



SALE

66,132 SF Industrial Building

1475 S SAM HOUSTON BLVD

Houston, MO 65483

PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY

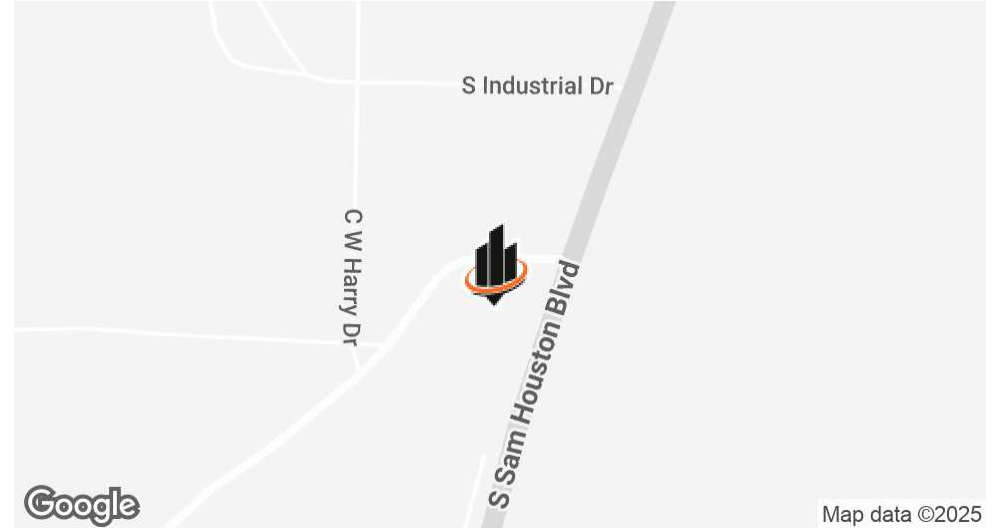


OFFERING SUMMARY

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

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PROPERTY DESCRIPTION

Thank you for viewing this 66,132 SF industrial building now available for sale in Houston, Missouri at the corner of S Industrial Drive and Highway 63. This steel frame building sits on 6.19 acres with a large laydown yard. The building features 4,750 SF of office area with a large lobby, several large private offices, a conference room, and several restrooms. The warehouse area is 61,382 SF and includes five loading dock doors, and one drive-in door with an average ceiling height of 12-13 ft. The site has existing access to 3-phase/440 power. Please contact the listing broker for additional information or to schedule a showing. Thank you!

LOCATION DESCRIPTION

Located on Highway 63 in South Central Missouri, this property sits in the city of Houston, Missouri. Many neighboring retailers include Walgreens, Dollar Tree, Taco Bell, Casey's, McDonald's, Walmart, Dollar General, Sonic, Pizza Hut and more.

ADDITIONAL PHOTOS



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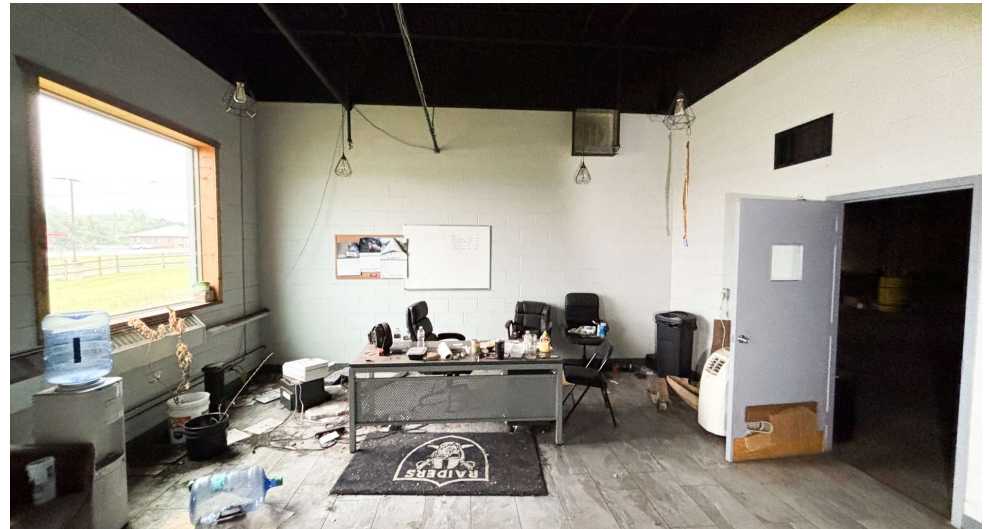
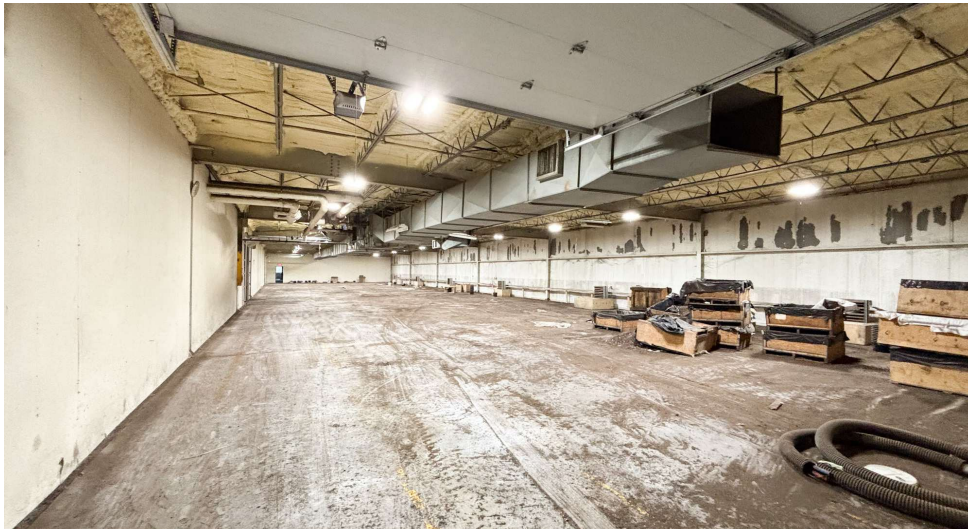
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ADDITIONAL PHOTOS

