



SALE
20.23 Acre
Development Land

1701 SSR-MM

Springfield , MO 65802

PRESENTED BY:

JACK RANKIN

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TOM RANKIN, CCIM

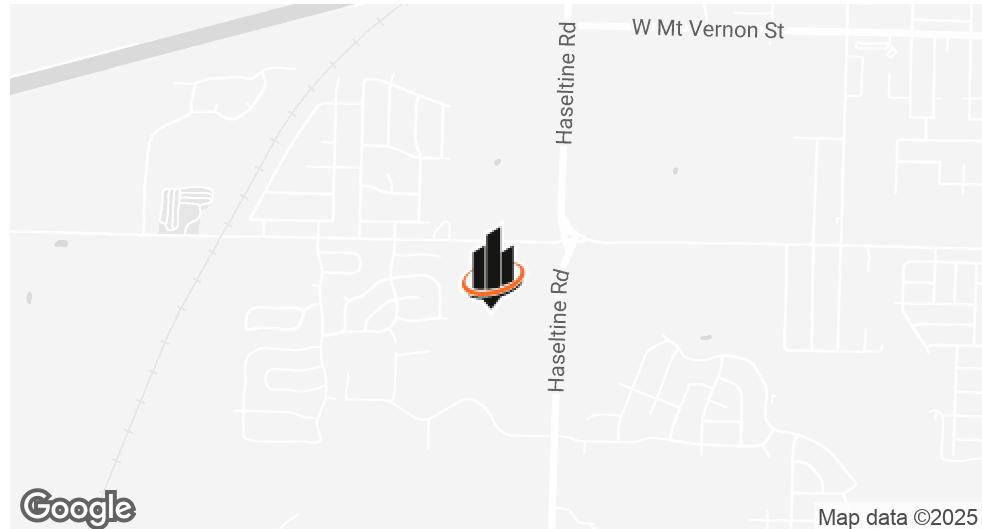
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Missouri #1999010458



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,084,265.80
PRICE/SF:	\$3.50/PSF
LOT SIZE:	20.23 Acres
UTILITIES	On Site
FRONTAGE ON MM	1,055'
MARKET	Republic
SUBMARKET:	Greene County

PROPERTY OVERVIEW

Thank you for viewing this 20.23 Acre development tract in Republic, MO. This lot features over 1,000' of frontage on Highway MM and is near Amazon's new 1.3 million SF Fulfillment Center, Convoy of Hope World Distribution Center, Red Monkey Foods, Ashley furniture and many more. This site has all utilities available. Please contact the listing agent for additional information.

PROPERTY HIGHLIGHTS

- Over 1,000' of Frontage on Highway MM
- All utilities to site
- Near Amazon's new 1.3 million SF Fulfillment Center

