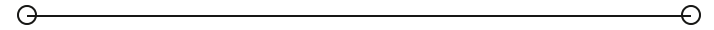


SALE

Hankins Farm Development Lots

HWY MM, Republic, MO 65738



PRESENTED BY:

TOM RANKIN, CCIM

C: 417.860.2577

tom.rankin@svn.com

MO #1999010458



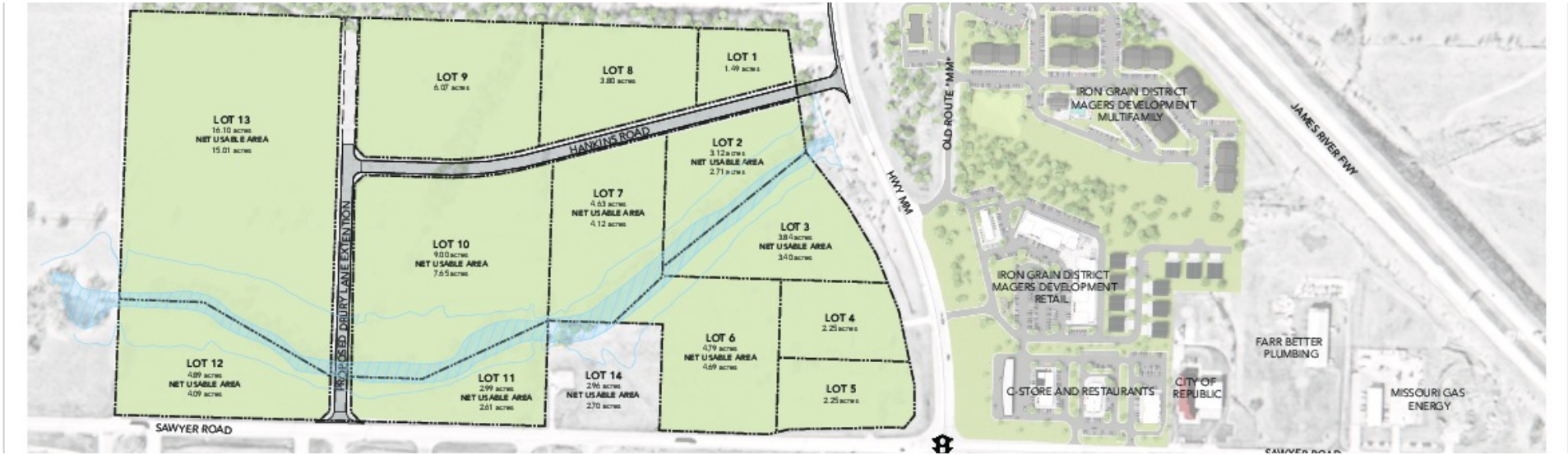
ROi

Lew's

amazon

SVN
RANKIN COMPANY, LLC

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3.50 to \$15/PSF
AVAILABLE LOTS:	14
LOT SIZE(S):	1.49 to 15.70 Acres
MARKET:	Republic
CROSS STREETS:	Highway MM & Sawyer Rd.
HWY MM VPD:	12,058 cars (2019) 37,688 cars (2024)

