

SALE

15,000 SF Industrial Building on 3 acres

2012 MICHAEL LANE

Nixa, MO 65714

PRESENTED BY:

JACK RANKIN

O: 417.860.9951

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
BUILDING SIZE:	15,000 SF
LOT SIZE:	3 acres
CLEAR HEIGHT:	18'
OVERHEAD DOOR HEIGHT:	16'
COUNTY:	Christian
CROSS STREETS:	Michael Ln & Hwy CC

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PROPERTY DESCRIPTION

Thank you for viewing this opportunity located at 2012 N. Michael Lane in Nixa, Missouri. This 15,000 SF flex industrial property sits on 3.00 acres in Christian County, conveniently located between Springfield and Nixa. Built in 2007, the steel-constructed building features warehouse space with multiple 16 ft high overhead doors and 18' clear height ceilings, a nice office buildout with several private offices, reception area, large conference room, and break room, and a 3 bed, 2 bath owner's apartment that could easily be converted to more office space. In addition to the main facility, there are two newly constructed metal pole barns, maximizing the ability for equipment or product storage. Please contact the listing agent for additional information or to schedule a showing.

LOCATION DESCRIPTION

Positioned in the West Christian County industrial submarket with low vacancy and steady rent growth, the site provides a prime location and functional layout suitable for owner-occupant or investor seeking a versatile property in a growing market.

