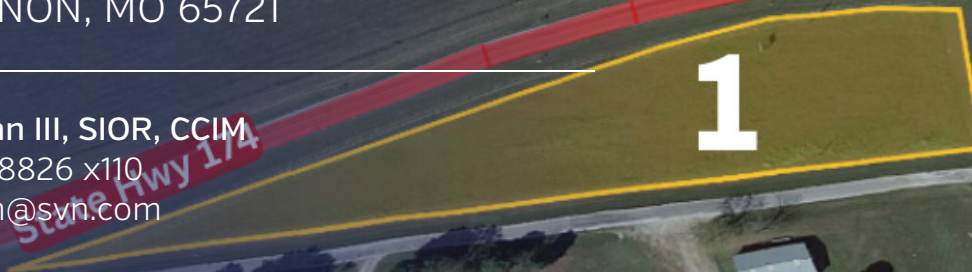




# 2 LOTS FOR SALE IN MOUNT VERNON

HWY 174 AND LAWRENCE 1163  
MT. VERNON, MO 65721

Lee McLean III, SIOR, CCIM  
O: 417.887.8826 x110  
[lee.mclean@svn.com](mailto:lee.mclean@svn.com)



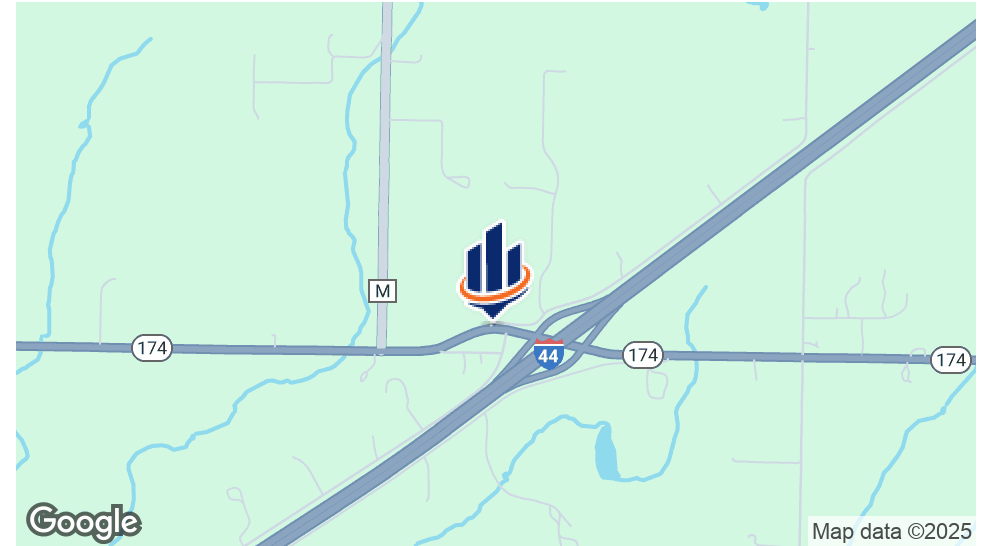
State Hwy 174



Lawrence 1163



# Property Summary



## OFFERING SUMMARY

Sale Price:	\$4.00 / SF
Lot 1:	1.69 Acres
Lot 2:	2.5 Acres
Zoning:	Unzoned
Market:	Mt. Vernon
Traffic Count:	34,964

## PROPERTY OVERVIEW

Thank you for viewing these 2 unzoned lots located just off I-44, at the intersection of Hwy 174 and Lawrence 1163 in Mt. Vernon, Missouri. These properties are 1.69 & 2.5 acres. This location gives great access and exposure to any commercial property with I-44 having 34,964 vehicles per day.

