

GINA RENDE

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OFFERING SUMMARY

Sale Price:	\$2,600,000
Lot Size:	1.85 Acres
Zoning:	C-2

PROPERTY OVERVIEW

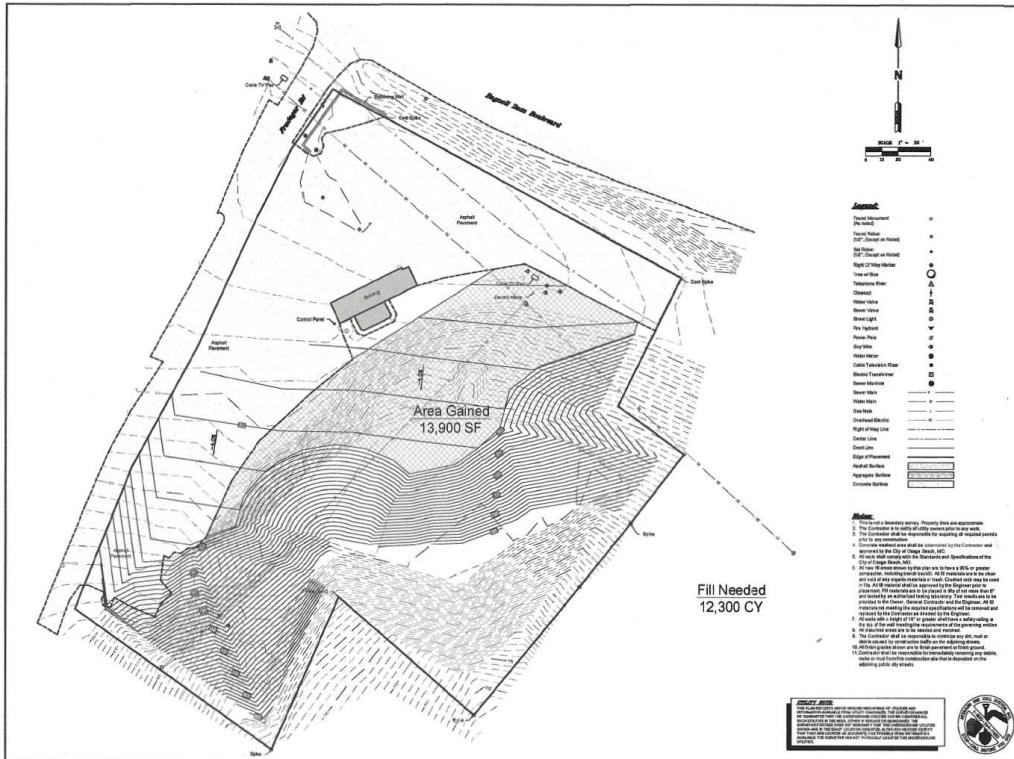
1.85 acres on the corner of Highway 54 & Business 54. Intersection across from Casey's.

PROPERTY HIGHLIGHTS

- Business for sale along with the 1.85 acres of land
- Across from the proposed Osage Casino site
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)
- Double Diamond has been a fixture in the boating community at the lake for over 25 years.
- Sales are consistently 7 figures + per year.
- Hundreds of units listed and sold every year.
- Conveyed with sale : Double diamond property, All intellectual property, Websites, email etc.. Mercury marine dealership, Sailfish boats dealership and all Trailer dealership agreements.

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RICHARD AND ANITA RILEY FOUNDED DOUBLE DIAMOND BECAUSE THEY RECOGNIZED A NEED FOR A BROKER SERVICE THAT PEOPLE COULD TRUST AND RELY ON. PEOPLE FROM ALL OVER THE UNITED STATES HAVE COME TO DOUBLE DIAMOND TO BUY AND SELL THEIR BOATS AT LAKE OF THE OZARKS. THERE THEY HAVE EXPERIENCED PERSONAL SERVICE AND A HOMETOWN FEEL FROM PEOPLE WHO KNOW THE LAKE AND THE BOATING INDUSTRY. WHEN IT'S TIME TO GET YOUR FIRST BOAT, NEW BOAT, AN UPGRADE OR EVEN TO DOWNSIZE, COME TO DOUBLE DIAMOND MOTORSPORTS AND LET US SHOW YOU WHY WE ARE THE DEALER OF CHOICE AT LAKE OF THE OZARKS.