ADDITIONAL PHOTOS



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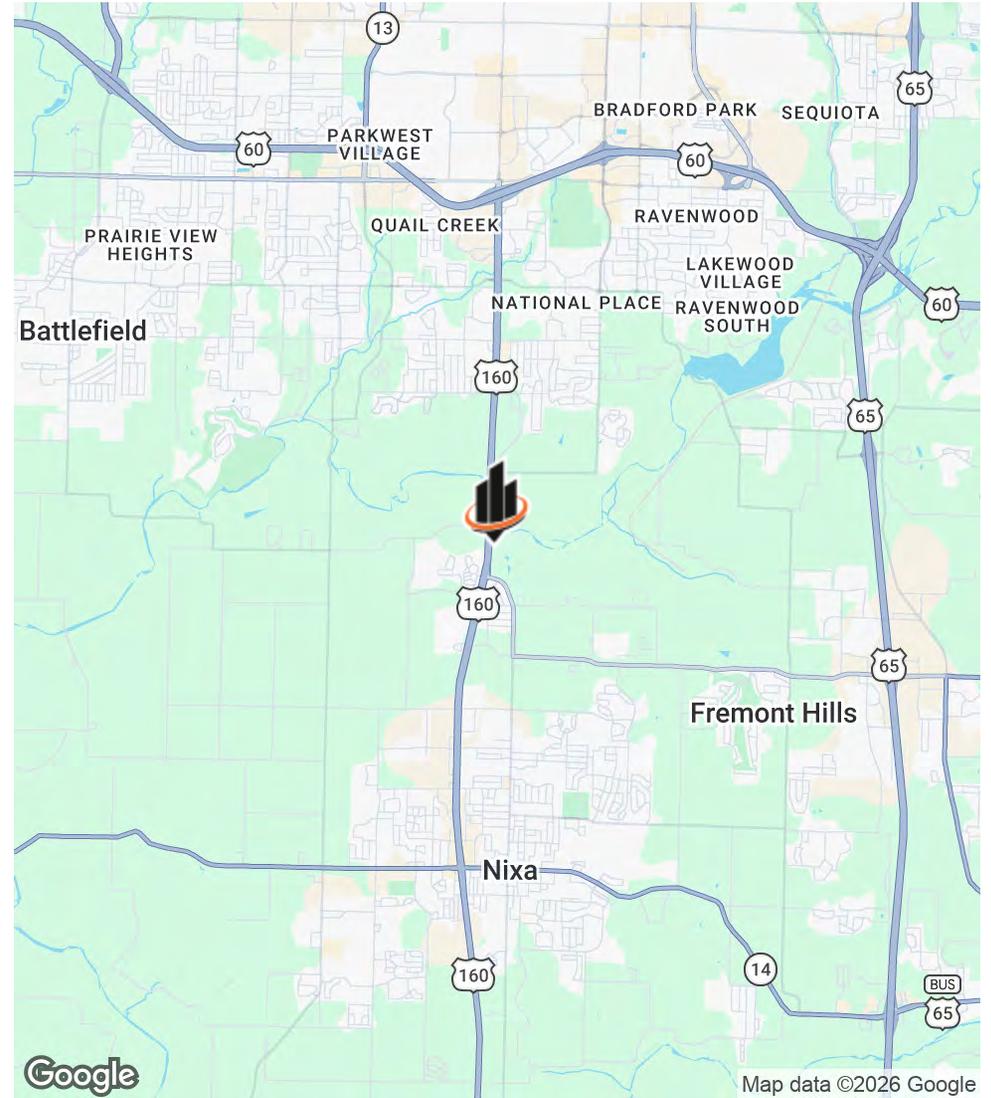
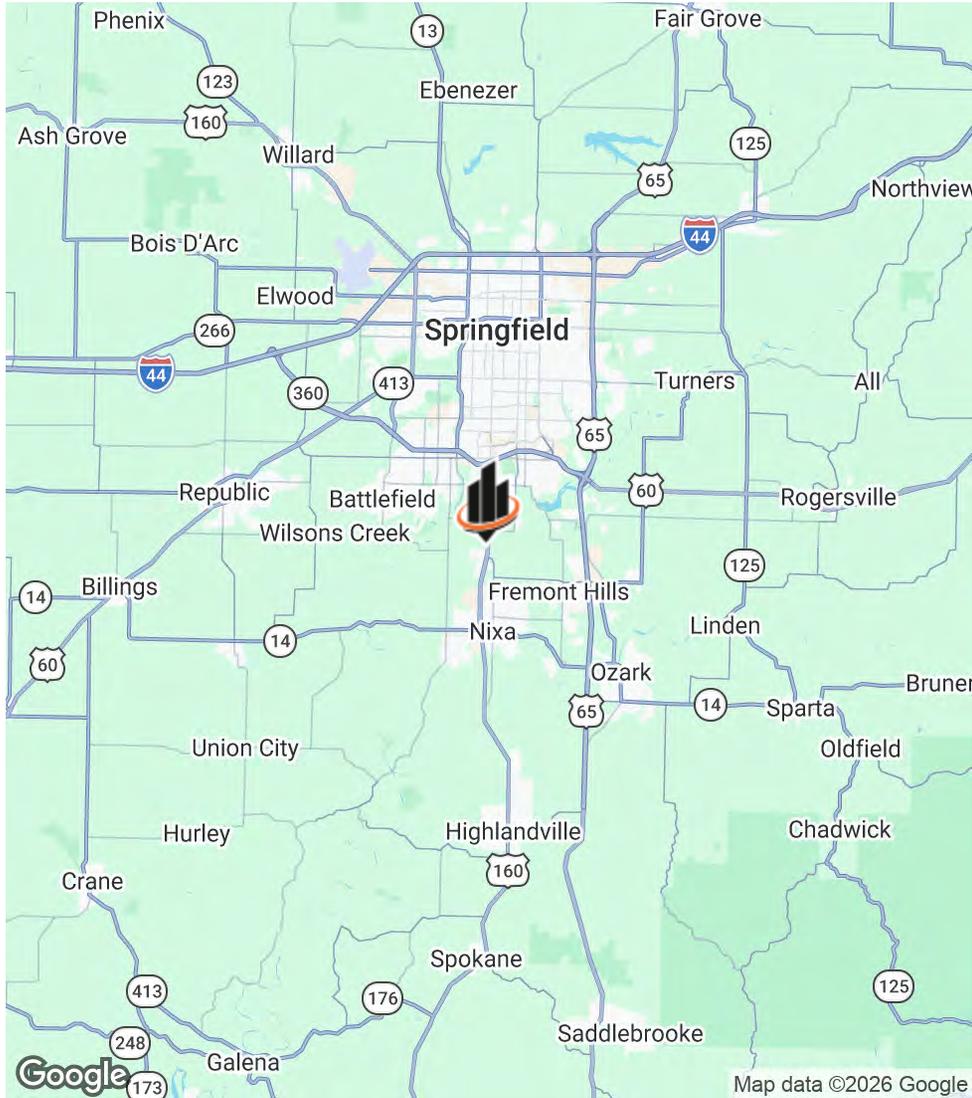


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FOR SALE: 15,000 SF INDUSTRIAL BUILDING ON 3 ACRES | 2012 Michael Lane Nixa, MO 65714

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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