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

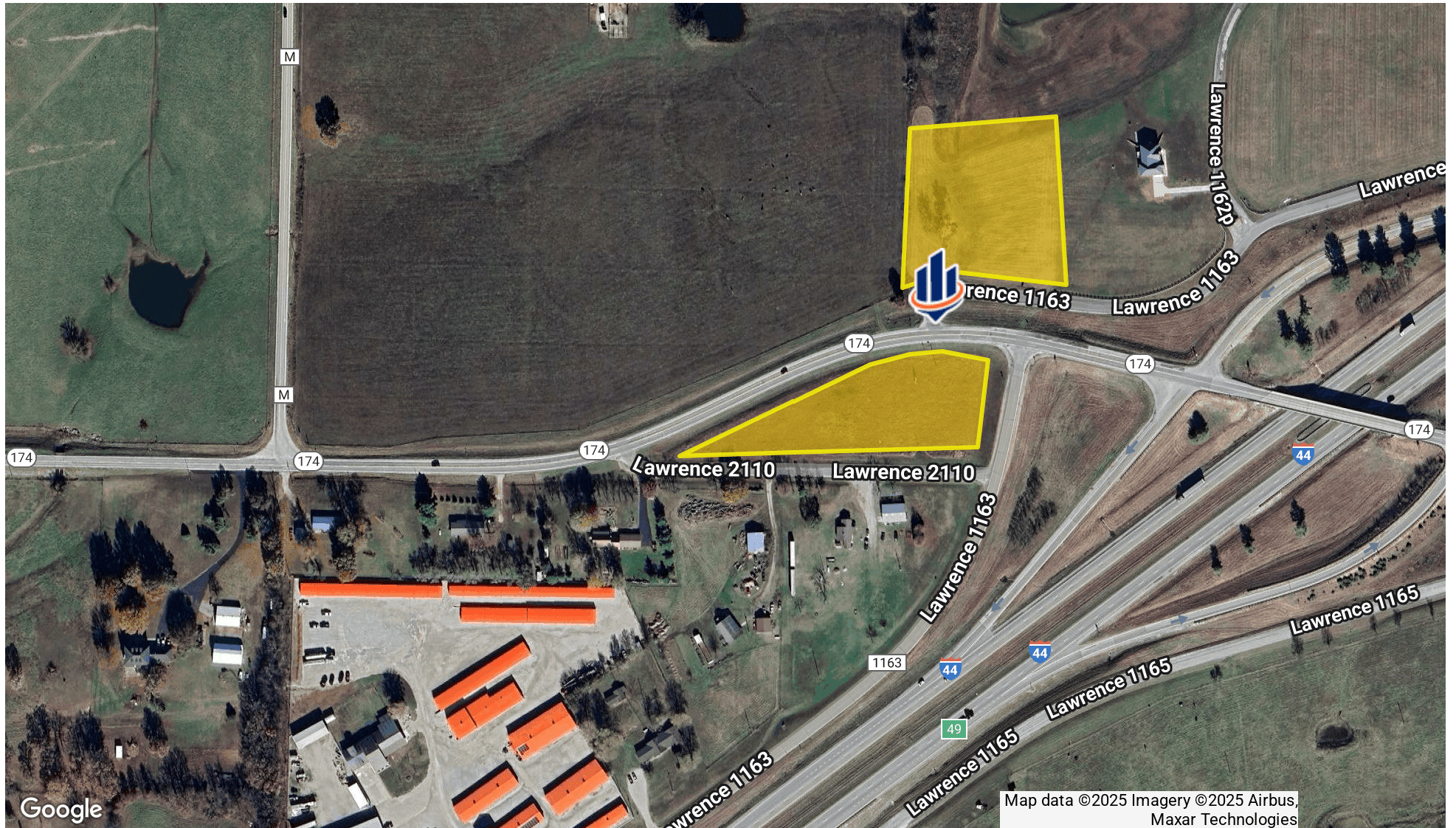
## LOCATION OVERVIEW

Located in Mt. Vernon, MO at the intersection of Lawrence 1163 and State Hwy 174, just west of I-44. Neighboring businesses include Mt Vernon Animal Hospital, Biellier Wrecker Service LLC, Biellier Auto & Trailer Sales, Dragon's Brook Renaissance Faire Heritage Livestock, Estes Hatchery LLC and many other local and national companies in nearby Mt. Vernon, Missouri.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.



