109	\$87,866

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	1,006	6,050	20,977
2010 Total Households	2,031	9,690	28,783
2024 Total Households	2,334	11,331	34,526
2029 Total Households	2,453	11,777	35,854
2024 Average Household Size	2.63	2.50	2.34
2000 Owner Occupied Housing	842	4,718	14,459
2000 Renter Occupied Housing	128	1,121	5,557
2024 Owner Occupied Housing	1,913	7,925	21,157
2024 Renter Occupied Housing	421	3,406	13,369
2024 Vacant Housing	83	543	1,690
2024 Total Housing	2,417	11,874	36,216
2029 Owner Occupied Housing	2,028	8,344	22,271
2029 Renter Occupied Housing	425	3,432	13,583
2029 Vacant Housing	81	538	1,685
2029 Total Housing	2,534	12,315	37,539
2024-2029: Households: Growth Rate	5.00%	3.90%	3.80%

Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	375	1,908	5,884
2024 Population Age 35-39	426	1,896	5,508
2024 Population Age 40-44	440	2,037	5,615
2024 Population Age 45-49	430	1,776	4,804
2024 Population Age 50-54	415	1,846	4,833
2024 Population Age 55-59	344	1,617	4,407
2024 Population Age 60-64	346	1,674	4,694
2024 Population Age 65-69	325	1,537	4,392
2024 Population Age 70-74	288	1,334	3,883
2024 Population Age 75-79	230	1,049	3,155
2024 Population Age 80-84	113	569	2,059
2024 Population Age 85+	67	394	1,797
2024 Population Age 18+	4,620	22,001	65,015
2024 Median Age	39	39	39

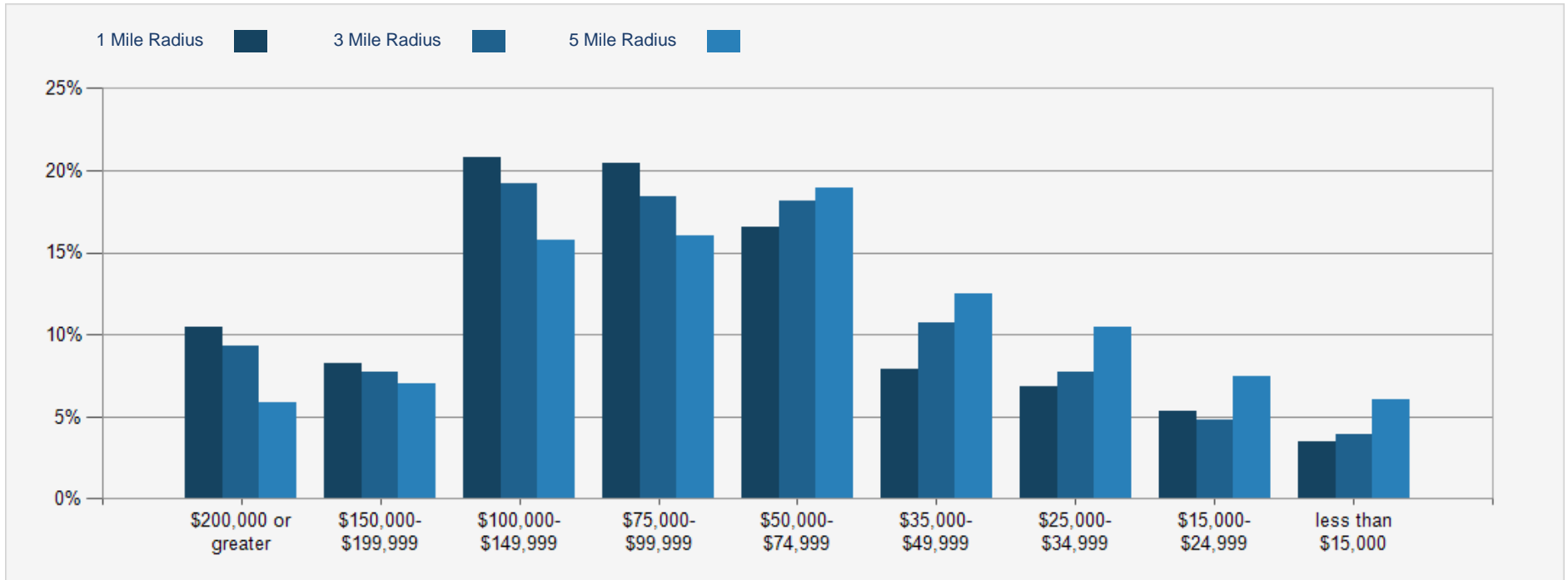
2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,150	\$65,573	\$57,248
Average Household Income 25-34	\$100,887	\$87,273	\$77,344
Median Household Income 35-44	\$106,455	\$101,094	\$88,547
Average Household Income 35-44	\$139,032	\$126,838	\$109,012
Median Household Income 45-54	\$113,466	\$104,245	\$87,562
Average Household Income 45-54	\$141,640	\$131,806	\$111,251
Median Household Income 55-64	\$86,934	\$87,623	\$77,340
Average Household Income 55-64	\$109,600	\$115,711	\$98,965
Median Household Income 65-74	\$72,101	\$72,279	\$60,286
Average Household Income 65-74	\$89,410	\$89,584	\$78,588
Average Household Income 75+	\$66,826	\$68,821	\$59,551

