



±28.44 ACRES OF LAND FOR SALE

E FARM ROAD 104
STRAFFORD, MO 65757

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An aerial photograph of a land parcel for sale. The parcel is highlighted with a large red rectangular overlay. Inside this overlay, the text '± 28.44 Acres For Sale' is printed in yellow. The land is located in a rural area with a mix of green fields and brown, developed land. A major highway, I-44, runs horizontally across the image. A road labeled 'E Farm Road 205' leads into the property from the top left. A road labeled 'N Field Crest Ln' runs vertically along the right side of the parcel. In the bottom left foreground, there is a large industrial or commercial complex with multiple buildings and parking lots. The overall image has a slightly grainy, satellite-like quality.

± 28.44
Acres
For Sale

Property Summary



OFFERING SUMMARY

Sale Price:	\$1,350,000
Lot Size:	±28.44 Acres (Acreage Shown on Boundary Survey)
Zoning:	Light Manufacturing (M-1)
APN:	1106100078

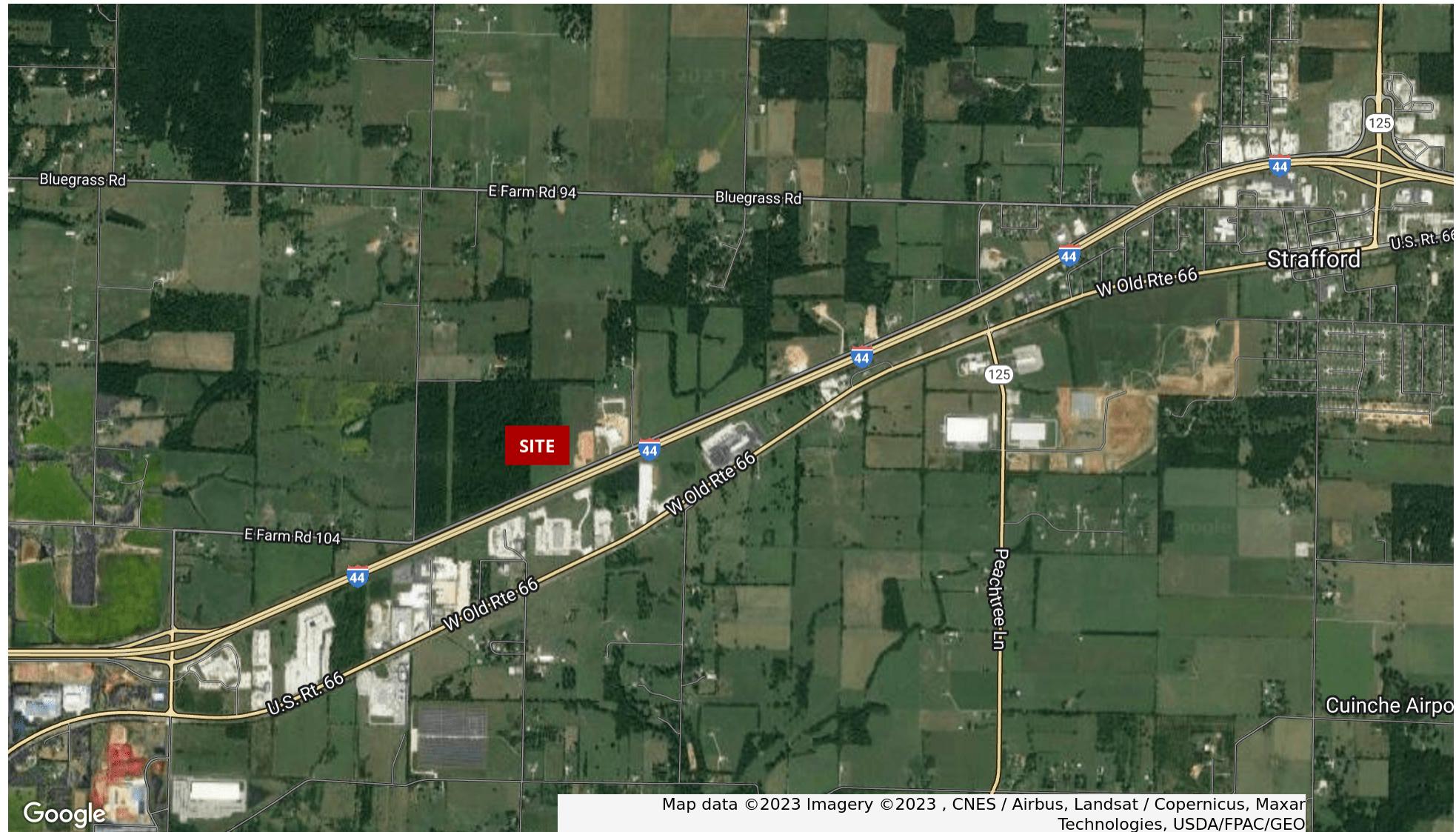
PROPERTY OVERVIEW

We are pleased to offer this ±28.44 acres of land with frontage on the north side of Interstate 44 that is for sale near Stafford, MO. This parcel has easy access to the interstate and will be near the new Buc-ee's location that is currently being built.