# Aerial View



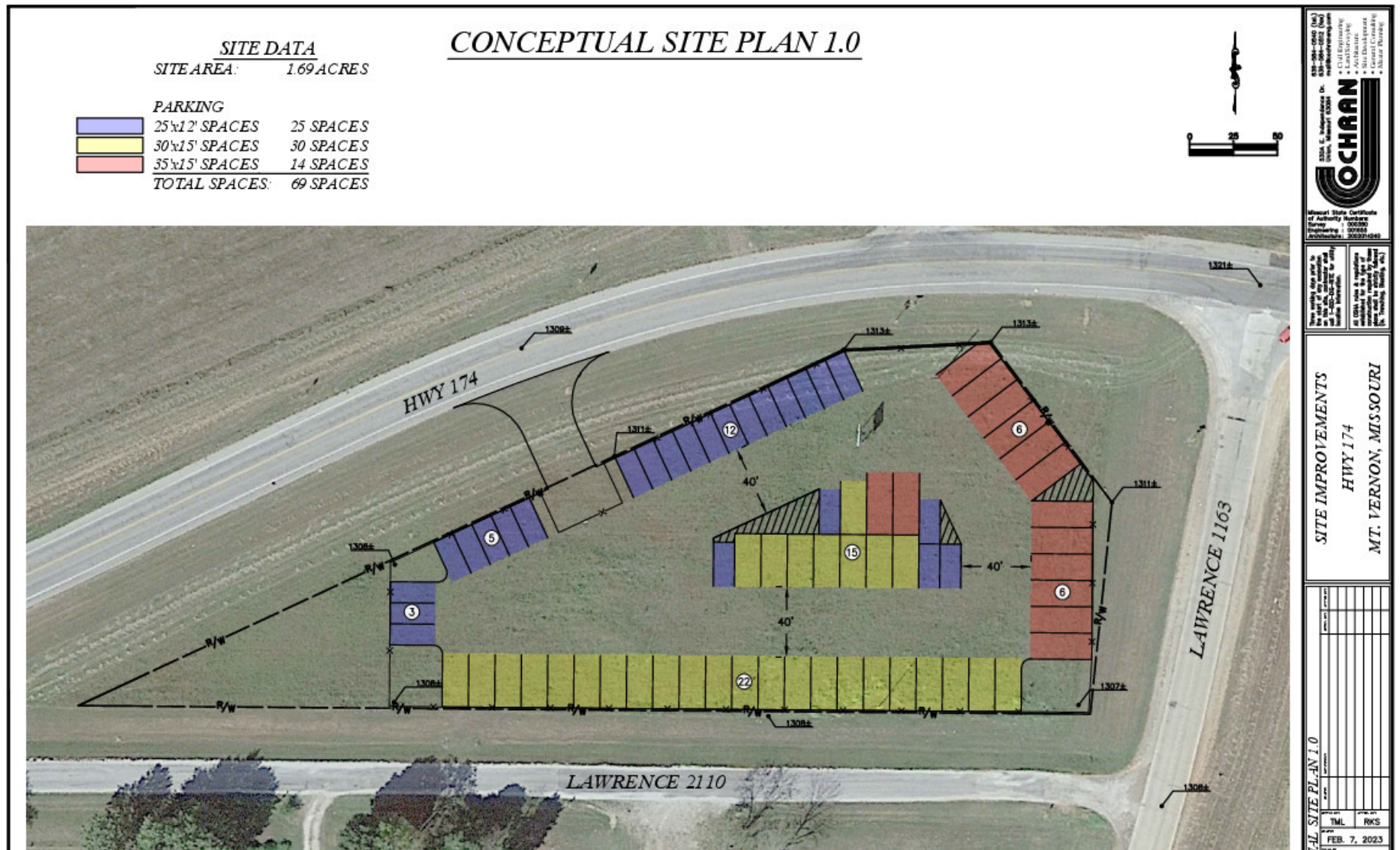
2 LOTS FOR SALE ON I-44 IN MT. VERNON | HWY 174 AND LAWRENCE 1163 MT. VERNON, MO 65721

SVN | Rankin Company, LLC | Page 3

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.