2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	346	1,943	5,801
2029 Population Age 35-39	413	1,970	5,833
2029 Population Age 40-44	443	2,001	5,697
2029 Population Age 45-49	446	1,988	5,436
2029 Population Age 50-54	417	1,760	4,756
2029 Population Age 55-59	383	1,735	4,613
2029 Population Age 60-64	333	1,571	4,307
2029 Population Age 65-69	330	1,564	4,497
2029 Population Age 70-74	297	1,436	4,130
2029 Population Age 75-79	253	1,197	3,582
2029 Population Age 80-84	186	812	2,676
2029 Population Age 85+	96	516	2,261
2029 Population Age 18+	4,825	22,811	67,420
2029 Median Age	40	40	40

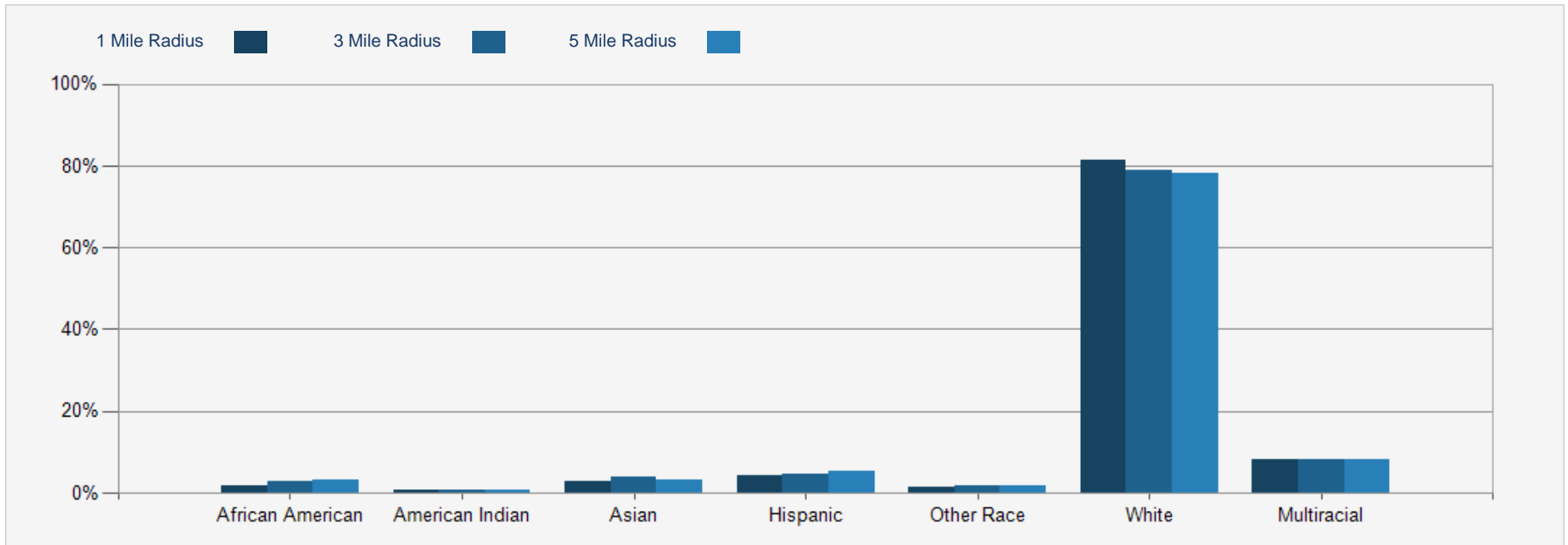
2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,717	\$78,056	\$65,489
Average Household Income 25-34	\$121,387	\$106,052	\$91,757
Median Household Income 35-44	\$117,457	\$107,914	\$99,383
Average Household Income 35-44	\$160,579	\$140,700	\$123,023
Median Household Income 45-54	\$130,876	\$117,682	\$102,043
Average Household Income 45-54	\$170,116	\$154,516	\$128,919
Median Household Income 55-64	\$104,224	\$102,969	\$88,495
Average Household Income 55-64	\$132,658	\$138,480	\$117,201
Median Household Income 65-74	\$80,424	\$80,423	\$69,456
Average Household Income 65-74	\$109,575	\$106,269	\$91,553
Average Household Income 75+	\$84,604	\$84,705	\$71,046