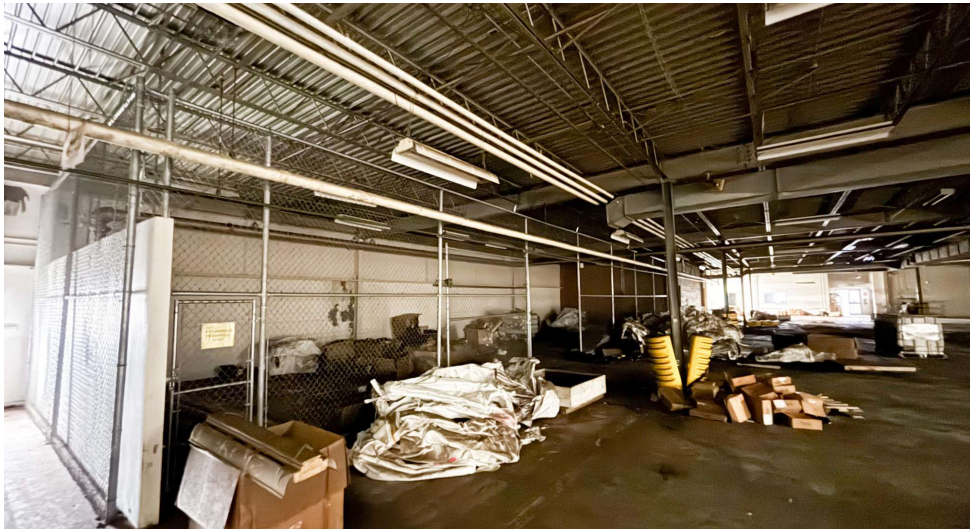


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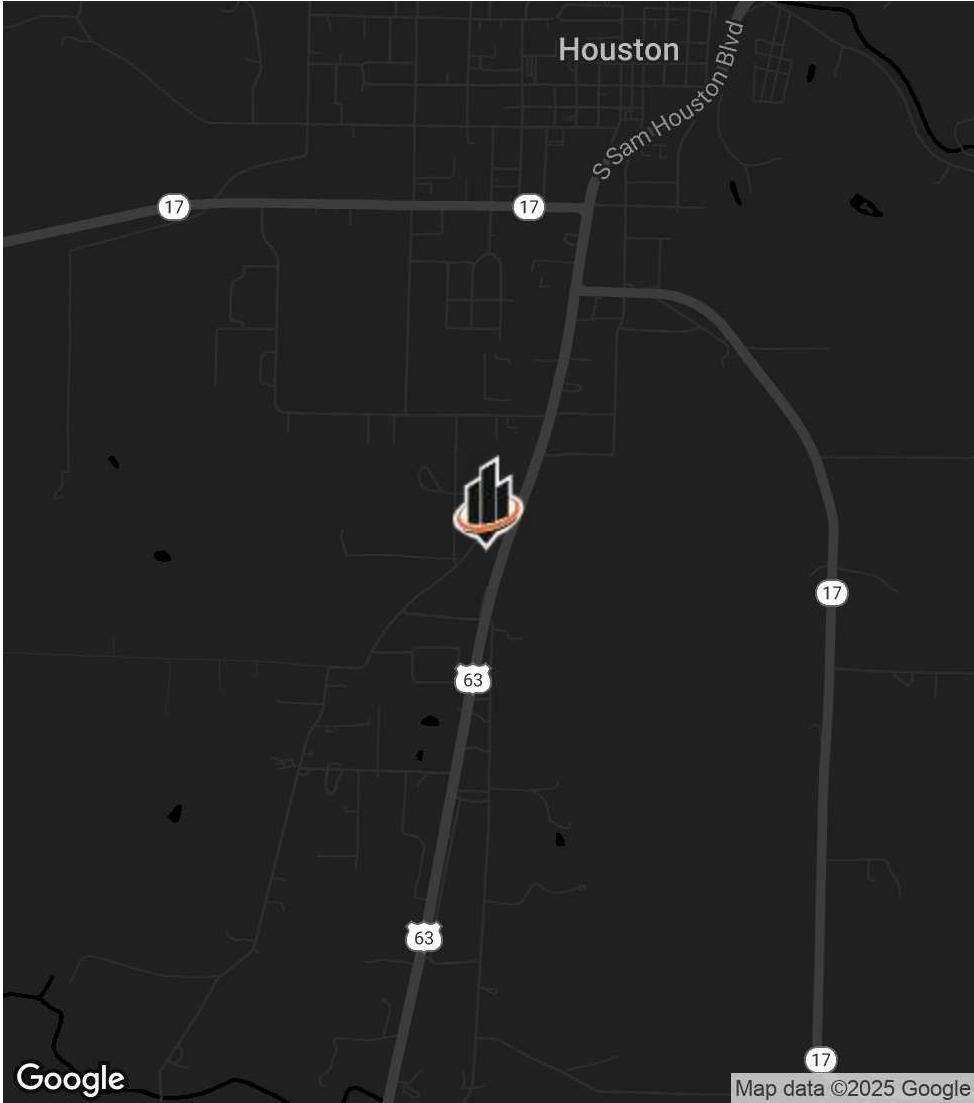