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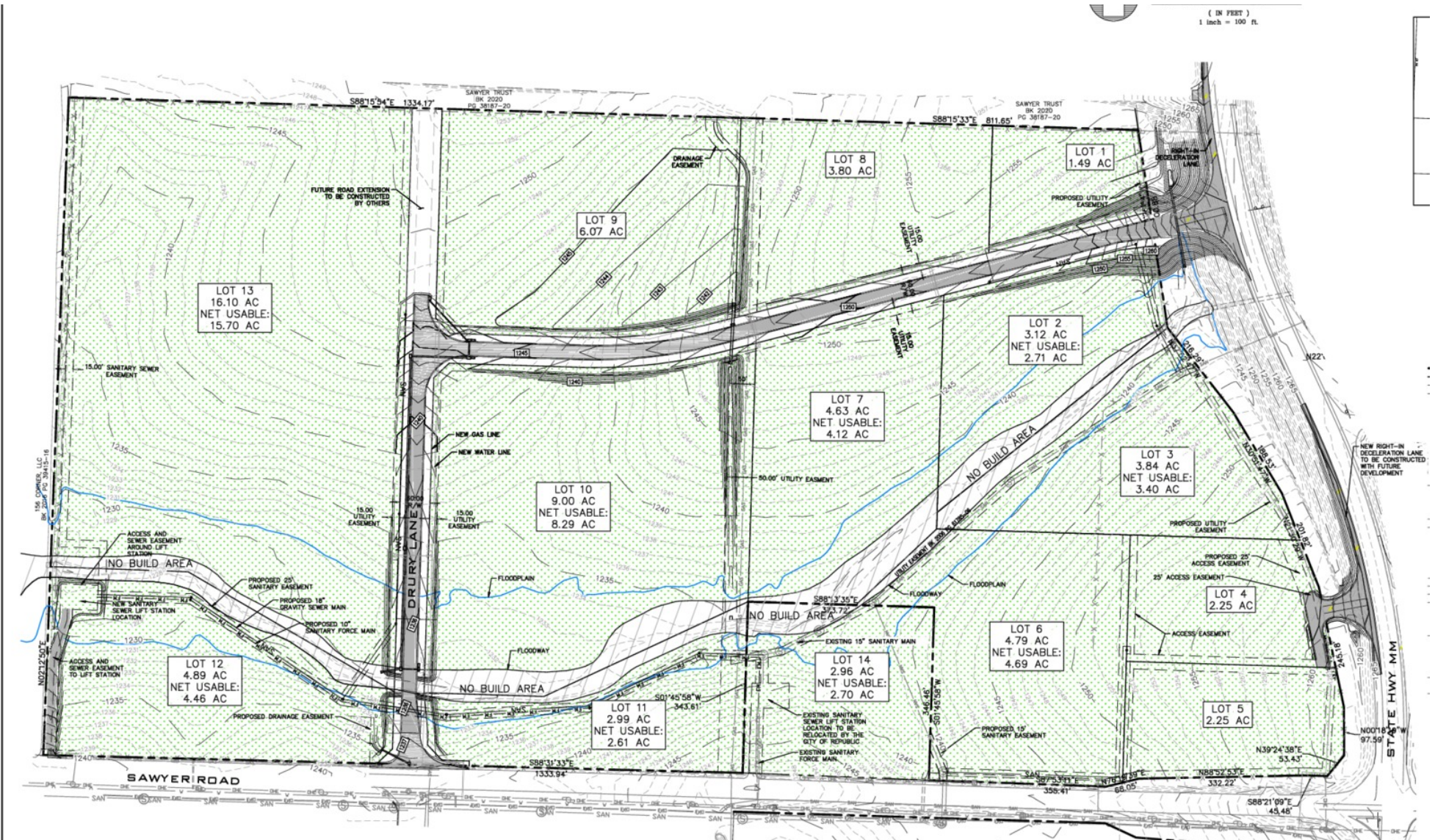
PROPERTY OVERVIEW

Thank you for viewing the Hankins Farm Development Lots now available for sale next to Amazon’s new 1.3 million square foot Fulfillment Center, located at the signalized intersection of Highway MM and Sawyer Road in Republic Missouri. Please contact the listing broker for additional information. Thank you

PROPERTY HIGHLIGHTS

- Signalized Intersection
- Near the New Amazon Fulfillment Center
- Lots have all utilities
- Zoned for commercial and industrial uses
- HWY MM is being widened to 5 lanes to I-44