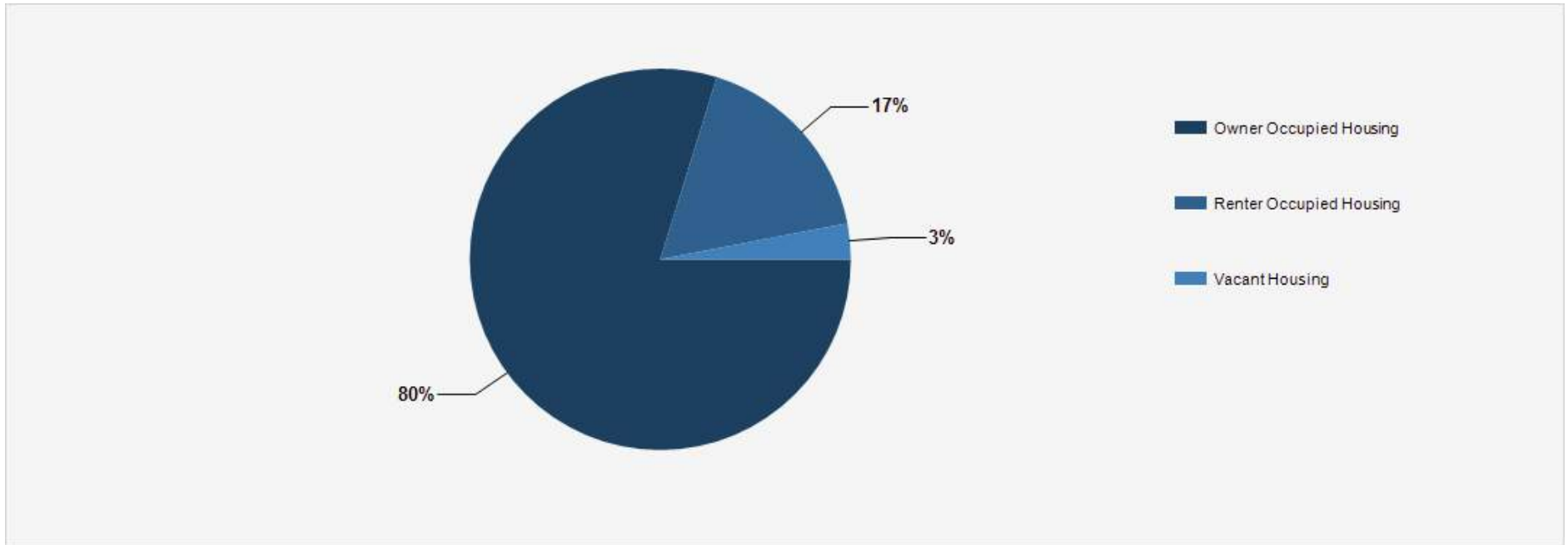
## 2024 Household Income



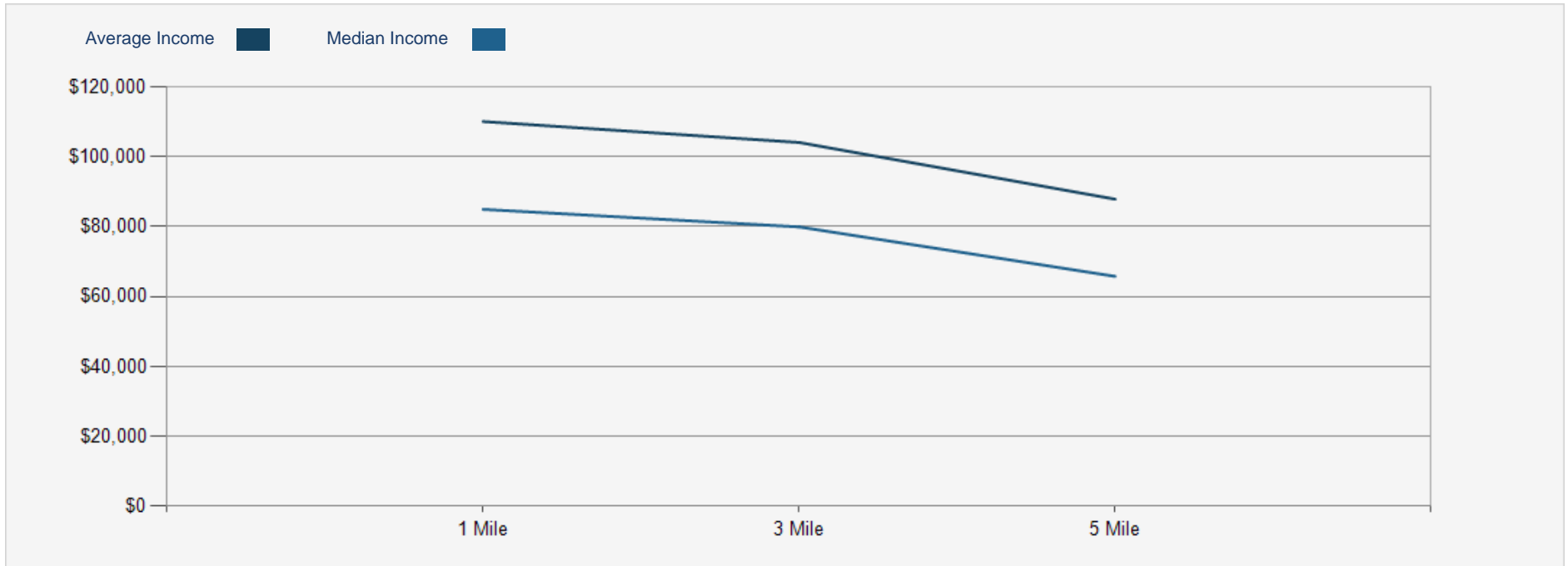
## 2024 Population by Race

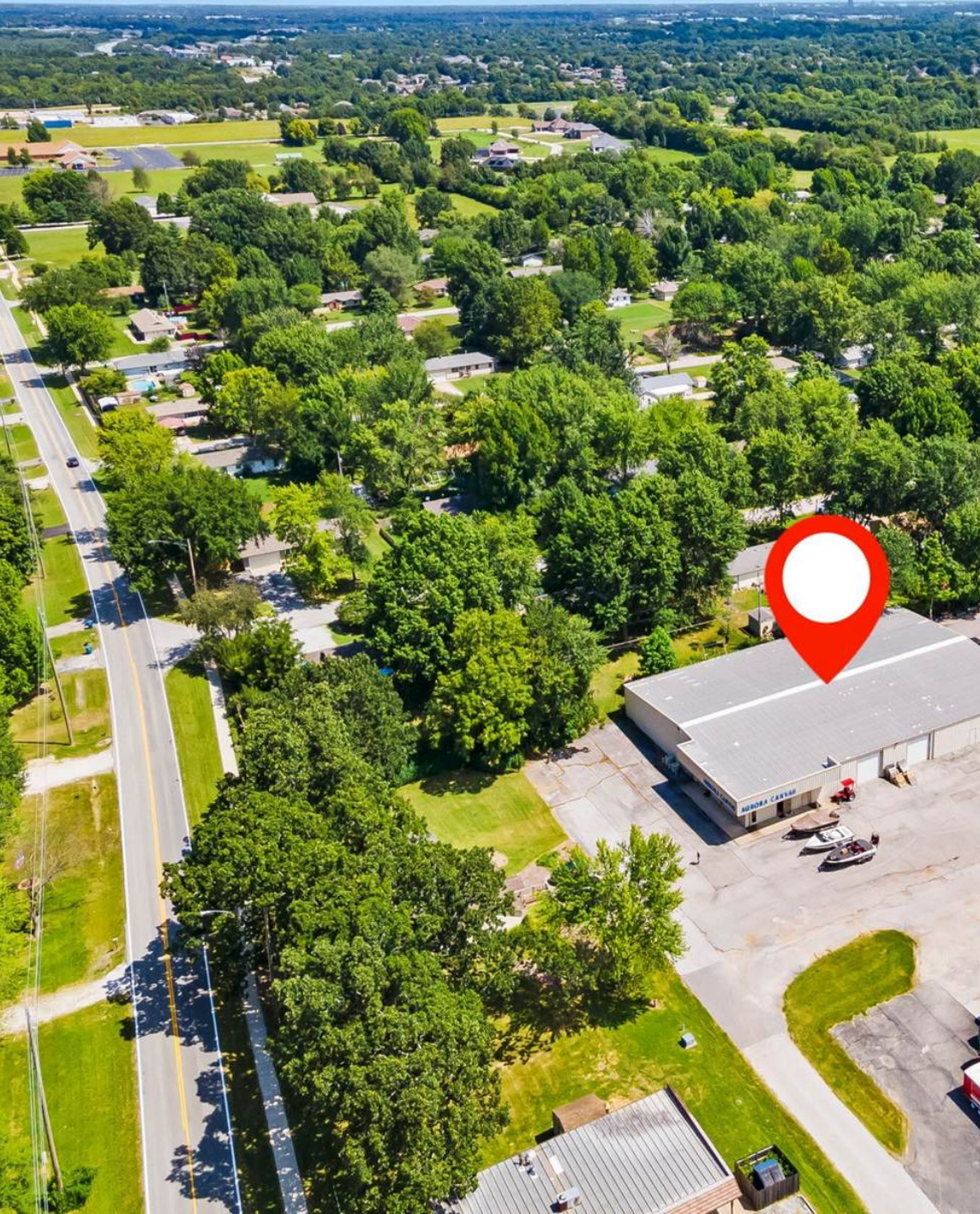


## 2024 Household Occupancy - 1 Mile Radius



## 2024 Household Income Average and Median





04

Company Profile

Advisor Profile

# AURORA CANVAS BUILDING



Adam Graddy

Adam started his career in real estate with the idea that trust, communication, and honesty are the foundation for any successful and professional relationship. Since he began serving his community in late 2003, his real estate team has since helped over 4,100 families purchase and sell their properties here in Springfield, Missouri. A high-touch realtor known for his extensive market knowledge and his unmatched devotion to clients, Adam's success