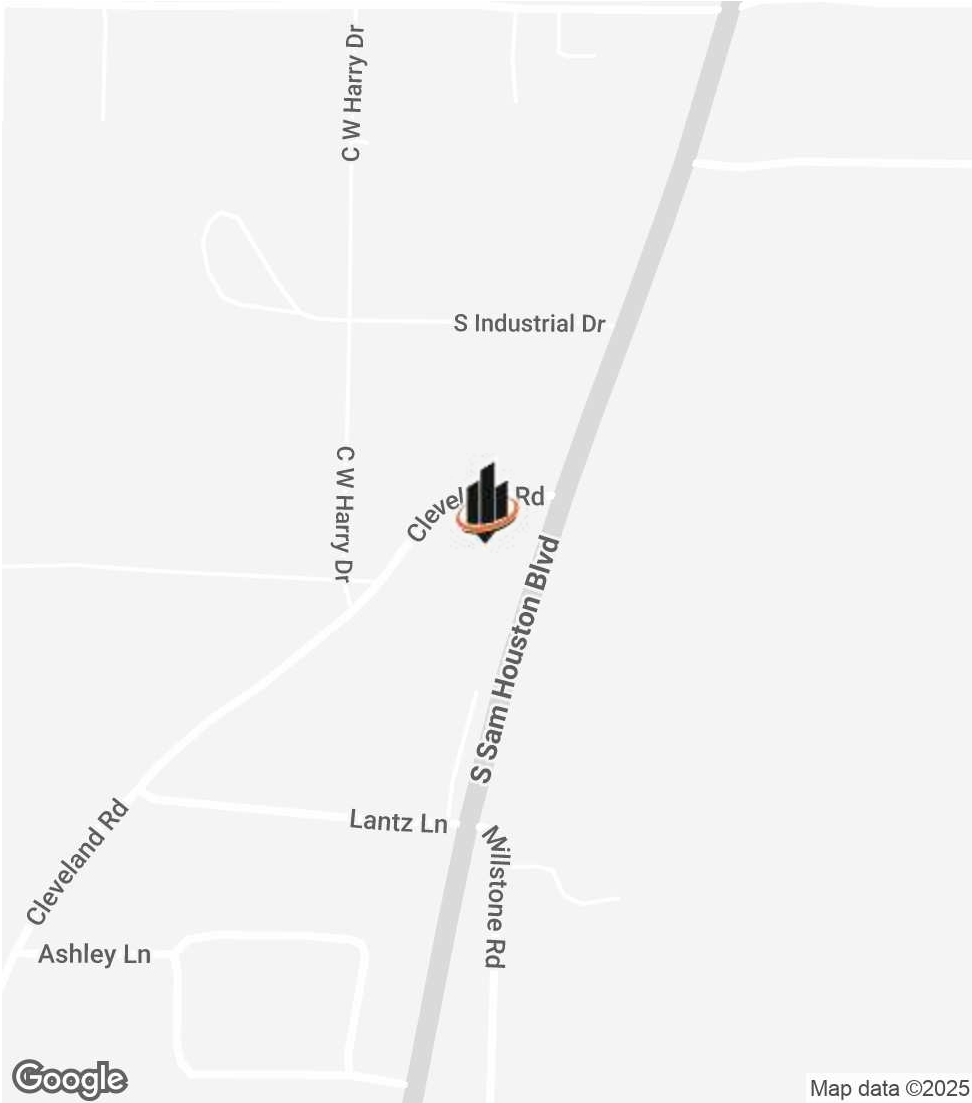
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LOCATION MAP



