

**FOR
SALE**

**SOUTHTOWNE RETAIL CENTER
165 Southtowne Blvd, Hollister, MO**



Sales Information:

Building Size:	10,500 sq. ft.
Land:	.86 acres +/-
Purchase Price:	\$1,630,000
Cap Rate:	8.1%

Property Description:

10,500 sq ft of retail center for sale as investment property in fast growing Hollister area.
Building has a 4,500 sq ft restaurant and three (4) 1,500 sq ft of retail bays.
Copy of pro-forma and leases available.
Building is just South of Lowes along Hwy 65 and West of Hollister Industrial Park.

Retail Center consists of five spaces:

Restaurant - El Patio:	4,500 sf
165A - Vapor 100:	1,500 sf
165B - Vapor 100:	1,500 sf
165C - Action Arcade:	1,500 sf
165D - Cash Advance:	1,500 sf

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SOUTHTOWNE CENTER

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Old Image Before Renovations



Sales Information:

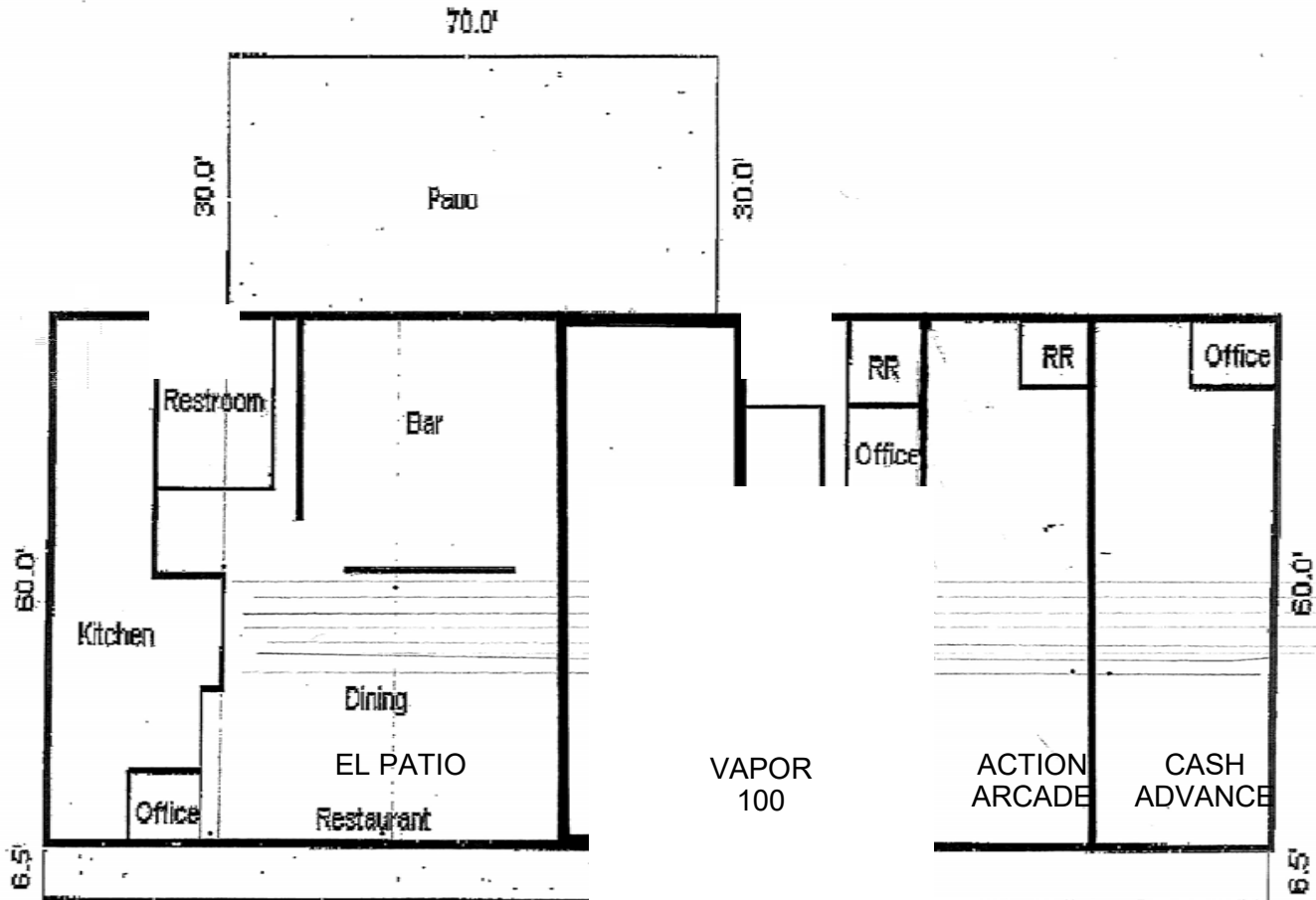
Building Size:	10,500 sq. ft.
Land:	.86 acres
Lot Dimension:	200 x 187 m/l
Frontage:	200'
Built:	2001
Zoning:	CR
Parcel ID#:	174017000000003009
Purchase Price:	\$1,630,000
Cap Rate:	8.1%



