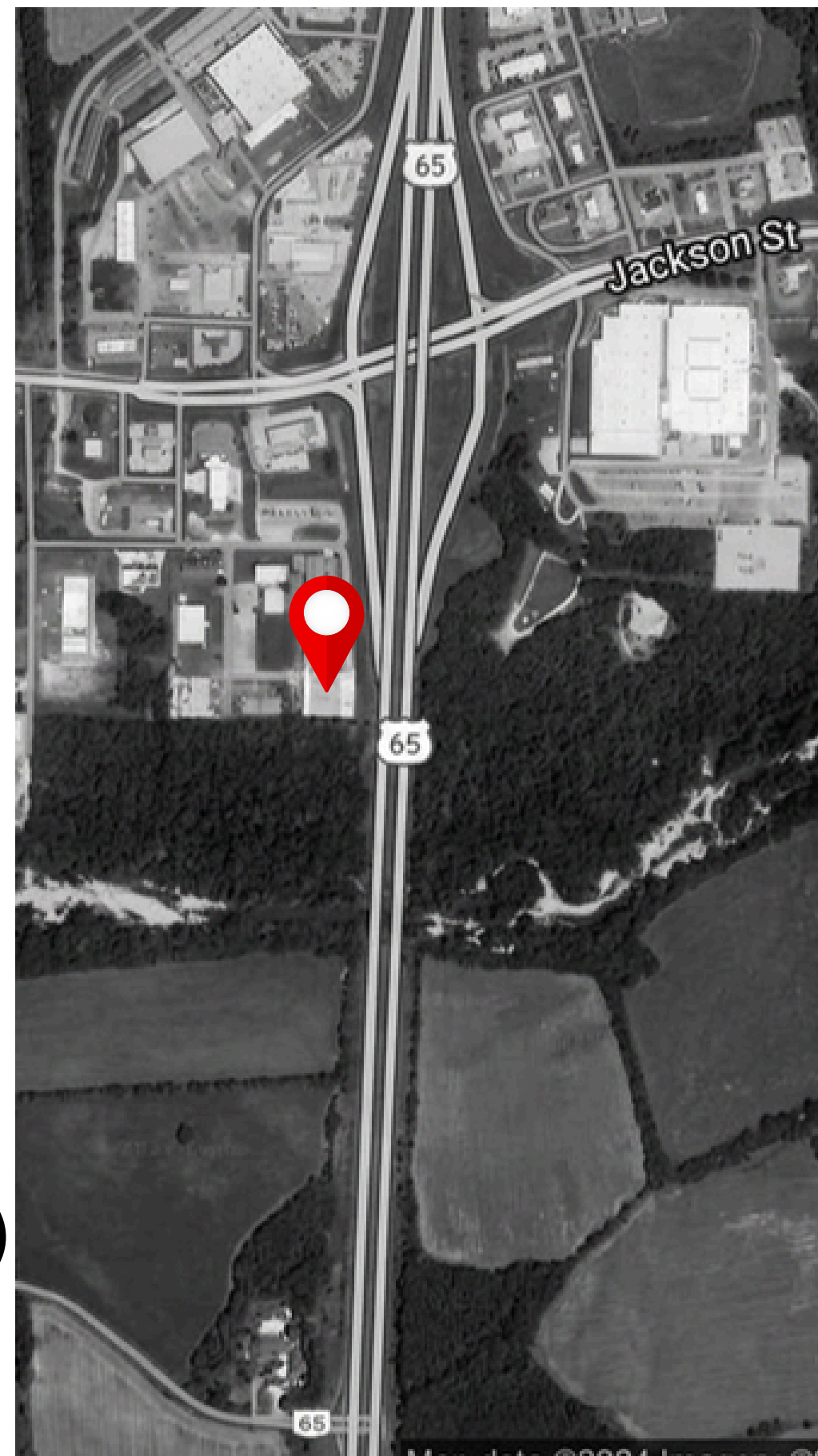


FOR SALE

19000 W. ELM

OZARK, MO 65721

± 25,000 SF RETAIL SHOWROOM WAREHOUSE WITH HWY 65 VISIBILITY



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



PROPERTY DESCRIPTION

Thank you for your interest in 1900 W Elm Street in Ozark, MO. For the interested investor/operator, this ~25,600 SF warehouse has housed one of the area's most successful antique malls for more than a decade. The turnkey business is currently operating at full throttle with 100% booth occupancy and an existing waiting list of renters. Systems are in place for point of sale by vendor.