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AERIAL PHOTO/ RETAILER MAP



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AERIAL PHOTO



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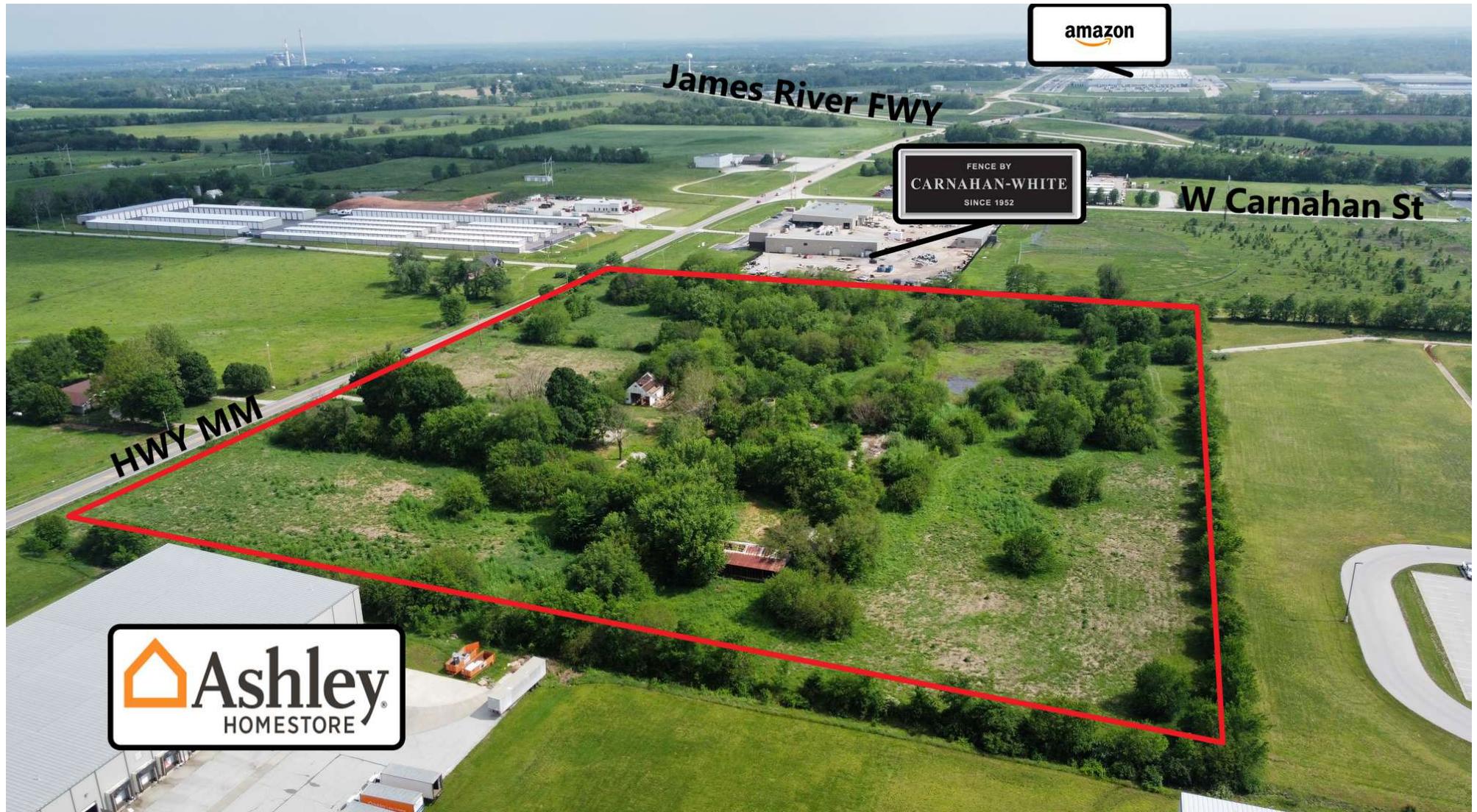
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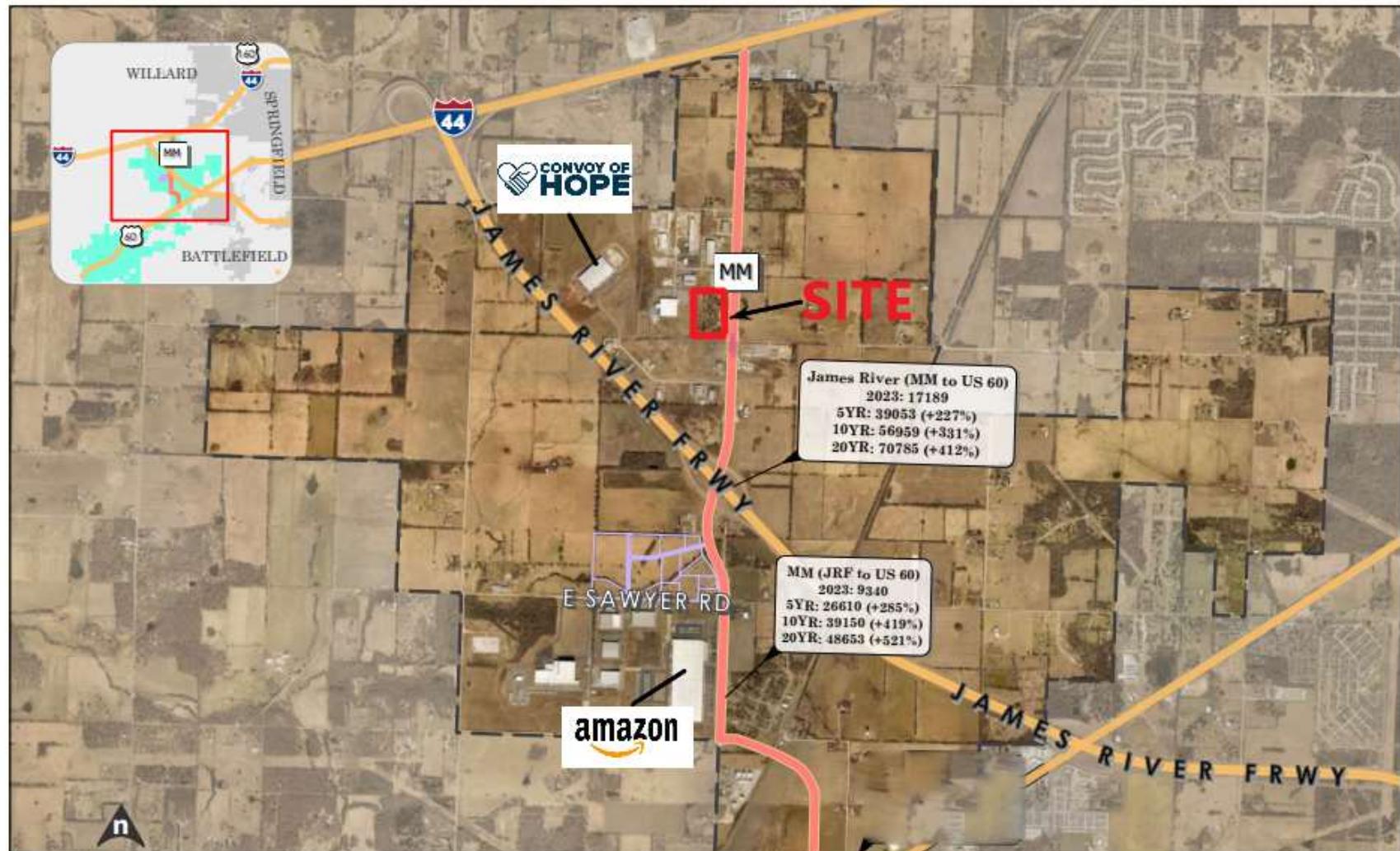
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MODOT TRAFFIC PROJECTION