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SKETCH



Property Directions:

Turn off Hwy 65 @ Hollister (College of the Ozarks) intersection, go east under Hwy 65, turn left @ Walgreens stop light, turn left on Southtowne Blvd., property on left.

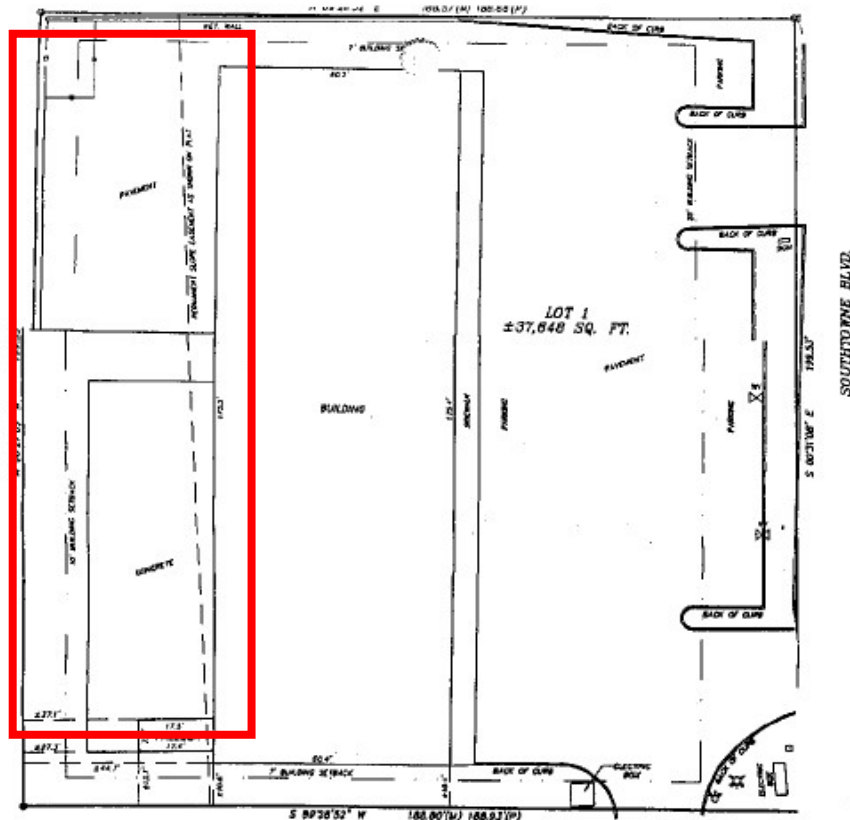
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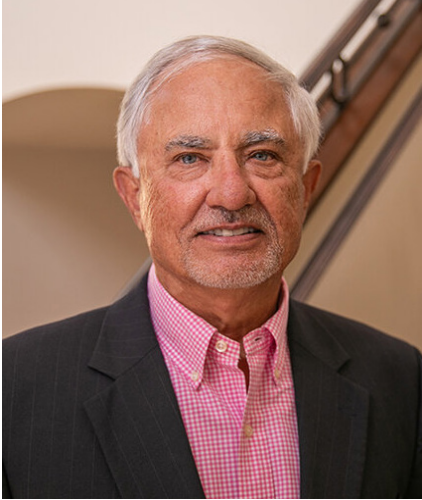
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Proforma

