



**SALE**

# 66,132 SF Industrial Building

**1475 S SAM HOUSTON BLVD**

Houston, MO 65483

**PRESENTED BY:**

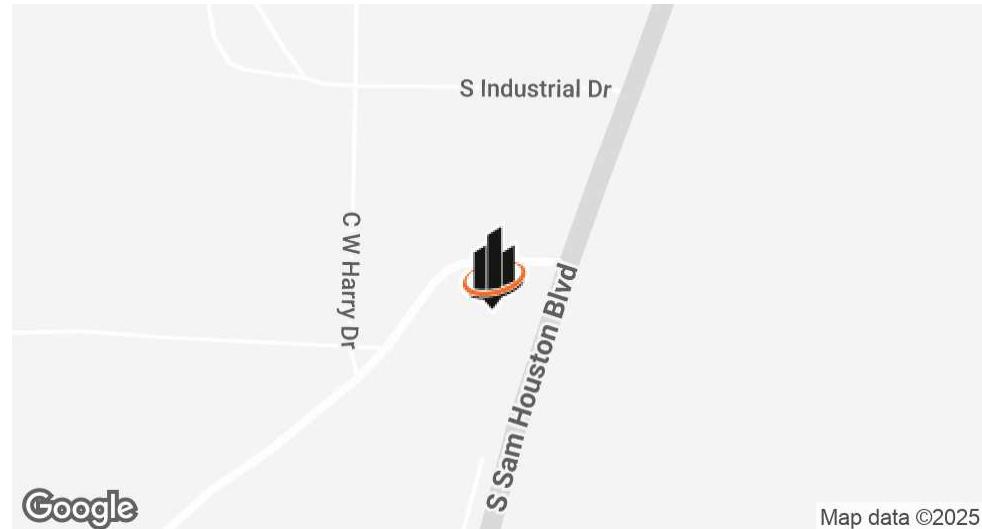
**JACK RANKIN**

O: 417.860.9951

[jack.rankin@svn.com](mailto:jack.rankin@svn.com)



## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,100,000
<b>PRICE PER FOOT:</b>	\$16.63/SF
<b>BUILDING SIZE:</b>	66,132 SF
<b>LOT SIZE:</b>	6.19 acres
<b>ZONING:</b>	Highway Business District (C-2)
<b>YEAR BUILT:</b>	1969
<b>CROSS STREETS:</b>	Highway 63 & Industrial Drive
<b>MARKET:</b>	Houston, Missouri