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ADDITIONAL PHOTOS



TOM RANKIN, CCIM

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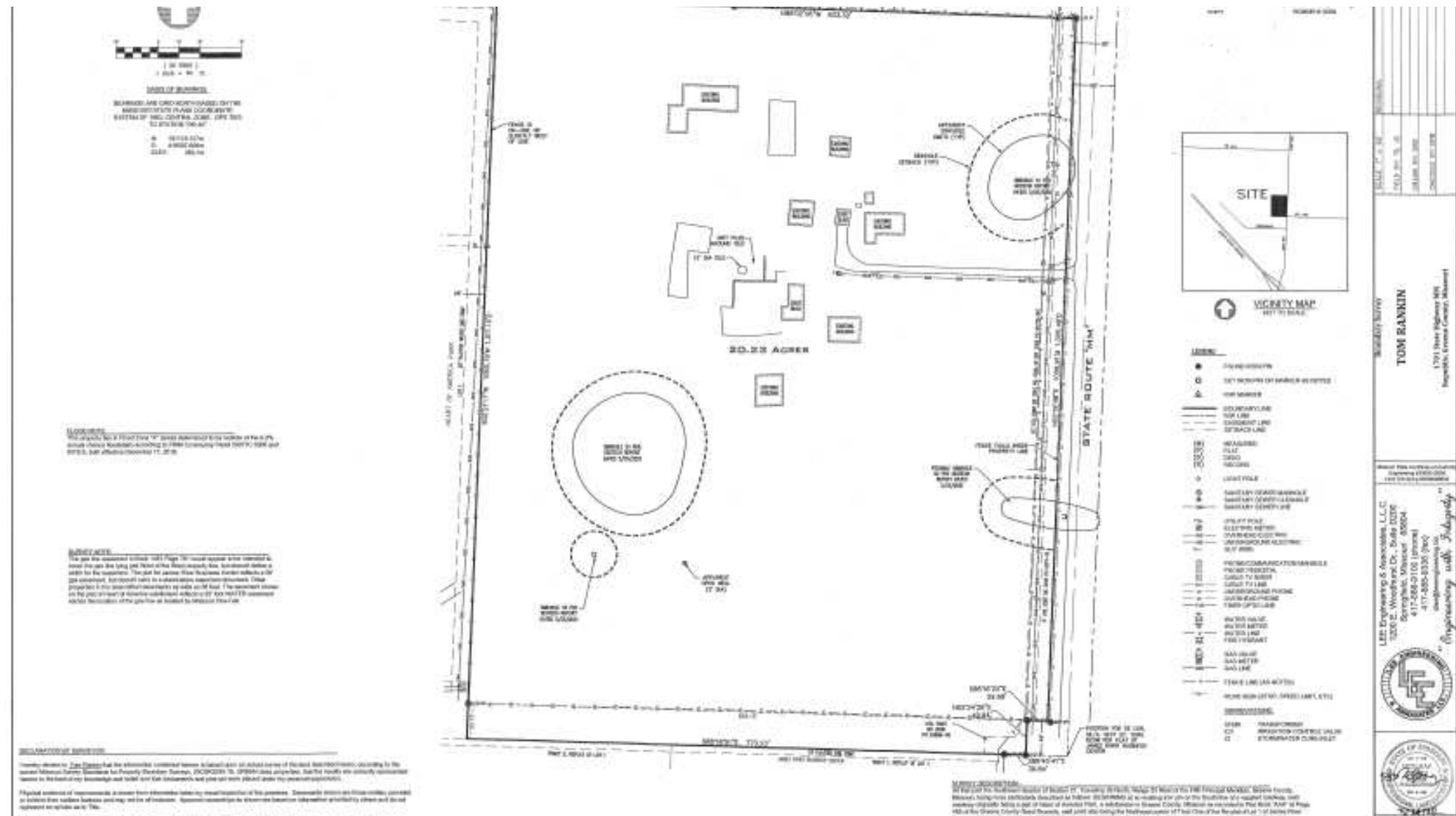
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LAND SURVEY