# Conceptual Site Plan - Storage Unit Lot 1





# Birdseye View Map





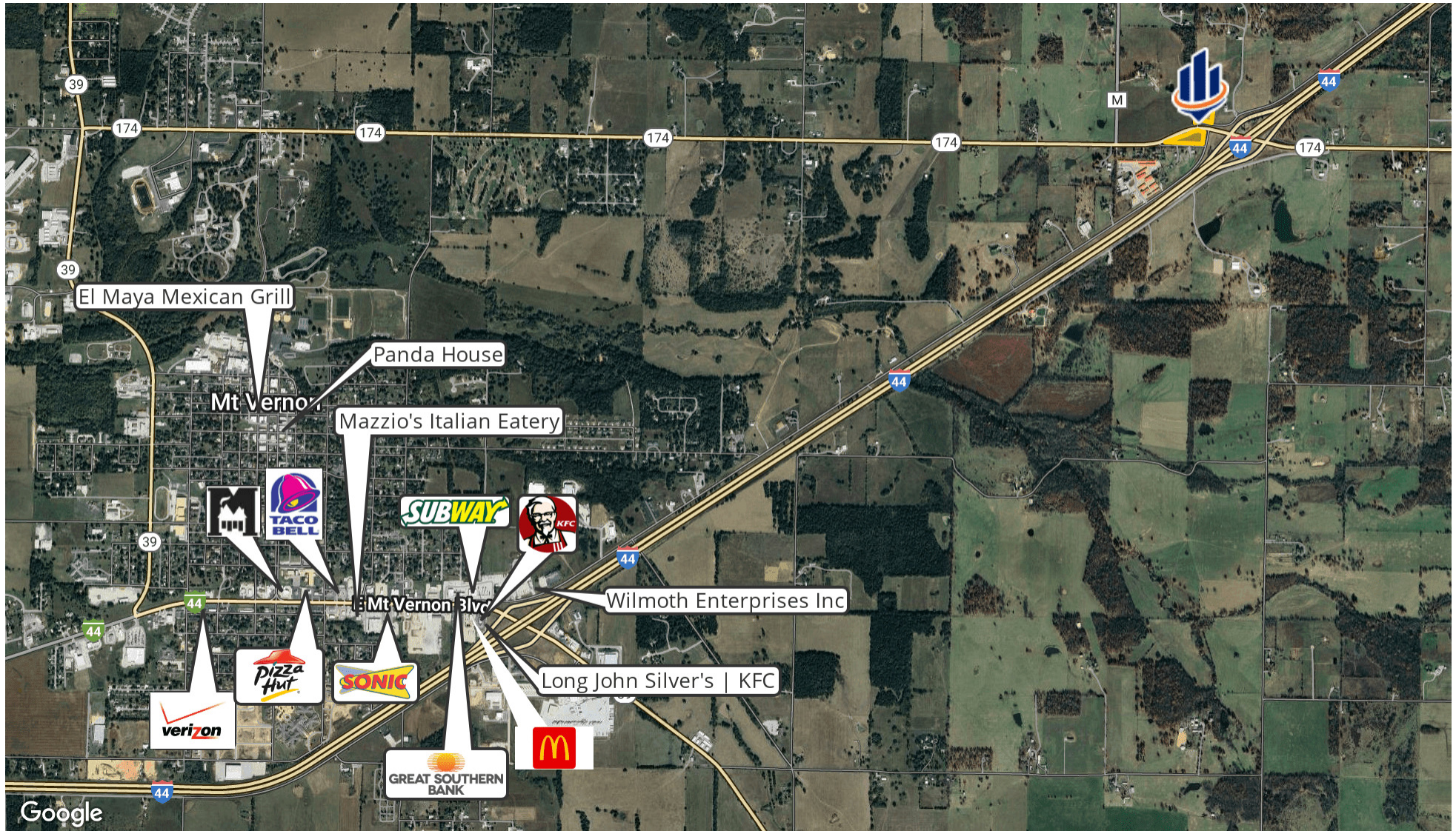
# Land Lots



STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	1.69 Acres	\$4.00 / SF	Lawrence County, Missouri has no zoning restrictions	LOT 1: LAWRENCE COUNTY PARCEL ID 095022000000007001
Available	2	2.5 Acres	\$4.00 / SF	Lawrence County, Missouri has no zoning restrictions	LOT 2: LAWRENCE COUNTY PARCEL ID 095022000000005020