ADDITIONAL PHOTOS



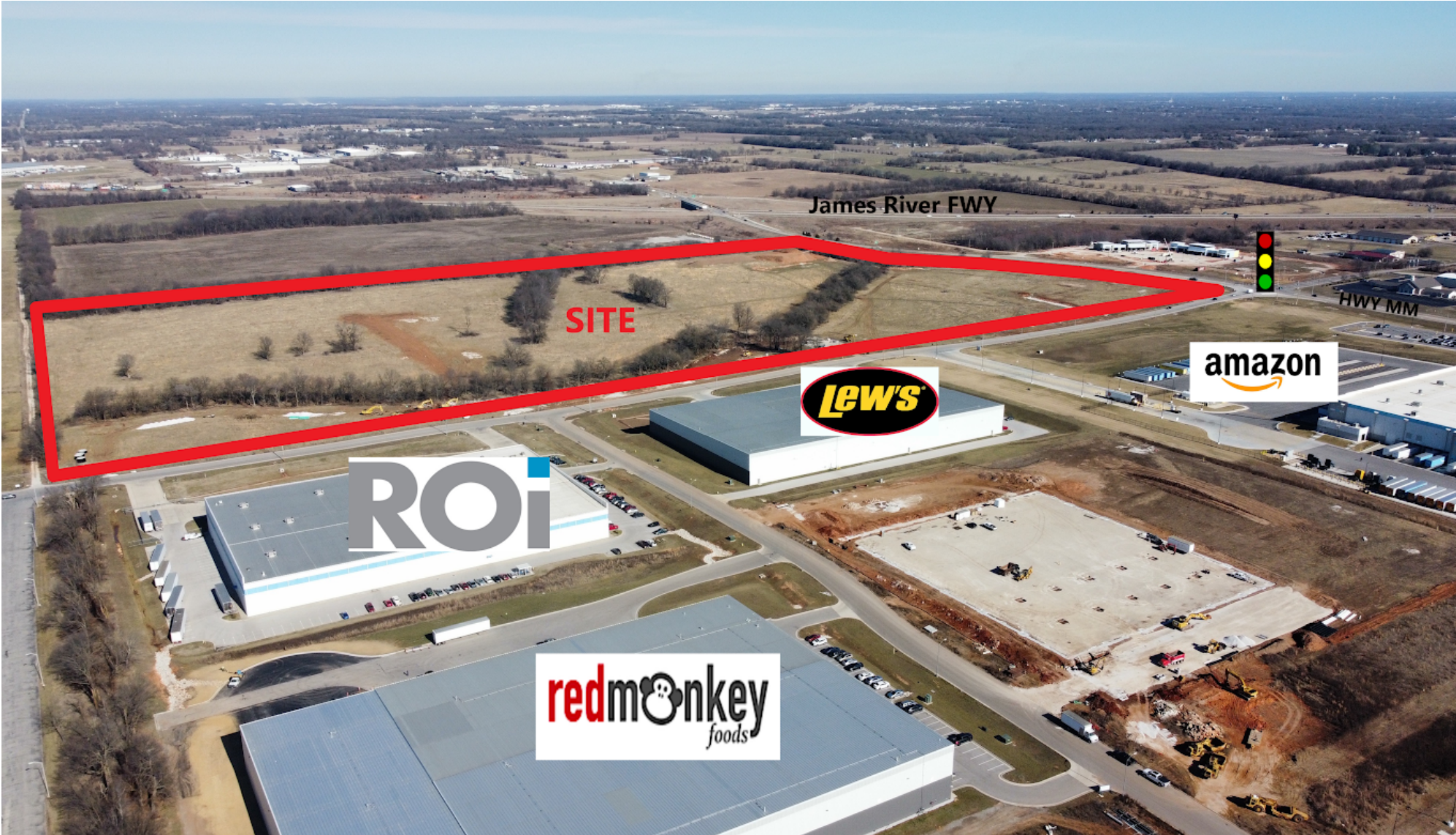
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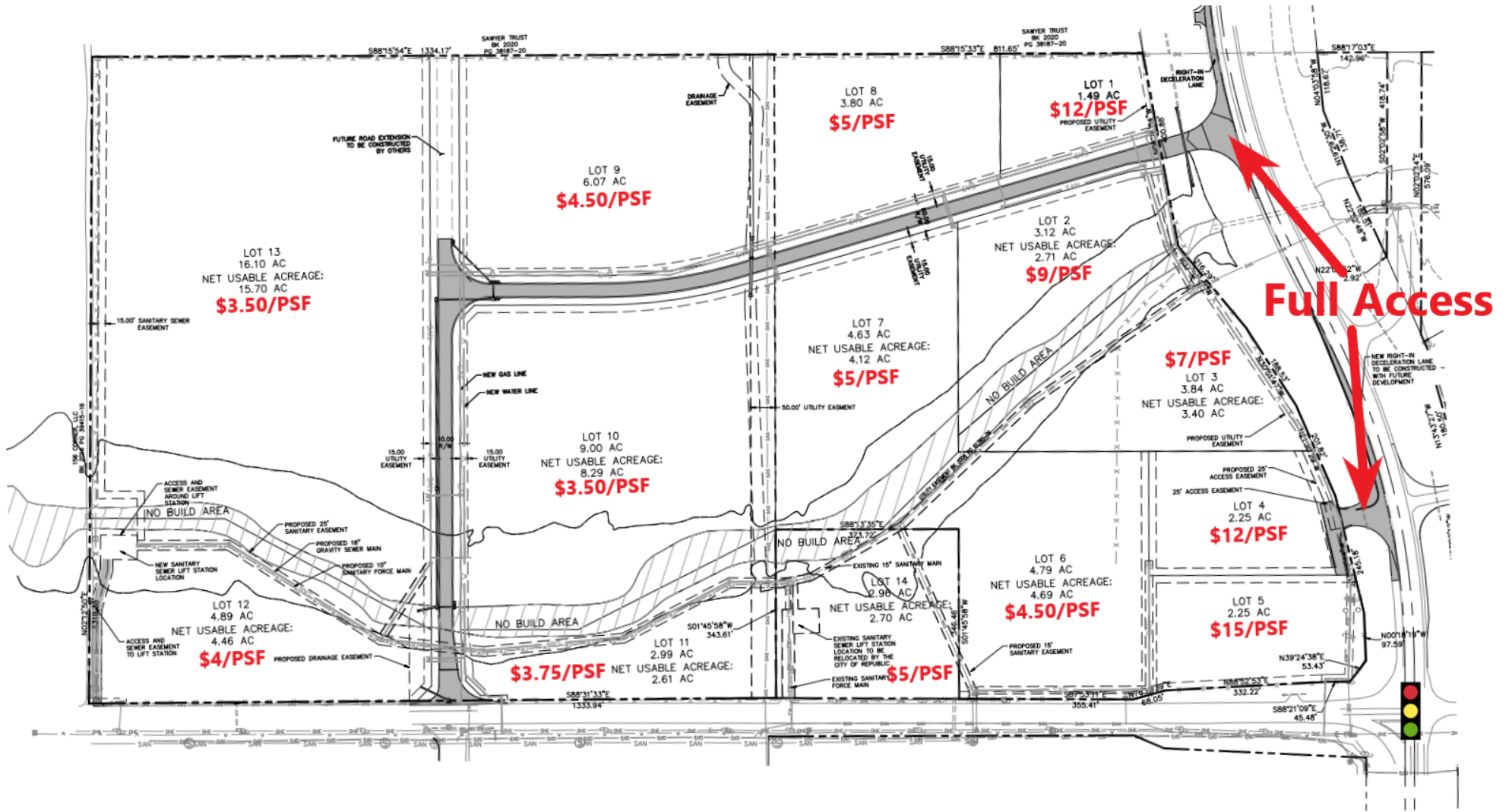
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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

tom.rankin@svn.com

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
- Springfield Chamber of Commerce - Past Board Member
- Burrell Behavioral Health - Current Board Member
- Central Bank - Current Director
- Mercy Hospital Board - Board Member

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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, 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 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 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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