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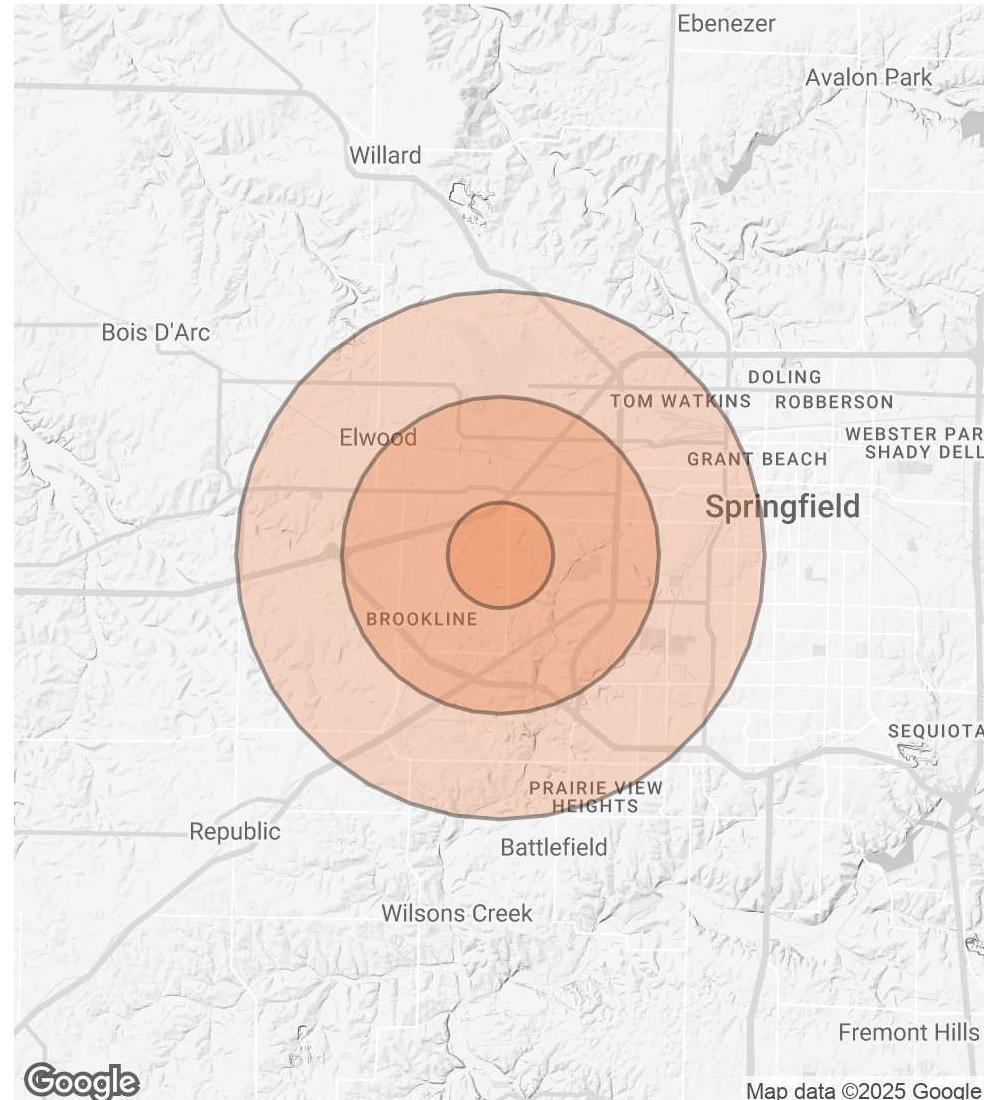
20.23 ACRE DEVELOPMENT LAND | 1701 SSR-MM Springfield , MO 65802

SVN | RANKIN COMPANY, LLC

DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,299	20,011	74,827
AVERAGE AGE	31.2	38.9	36.5
AVERAGE AGE (MALE)	30.4	37.3	35.1
AVERAGE AGE (FEMALE)	31.4	39.5	37.6
HOUSEHOLDS & INCOME			
	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	973	9,047	35,326
# OF PERSONS PER HH	2.4	2.2	2.1
AVERAGE HH INCOME	\$70,890	\$62,287	\$52,266
AVERAGE HOUSE VALUE	\$141,847	\$135,470	\$110,610

2020 American Community Survey (ACS)



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

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Direct: **417.860.2577** | Cell: **417.860.2577**

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PROFESSIONAL BACKGROUND

Tom Rankin, CCIM, has lived in southwest Missouri for over 45 years. In 1990, he started Rankin Company specializing in the general brokerage of commercial real estate. Soon there after he launched Rankin Development, specializing in the development of industrial projects. In 2006, Rankin Company affiliated with the national brokerage firm SVN and in doing so, became the only nationally recognized real estate company with an office in southwest Missouri. SVN/Rankin Company has repeatedly attained the distinction of having one of the top 10 most productive offices (out of over 160) in SVN nationwide and most recently in 2015.

His most recent development projects are North Creek Business Park, a 108 acre distribution and warehouse project, a 15 acre retail project called The Shoppes at James River and a 98 acre retail project called Springfield Plaza. Tom has developed over 600,000 sf of industrial built-to-suit projects ranging in size from 40,000-108,000 sq. ft. for many national and regional companies.

COMMUNITY INVOLVEMENT:

- Springfield Business Development Corp. - Past President

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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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