For the interested investor/growing business, the building features high ceilings, 2 grade-level overhead doors, open floor plan with temporarily constructed booth spaces, a front desk/cashier area, central heat and A/C, multiple ceiling fans for air flow, restroom with 2 stalls and a lofted 2nd floor. Rooftop billboard included, providing outstanding hwy 65 visibility.

SHOWING ARRANGED OUTSIDE OF REGULAR BUSINESS HOURS ONLY. STAFF, VENDORS AND CUSTOMERS MUST NOT BE DISTURBED.

OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Lot Size:	1.1 Acres
Building Size:	~25,000 SF
APN:	11-0.5-21-004-002-003.000
Year Built:	1989
Building Class:	C
Number of Floors:	2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	130	949
Total Population	122	342	2,462
Average HH Income	\$88,876	\$95,117	\$95,977

SALE PRICE: \$1,500,000.00



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



INVESTMENT DETAILS:

Building Size	~ 25,000 SF
Zoning	C-2
Nearest Intersection	Hwy 65 & Hwy 14 (Jackson Street)
Average Daily Traffic Count	65,292
Estimated Annual Income	\$293,880.00
2025 Real Estate Taxes	\$11,661.94
Estimated Total Annual Operating Expenses	\$69,143.00
Payroll	\$84,000.00
Estimated Net Operating Income	\$236,491.00
CAP Rate	10.2%

LOCATION DESCRIPTION:

Situated at the high-visibility intersection of U.S. Highway 65 and Missouri Route 14 in Ozark, Missouri, this property commands one of the most strategically valuable commercial positions between Springfield and Branson. Highway 65 serves as the primary corridor connecting the two markets, and the Route 14 interchange – also known as Jackson Street – functions as the main artery into the heart of Ozark. The exit has emerged as a premier commercial destination, anchored by the nationally recognized Finley Farms development – a sprawling, Johnny Morris-backed gathering place featuring farm-forward restaurants, vibrant event venues, and experiential retail that has established Ozark as a true destination along the Highway 65 corridor. City officials have projected Finley Farms' potential to become a regional and national tourist attraction, drawing traffic between Bass Pro Shops in Springfield and Big Cedar Lodge in Branson – a captive audience that passes directly by this site. With recently available adjacent parcels now making large-scale, consolidated development possible for the first time, this location presents a rare opportunity to assemble a significant commercial footprint at an exit whose momentum is unmistakably accelerating.