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## ADDITIONAL PHOTOS

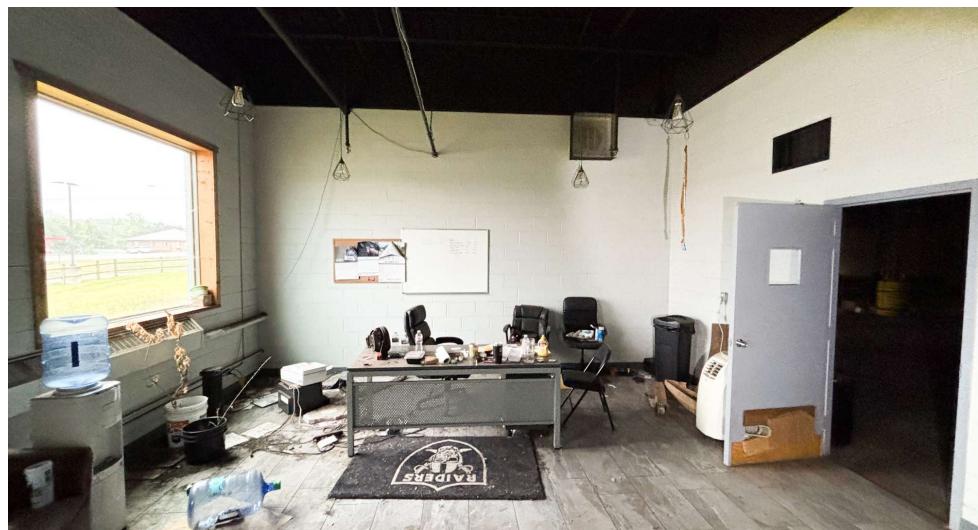
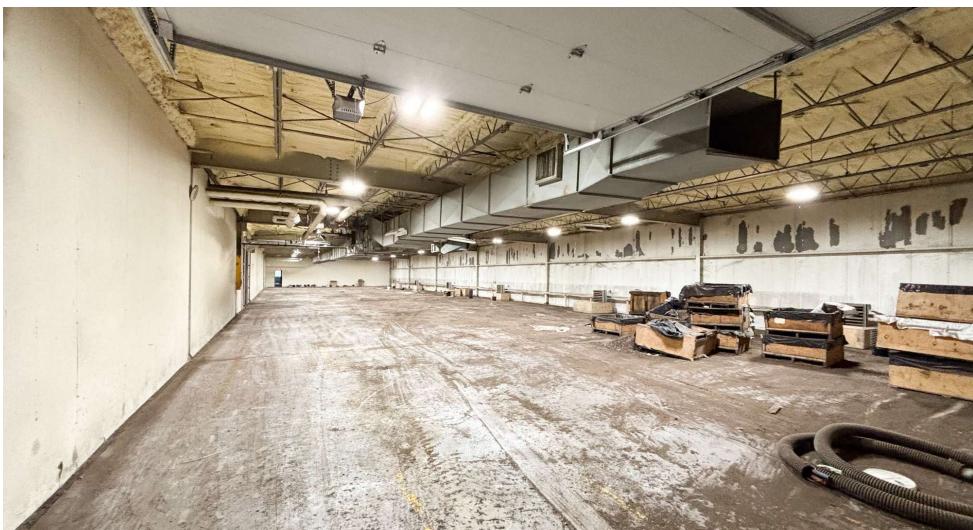
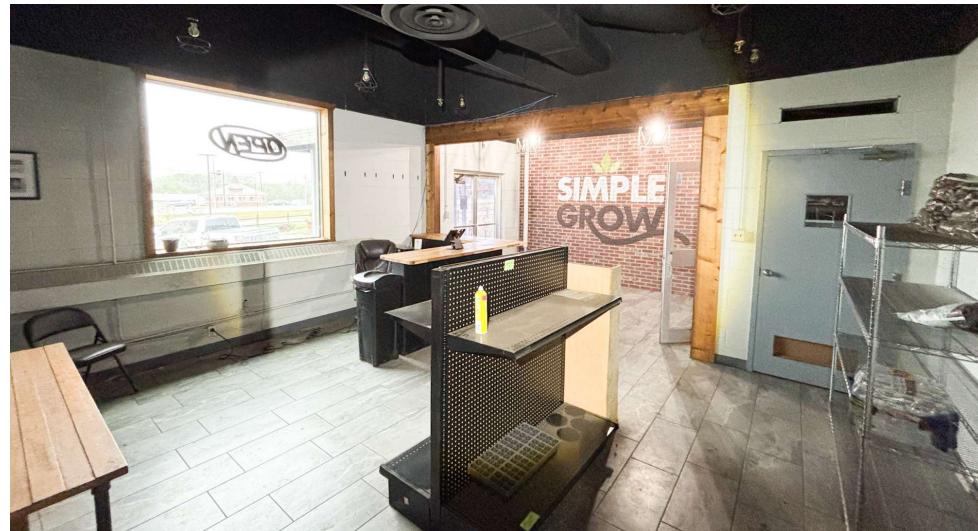