PROPERTY HIGHLIGHTS

- ±28.44 Acres of Land for Sale [Acreage Shown on Boundary Survey]
- Frontage along Interstate 44
- Near the new Buc-ee's location
- Easy access to Interstate 44 via Mulroy Road

Location Map

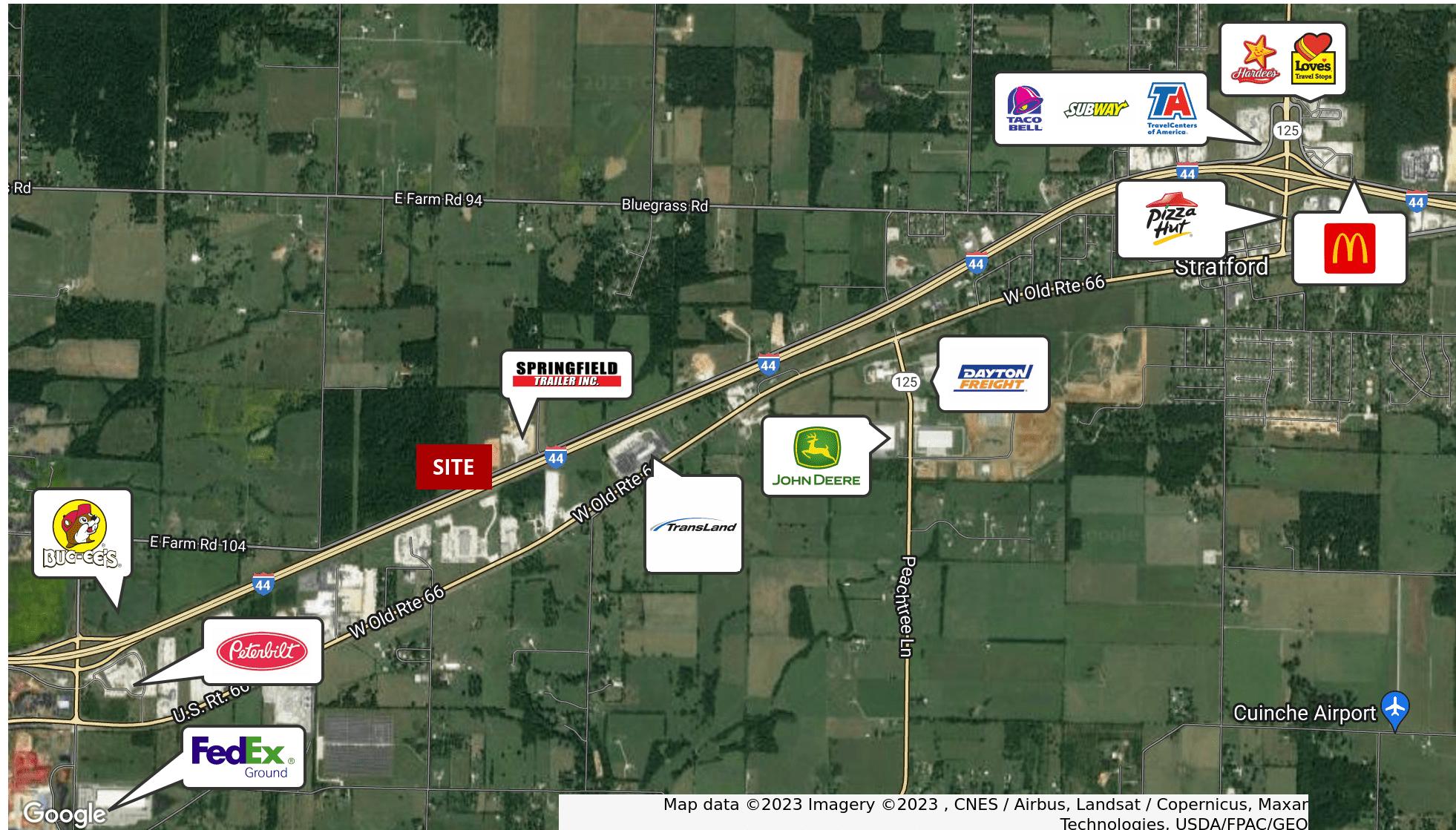


±28.44 ACRES OF LAND FOR SALE - E FARM ROAD 104 | E FARM ROAD 104 STRAFFORD, MO 65757

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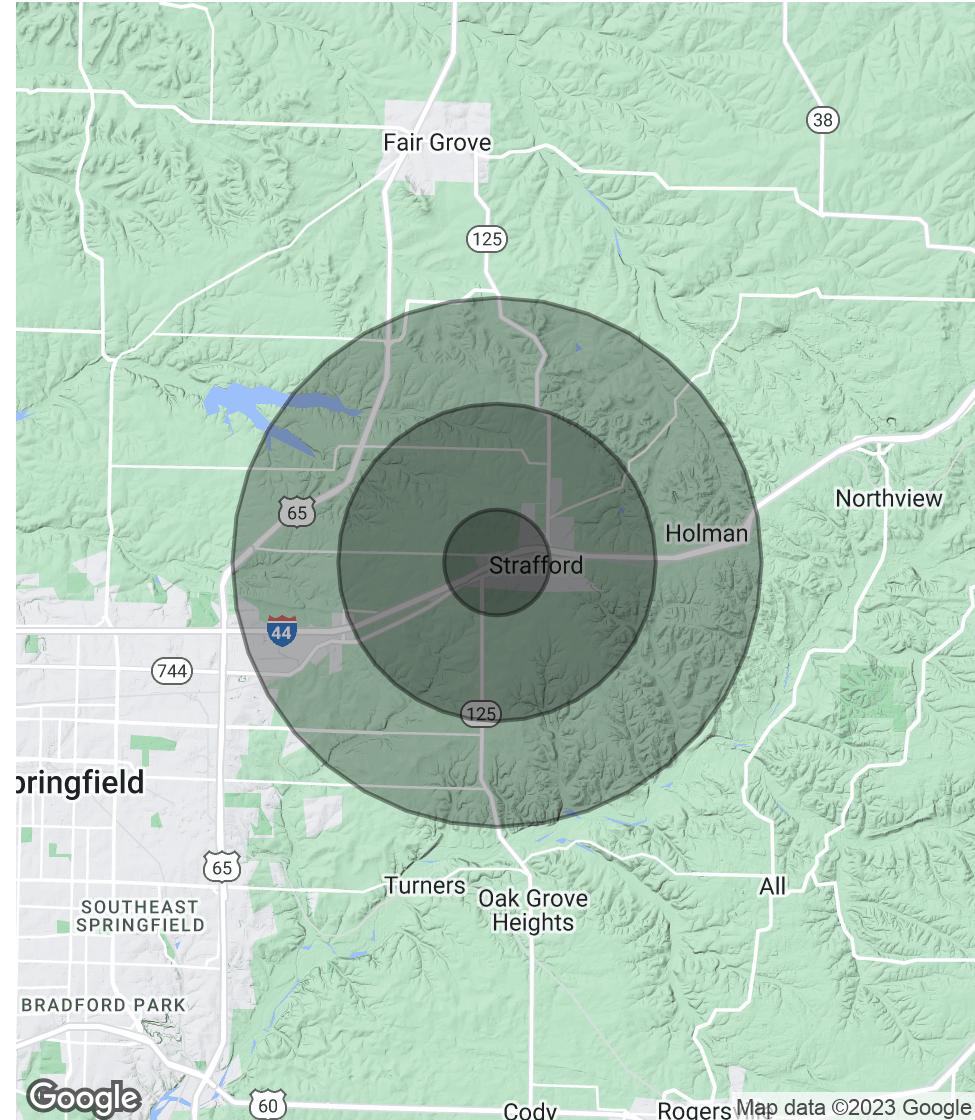
Retailer Map



Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	668	3,755	8,549
Average Age	35.0	36.6	41.4
Average Age [Male]	34.1	35.8	41.3
Average Age [Female]	38.8	38.3	42.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	271	1,578	3,719
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$54,356	\$60,737	\$72,299
Average House Value	\$140,492	\$166,299	\$211,319

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



JEFF CHILDS, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors [SIOR], the Certified Commercial Investment Member Institute [CCIM]; International Council of Shopping Centers [ICSC]; the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS

Society of Industrial and Office REALTORS [SIOR] / Certified Commercial Investment Member [CCIM] / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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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.