is based almost exclusively on positive referrals. He recognizes and values the trust his clients place in his team and he strives every day to exceed their expectations. He has built his business through successfully maintaining over 60 percent referrals from satisfied clients by working tirelessly on their behalf and always offering them candid advice.

Throughout his journey, Adam has trained and helped over 50 Missouri Licensed Real Estate Agents to embrace real estate as a full-time career, experience ranging from six months to 18 years. He has owned and managed his own real estate company and has a great appreciation for the work that it takes to be successful in the real estate industry. Graddy Real Estate has been a leading top producer for over 15 years consistently ranking in the top 1% of all Keller Williams Teams in the Greater Heartland 5 State Region. His team has also been awarded the Keller Williams International #1 Team for Volume Closed in 2016 and again in 2017.

Adam has served the community on several boards over the past decade. He has served on the Big Brothers Big Sisters Board of Directors from 2012-2017, Dickerson Park Zoo from 2012-2017, and The Think Big foundation Board from 2018 to present. Adam volunteers each year through several organizations and donates to many organizations each year as well.

# Aurora Canvas Building



*Exclusively Marketed by:*

**Adam Graddy**  
Graddy Commercial  
(417) 299-3439  
levi@adamgraddy.com



[www.graddyrealestate.com/commercial](http://www.graddyrealestate.com/commercial)

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