- Springfield Business Journal



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

~25,000 SF RETAIL SHOWROOM WAREHOUSE WITH HWY 65 VISIBILITY

AERIAL PHOTOS



1715 W James River Rd
Ozark, MO 65721

417.861.2279

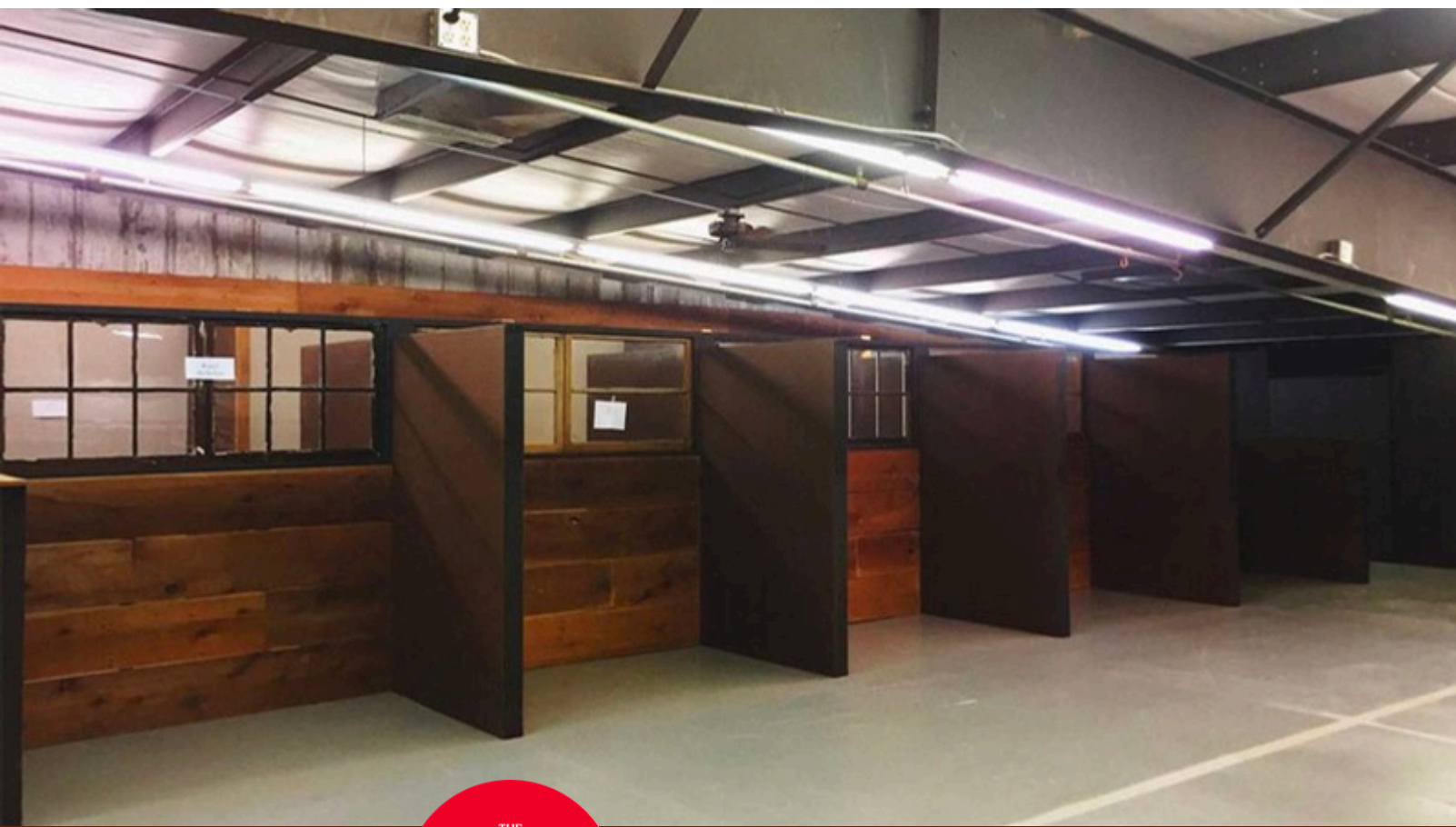
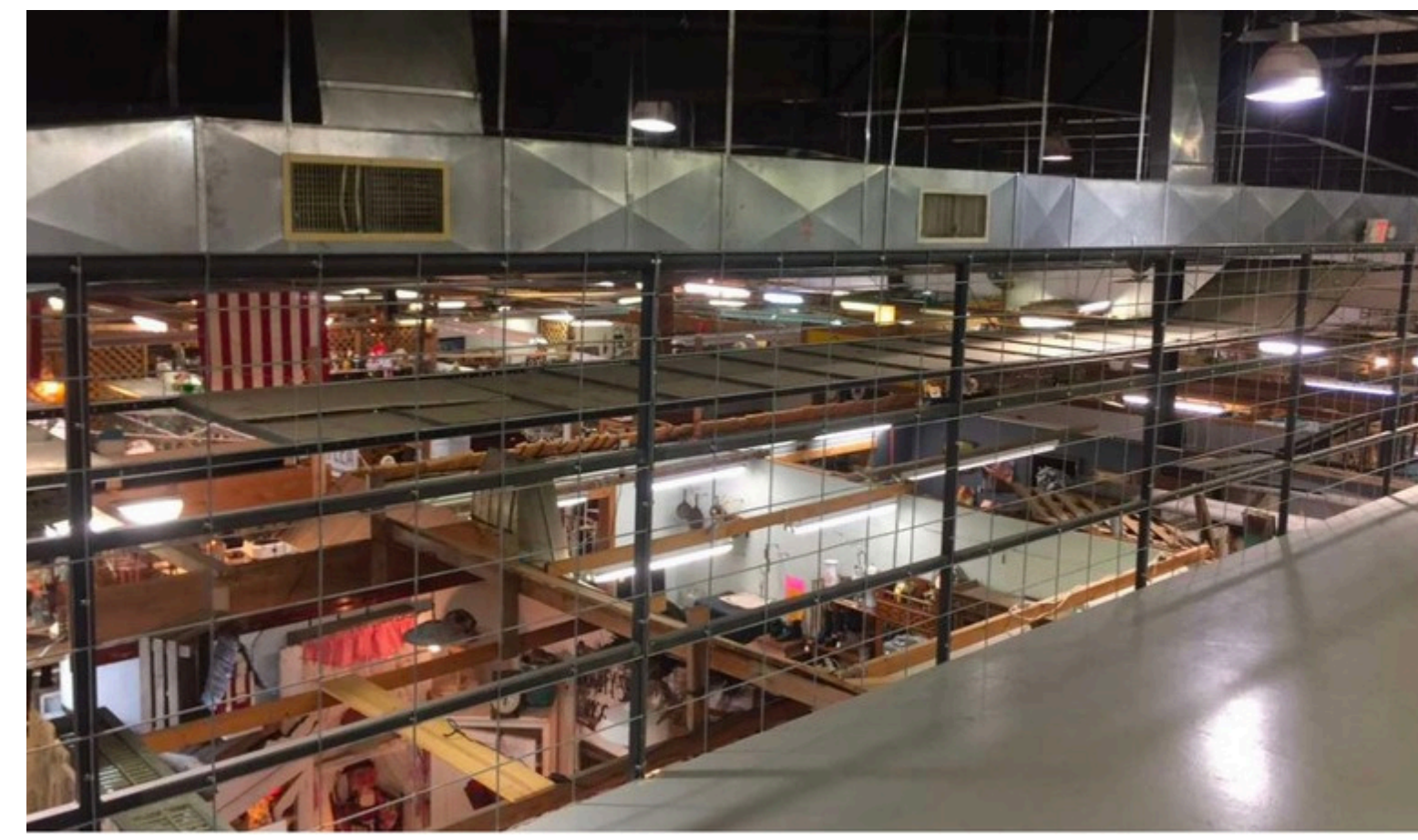
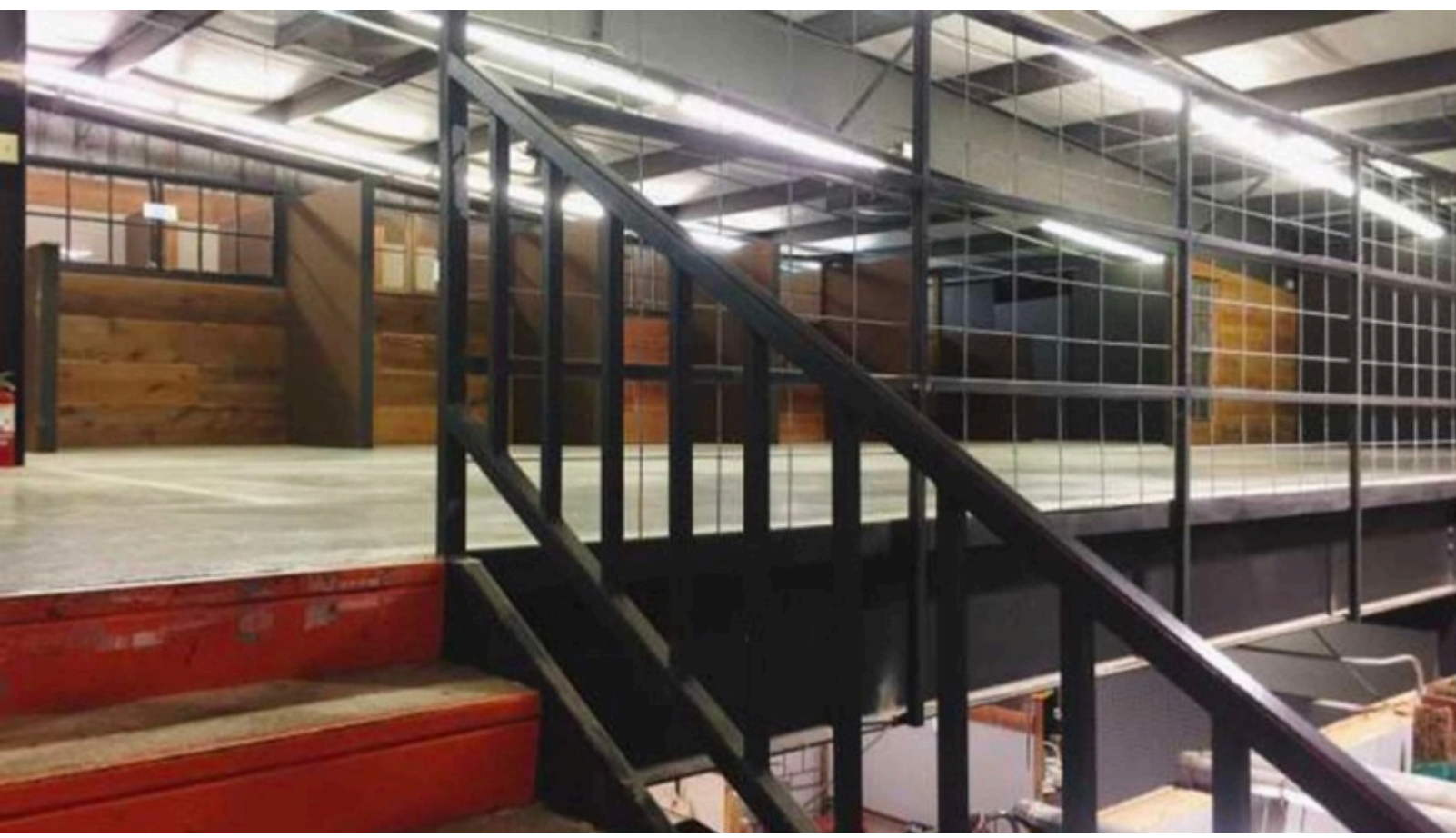
JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