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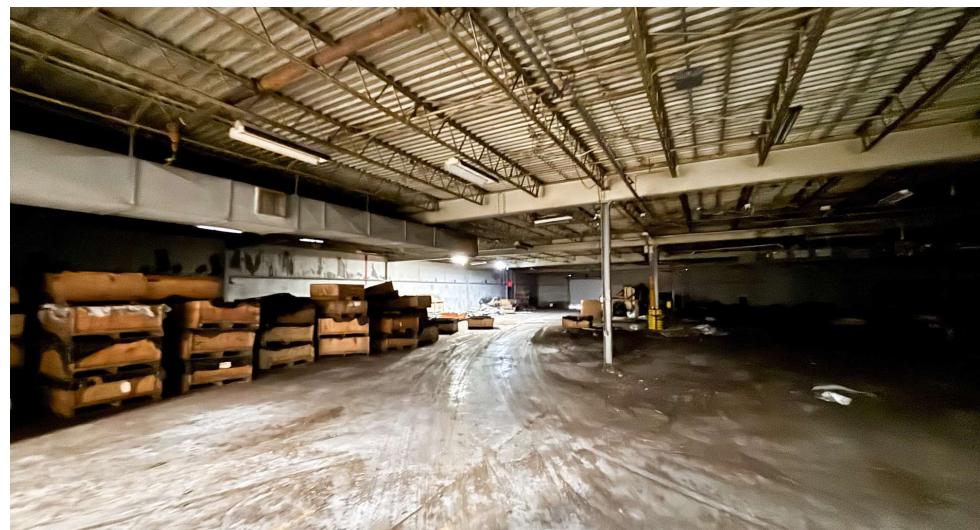
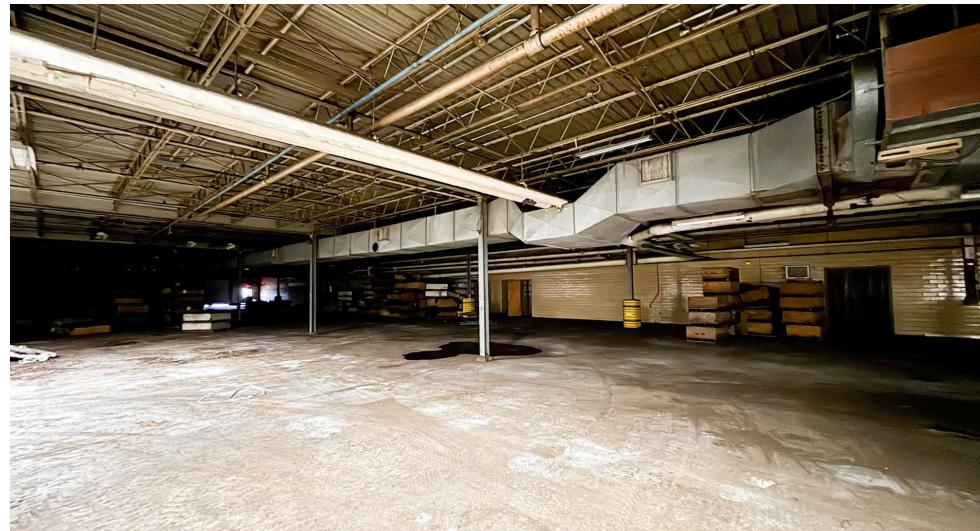