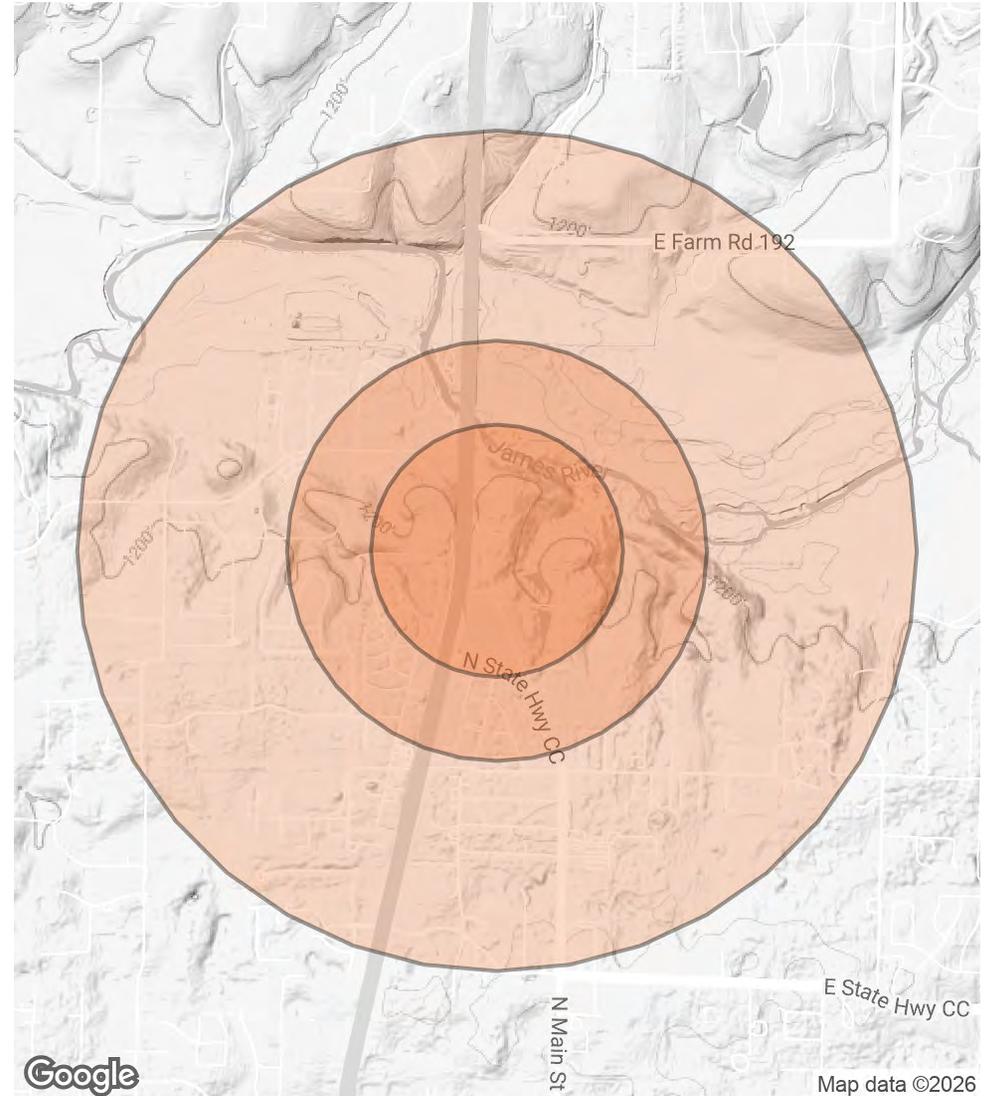
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	145	974	2,425
AVERAGE AGE	38	37	37
AVERAGE AGE (MALE)	37	37	37
AVERAGE AGE (FEMALE)	38	38	38

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	55	380	951
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$90,029	\$91,872	\$96,977
AVERAGE HOUSE VALUE	\$272,998	\$267,910	\$283,044

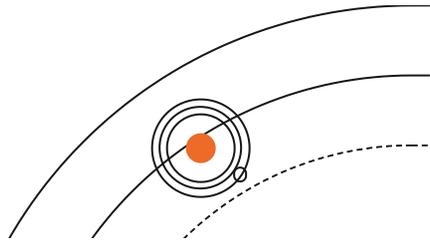
Demographics data derived from AlphaMap



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The 9.6% report

A REPORT ON THE PRICING
ADVANTAGE OF COOPERATION

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SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.*

The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

Visit svn.com to find out more.

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ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

This is the SVN Difference.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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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.

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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.

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