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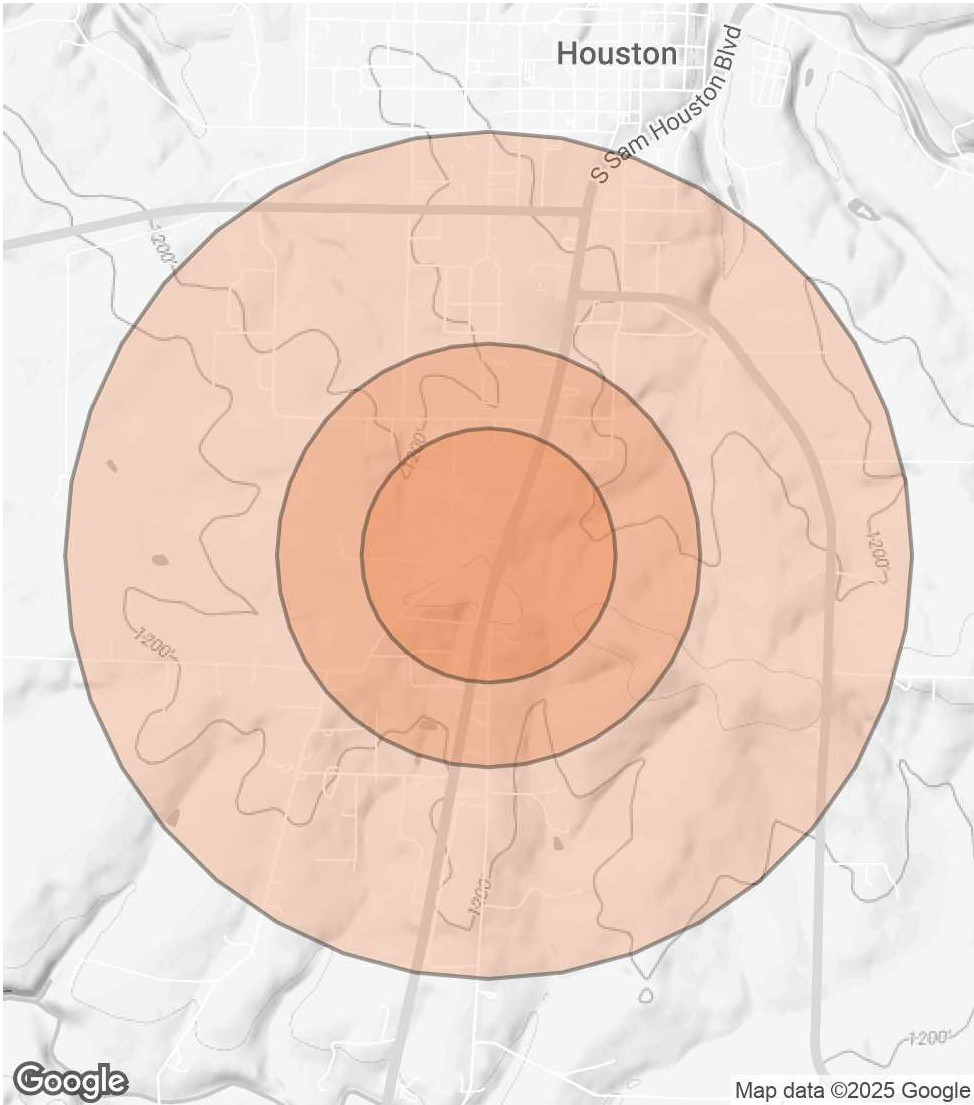
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DEMOGRAPHICS MAP & REPORT

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

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	15	52	374
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	\$54,723	\$54,522	\$51,067
AVERAGE HOUSE VALUE	\$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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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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