	<u>Size</u>	<u>Mo. Rate</u>	<u>Yrly Rate</u>	<u>Commenced</u>	<u>Expires</u>
<u>Income:</u>					
165-A: Vapor 100	1,500 sq. ft.	\$1,700	\$20,400	1.1.23	12.31.28
165-B: Vapor 100	1,500 sq. ft.	\$1,700	\$20,400	12.1.22	12.31.28
165-C: Action Arcade	1,500 sq. ft.	\$1,850	\$22,200	10.1.23	9.30.26
165-D: Cash Advance	1,500 sq. ft.	\$1,925	\$23,100	12.1.05	11.30.23
Restaurant: El Patio	4,500 sq. ft.	\$5,500	\$66,000	9.1.22	9.1.25
	10,500 sq. ft.	\$12,675	\$152,100		
Billboard:		\$672/mo	\$8,064/yr.		
		\$13,347	\$160,164		
Expenses:					
Property Taxes:		\$10,124			
Insurance:		\$6,341			
Trash:		\$3,615			
Mowing / snow:		\$350			
Repairs / maintenance: (3%)		\$4,750			
Liberty: (electrical)		\$660			
Management:		\$2,310			
			\$28,150		
NOI:			\$132,014		
Cap Rate: 8.1%					
Value: \$1,630,000					

* NEW ROOF RECENTLY INSTALLED



GALEN PELLHAM AIA, CCIM
SBJ Trusted Adviser

- 1971** • **Bachelor of Architecture:** University of Arkansas
- 1975** • **AIA:** American Institute of Architects
- 1979** • **Pellham-Phillips:** Architects & Engineers
- 1985** • **Pellham-Phillips-Hagerman:** Architects & Engineers
- 1999** • **Brokers License:** Missouri Real Estate Commission
- 2000** • **CJR Commercial:**
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001** • **CCIM:** Certified Commercial Investment Member:
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012** • **Gold Medal,** Lifetime Member:
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022** • **Platinum Medal,** Lifetime Member:
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents. Based upon \$25m sales volume and 35 transactions.
- 2023** • **Trusted Advisers:** Springfield Business Journal
1 of 20 Recipients Selected by the Springfield Business Journal for Accountants, Attorneys, Bankers, Financial Advisers, & Realtors
- 2007-Present** • **Murney Associates,** Realtors®
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.

• Pellham-Phillips-Hagerman (PPH)

- PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

Springfield

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Historical Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer Church, Sanctuary
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River South Campus

Branson

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geyser Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Chateau on the Lake - John Q. Hammons

Hotels

- Holidome, Stockton, CA.
- Collins Plaza, Cedar Rapids, IA.
- Bowling Green Plaza, Bowling Green, KY.
- Radisson Hotel, Davenport, IA.
- Kansas City Station Hotel, Kansas City, MO.
- Holiday Inn, Springdale, AR.
- Embassy Suites, Montgomery AL.
- Embassy Suites, Greensboro, NC.
- Embassy Suites, Columbia, SC.
- Embassy Suites, Des Moines, IA.

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property. As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance. Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line. With that same commitment and perseverance, I serve my clients.



**Platinum
Medal**



POWERBROKER™



MURNEY COMMERCIAL

1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

GALEN PELLHAM AIA, CCIM, Trusted Adviser | C: 417-839-0156 F: 417-447-5447 | GPELLHAM@MURNEY.COM