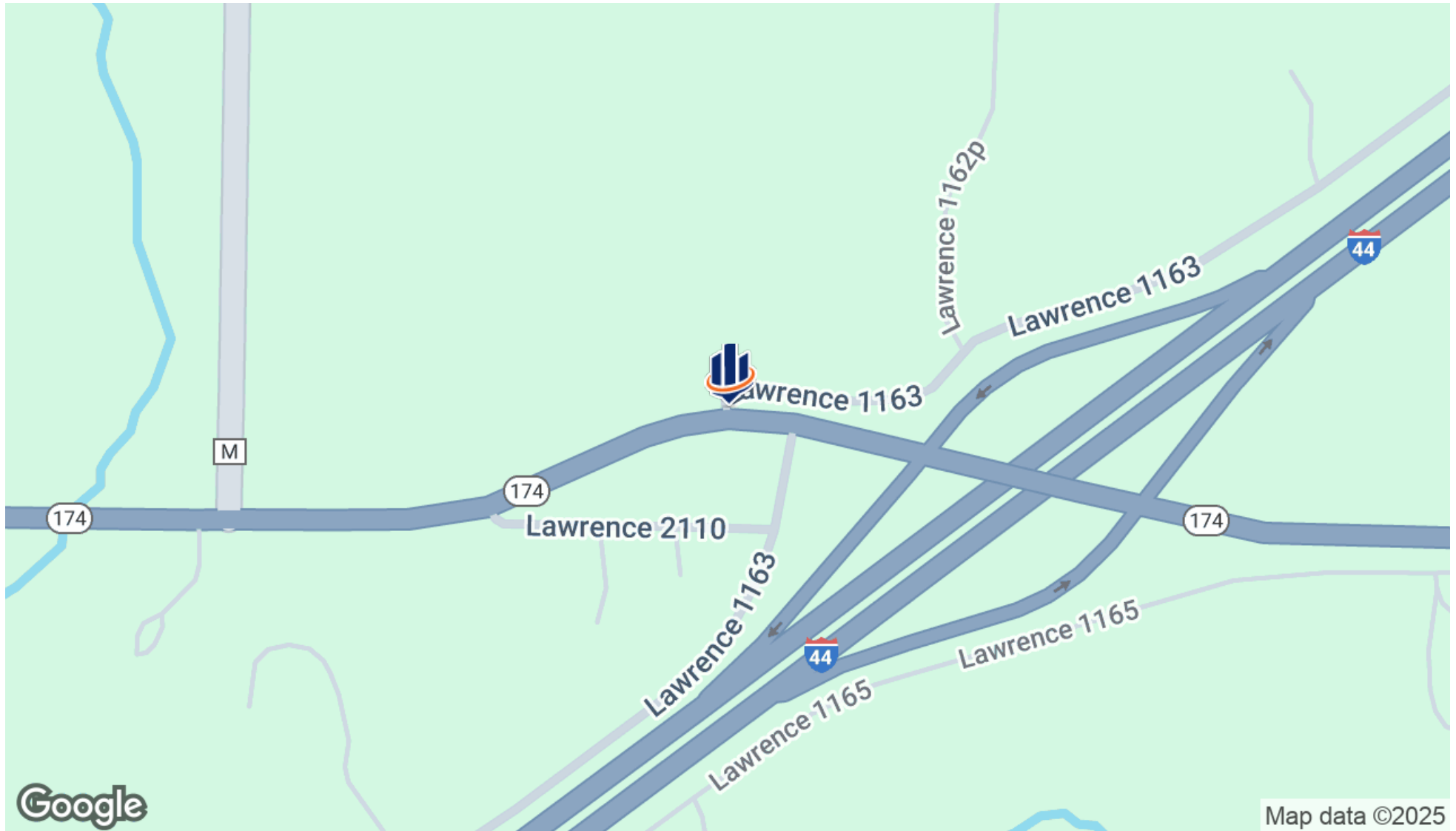


# Retailer Map





# Location Map





# Demographics Map & Report

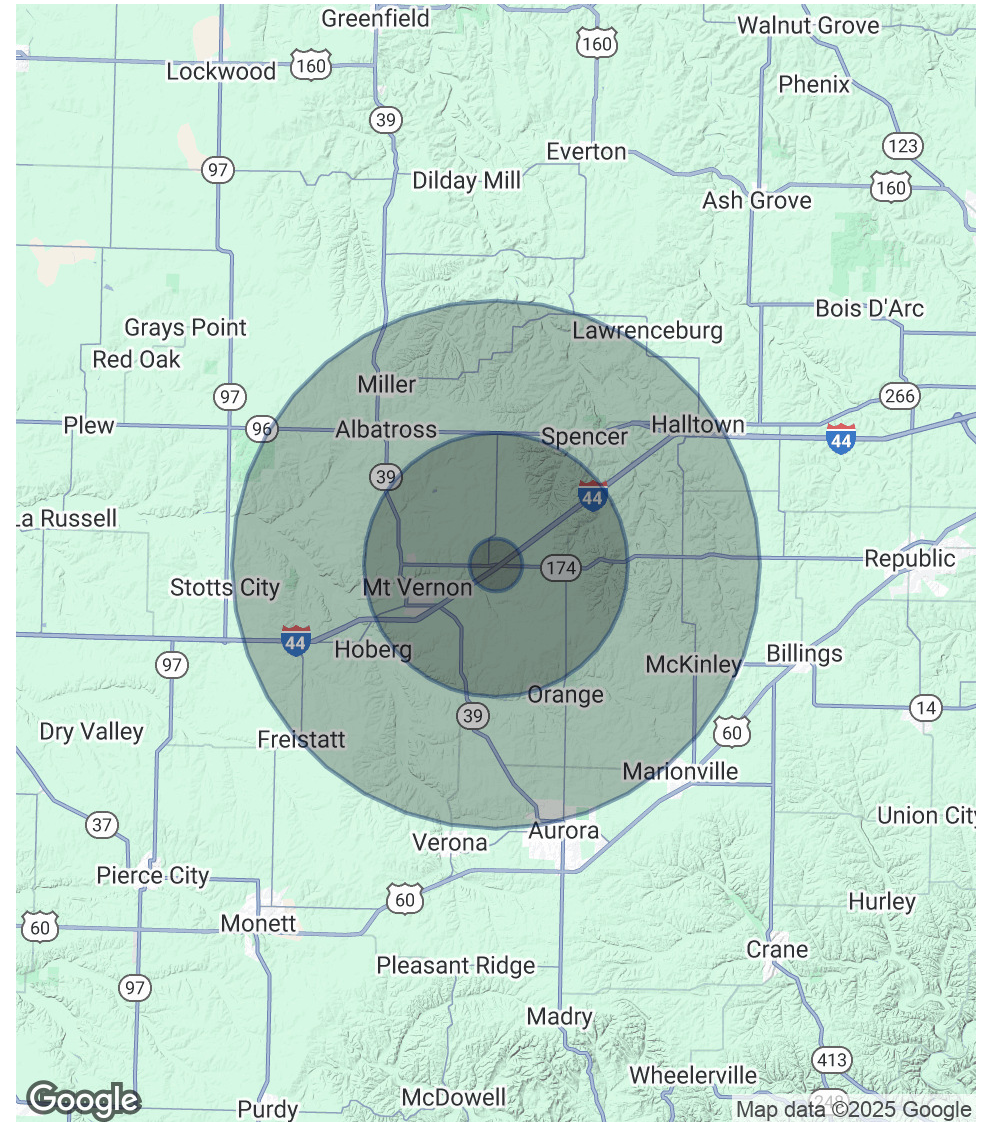
## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	164	7,546	16,504
Average Age	37.8	40.8	40.5
Average Age (Male)	42.6	41.1	41.1
Average Age (Female)	37.4	42.4	42.1

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	66	3,313	7,506
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$69,636	\$56,524	\$53,580
Average House Value	\$186,567	\$147,000	\$135,387

2020 American Community Survey (ACS)





# Advisor Bio



**LEE MCLEAN III, SIOR, CCIM**

Senior Advisor

lee.mclean@svn.com

**Direct:** 417.887.8826 x110 | **Cell:** 417.818.8894

## PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

## HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

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)  
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)  
Top 3% Advisor in SVN International - SVN President's Circle Recipient (2017 & 2019)  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient (2016)



# Disclaimer

The material contained in this Offering Memorandum 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.

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.