~25,000 SF RETAIL SHOWROOM WAREHOUSE WITH HWY 65 VISIBILITY

RETAILER MAP

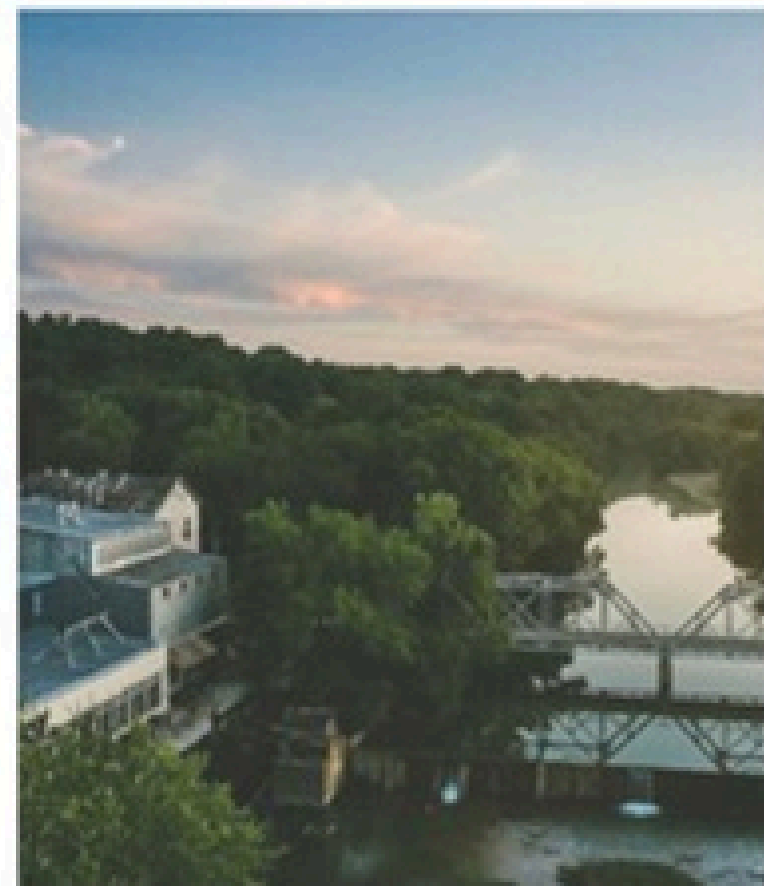


1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

Ozark, Missouri



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

~25,000 SF RETAIL SHOWROOM WAREHOUSE WITH HWY 65 VISIBILITY

AREA RESTAURANTS



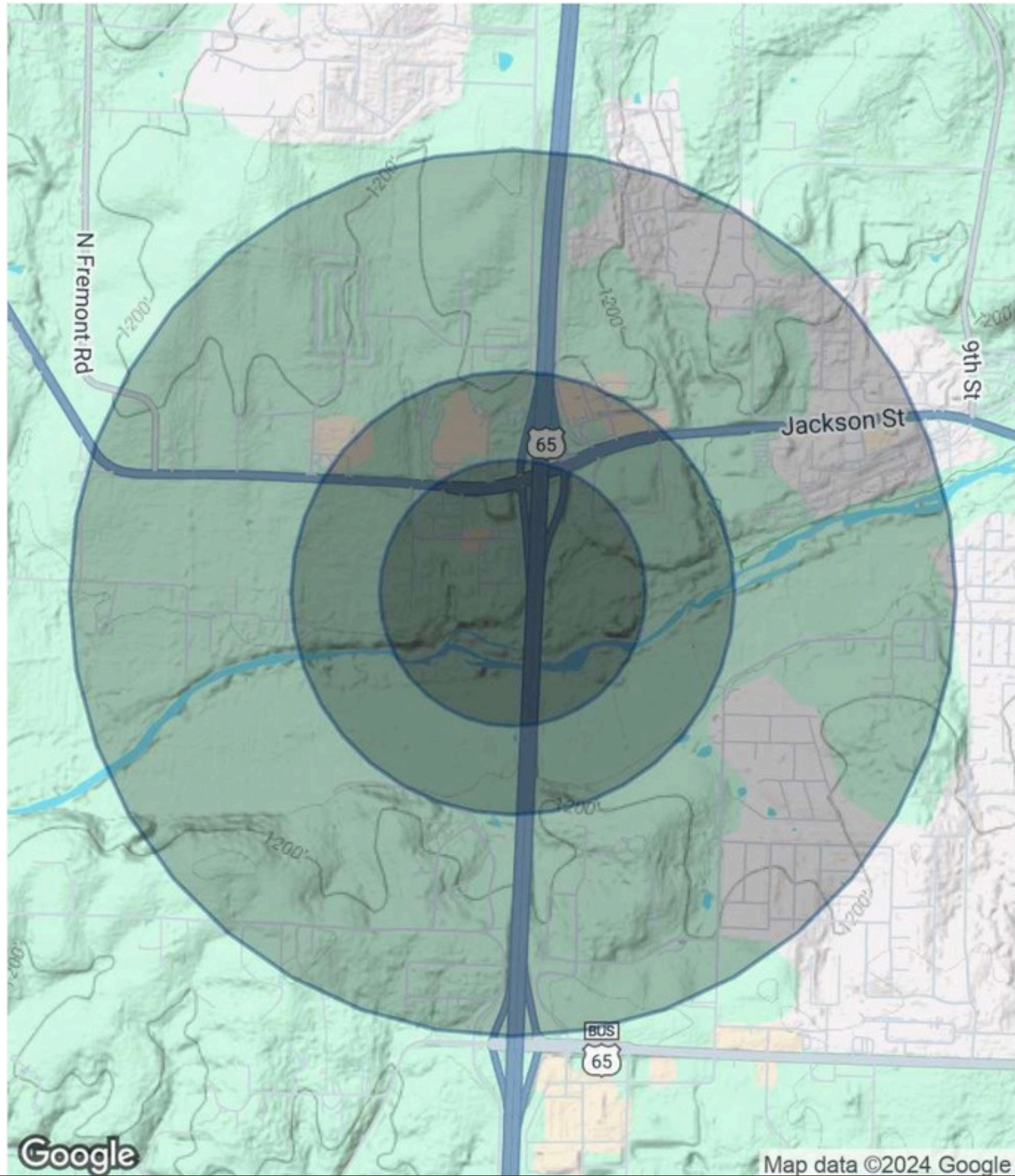
1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	114	342	2,462
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	130	949
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$90,247	\$95,117	\$95,977
Average House Value	\$268,660	\$283,676	\$288,353

Demographics data derived from AlphaMap



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro



JENNIFER JACKSON

Commercial Agent

Jennifer.Jackson@TheFirmCommercial.Pro

Direct: 417.861.2279

PROFESSIONAL BACKGROUND

Jennifer Jackson was the owner and publisher of Springfield Business Journal from 2006-2025 before transitioning to commercial real estate on a full-time basis. She brings a wealth of relationships and experience in the business landscape of Springfield and the surrounding area that serves her clients well.



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro

PLEASE READ THE FOLLOWING

The material contained in this Offering Brochure 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 Firm Real Estate 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 Firm Real Estate 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 Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Firm Real Estate. Neither The Firm Real Estate 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 Brochure 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 Firm Real Estate and the Owner disclaim any and all liability or representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, 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 Firm Real Estate nor any of their officers, employees, representatives, independent contractors or affiliates, or 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 Brochure 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, or any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure 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 Firm Real Estate 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 on Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



1715 W James River Rd
Ozark, MO 65721

417.861.2279

JENNIFER JACKSON
Commercial Agent
jennifer.jackson@thefirmcommercial.pro