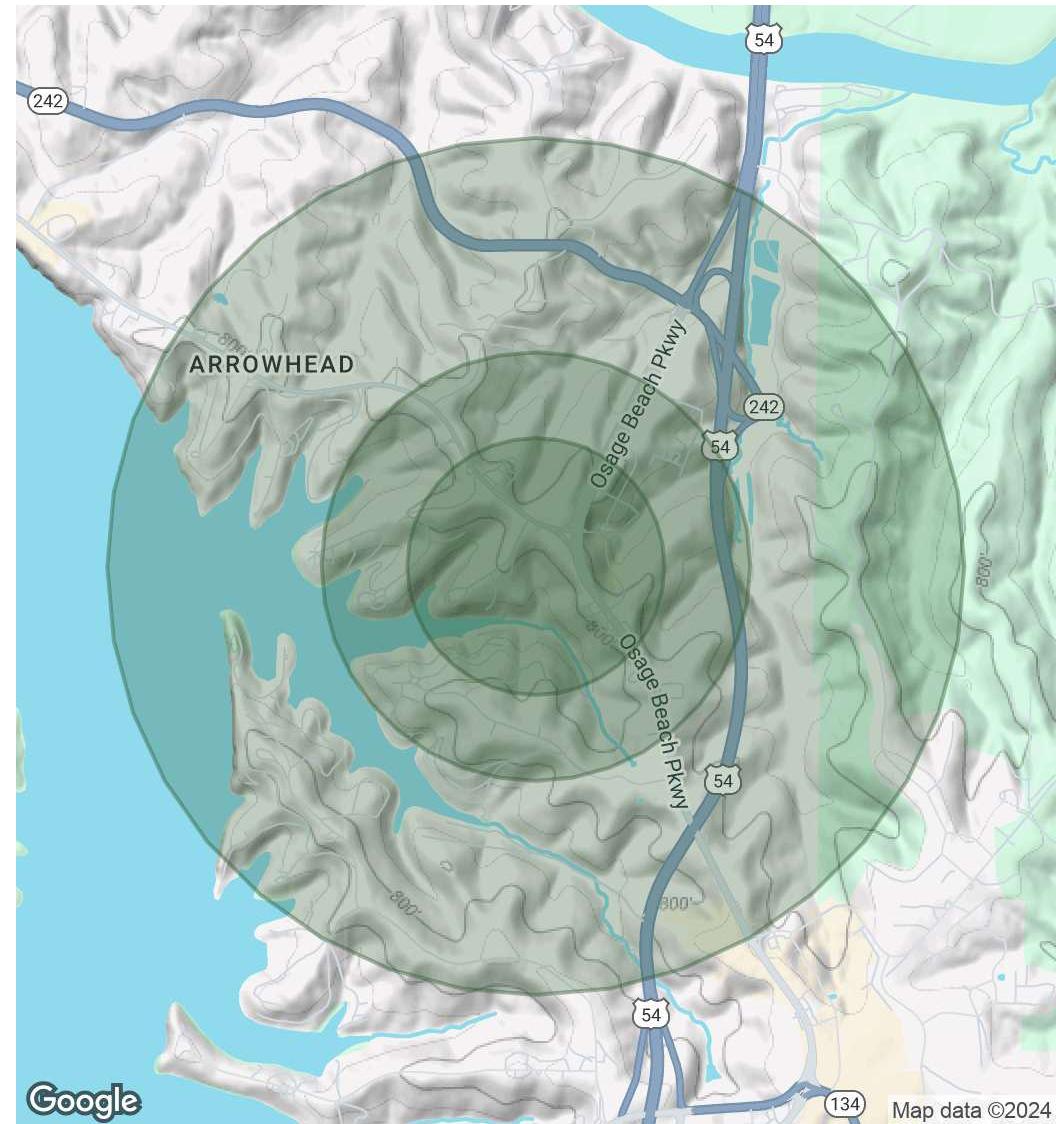
SINCE PASSING THE TORCH TO THE NEW OWNERS IN 2020, DOUBLE DIAMOND MOTORSPORTS HAS EXPANDED TO INCLUDE BEING A DEALER FOR MANY WELL-KNOWN NAMES. ROAD KING, B&M HAUL RITE, HERITAGE AND MID-AMERICA TRAILERS JUST TO NAME A FEW. YOU CAN ALSO FIND A BRAND-NEW SAILFISH CENTER CONSOLE AS WE ARE THE MIDWEST'S EXCLUSIVE DEALER FOR THE SAILFISH BRAND. WE ARE LICENSED TO SELL BOATS, TRAILERS, PWC's, RVs, AND ALL MOTOR VEHICLES. GOT A CLASSIC CAR YOU WOULD LIKE TO SELL? WE CAN HELP WITH THAT.

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	158	442	1,242
Average Age	40	41	42
Average Age (Male)	38	40	41
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	68	195	551
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$65,578	\$71,355	\$72,451
Average House Value	\$341,857	\$379,495	\$386,634

Demographics data derived from AlphaMap


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