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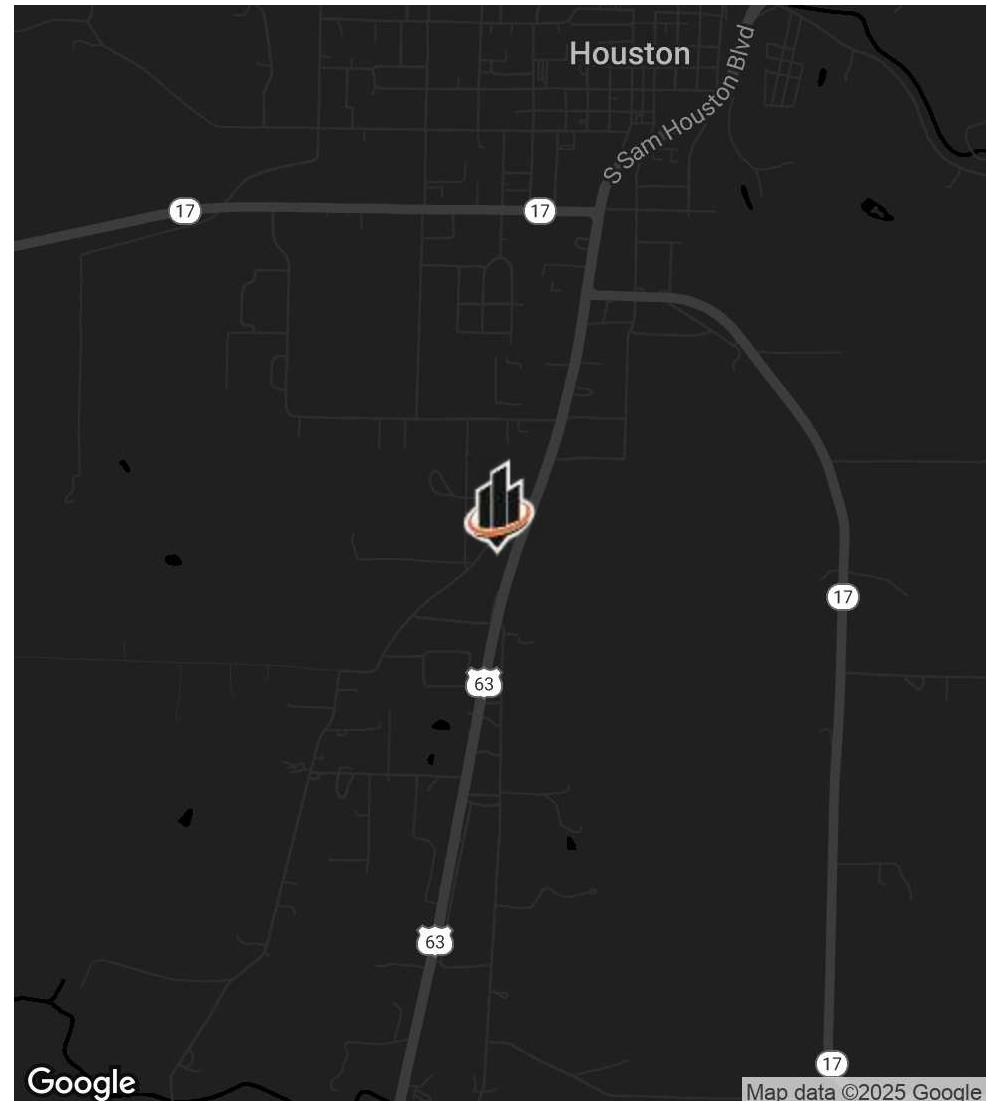
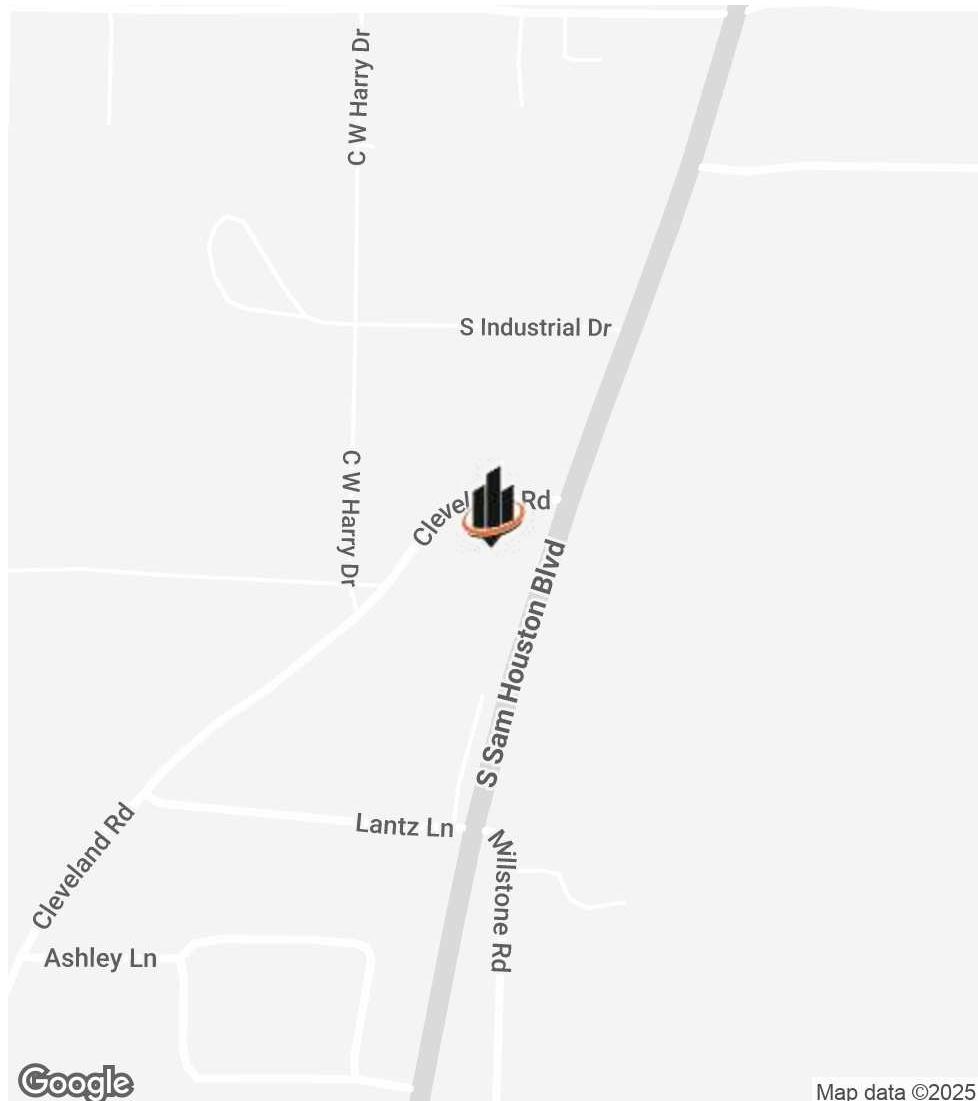


