

RETAIL/WAREHOUSE **FOR SALE**

10,879'
RETAIL/
WAREHOUSE
W/50+
PARKING
SPACES

201 E Tilden St.
Humansville, MO 65674

Presented By

JENNIFER JACKSON

Agent

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1715 W James River Rd
Ozark, MO 65721

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**FLEXIBLE
ZONING**



- *Buyer to do their own due diligence as to re-assessment, zoning, and or property use*





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SELLER REMARKS:

YOU'RE NOT SEEING THINGS...THIS FORMER DOLLAR TREE DREAM DREAM BUILDING AT JUST UNDER 11,000 SF BEING OFFERED AT \$425K IS REAL!!! Position your business for success in a rapidly growing community with this exceptional retail/warehouse property located at 201 E Tilden Street, Humansville, MO. Just 10 minutes north of Bolivar, this nearly new facility offers unmatched value at a well below-replacement cost price of \$425,000. Originally rebuilt in 2022 for a national retailer, the structure boasts a solid red iron and concrete frame, commercial-grade steel roof, and heavily insulated walls—ensuring durability and energy efficiency. The building spans approximately 10,879 SF on a 0.94-acre lot and features 50+ well-lit parking spaces, making it ideal for high-traffic operations. Inside, you'll find modern upgrades including a 3-phase electrical system, commercial HVAC, LED lighting throughout, and UV-coated glass for enhanced efficiency. Flexible zoning opens the door to a wide range of uses such as retail, event venues, religious facilities, storage, or even a live/work configuration (subject to local permitting). Strategically positioned near major routes and within a supportive business environment, this property offers excellent visibility and accessibility. Whether you envision a grocery store, antique mall, wedding venue, or climate-controlled storage facility, the possibilities are endless. Sellers are seeking a quick transaction due to an unforeseen job transfer.

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	0.94 Acres
Property Type:	Retail / Warehouse
Zoning:	Flexible
2024 Taxes:	\$10,700 assessment based on \$1.5M build
2025 Taxes:	Slated for Re-assessment due to reduced sale price of \$450K
Market:	Humansville / Bolivar
Availability:	Immediate
Security Features:	indoor & outdoor camera coverage, fully lit exterior & parking lot; alarm system
Efficiency Features:	UV Coated Glass; heavy ceiling and wall insulation, drop ceiling in main warehouse
Electrical:	3-Phase Electric



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LOCATION INFORMATION

Building Name	11,726' Retail / Warehouse w/50+ Parking Spaces
Street Address	201 West Tilden Street
City, State, Zip	Humansville, MO 65674
County	Polk
Market	Humansville, MO
Sub-market	Bolivar, MO
Cross-Streets	Tilden Street & Bolivar

PROPERTY INFORMATION

Property Type	Retail / Warehouse
Property Subtype	Free Standing Building
Zoning	None
Lot Size	0.94 Acres
APN #	8904051600102900100

BUILDING INFORMATION

Building Size	10,879 SF
Ceiling Height	18'
Year Built	2022
Parking	50+ Spaces w/outdoor lighting



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North Elevation



East Elevation



South Elevation



Northwest Corner Elevation



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PROFESSIONAL BACKGROUND

Jennifer Jackson was the owner and publisher of Springfield Business Journal from 2006-2025 before transitioning to commercial real estate on a full-time basis. She brings a wealth of relationships and experience in the business landscape of Springfield and the surrounding area that serves her clients well.

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PLEASE READ THE FOLLOWING

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