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## LOCATION MAP



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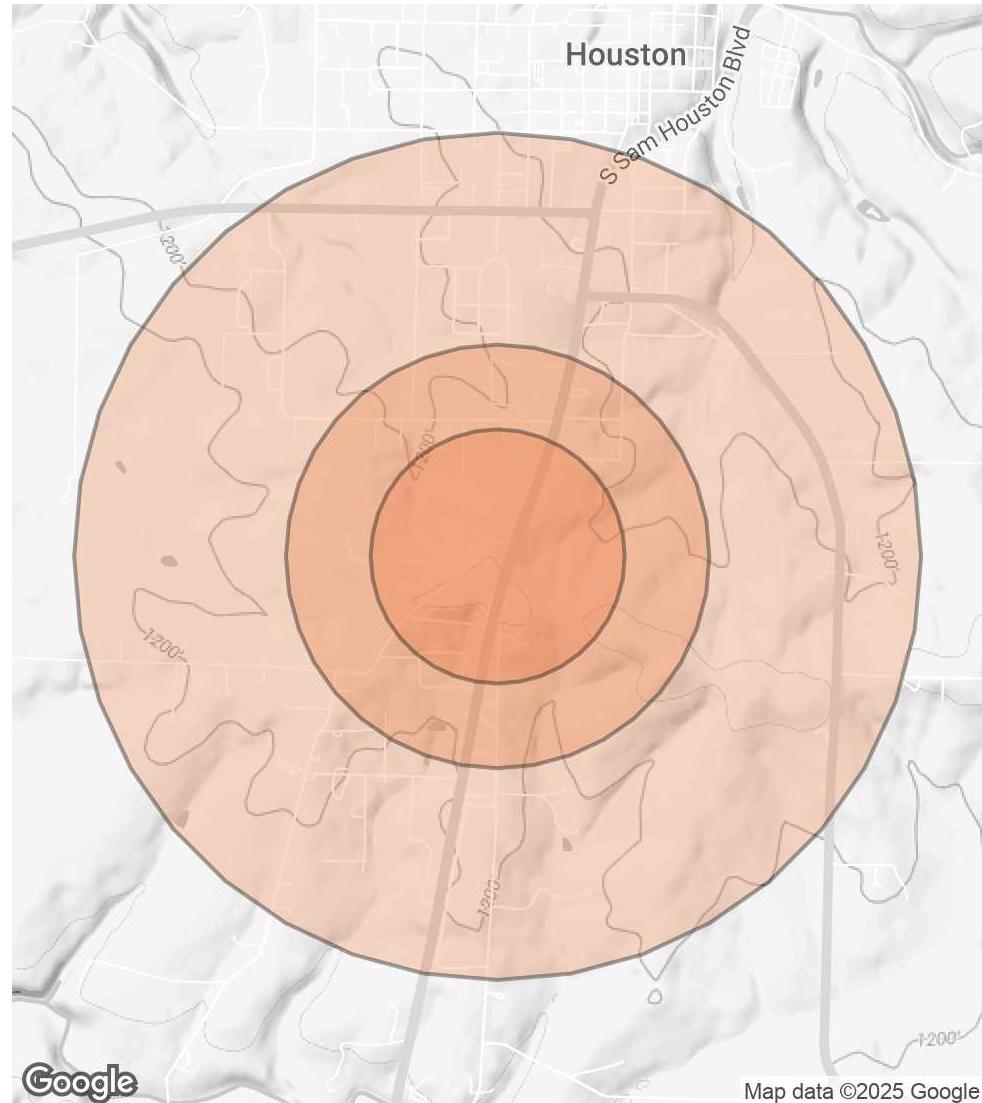
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL POPULATION</b>	38	136	913
<b>AVERAGE AGE</b>	45	45	44
<b>AVERAGE AGE (MALE)</b>	43	43	42
<b>AVERAGE AGE (FEMALE)</b>	48	47	46

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
<b>TOTAL HOUSEHOLDS</b>	15	52	374
<b># OF PERSONS PER HH</b>	2.5	2.6	2.4
<b>AVERAGE HH INCOME</b>	\$54,723	\$54,522	\$51,067
<b>AVERAGE HOUSE VALUE</b>	\$200,029	\$195,901	\$171,072

Demographics data derived from AlphaMap



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## ADVISOR BIO



### JACK RANKIN

Associate Advisor

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Direct: **417.860.9951** | Cell: **417.860.9951**

### 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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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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