

2.11 Acre Lot / Ozark, MO



1851 W MARLER LN, OZARK, MO 65721

COVER PAGE

For Lease



For more information please contact:

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EXECUTIVE SUMMARY

For Lease



PROPERTY SUMMARY

Available SF:	2.11 Acres
Lease Rate:	\$2.00 SF/yr (NNN)
Lot Size:	2.11 Acres
APN #:	11-0.8-34-000-000-002.027
Zoning:	Commercial
Market:	Ozark, MO
Cross Streets:	S 19th St

PROPERTY OVERVIEW

2.11 Acres lot in the Ozark Town Center Development, located in Ozark, MO.

Owner/Agent

PROPERTY HIGHLIGHTS

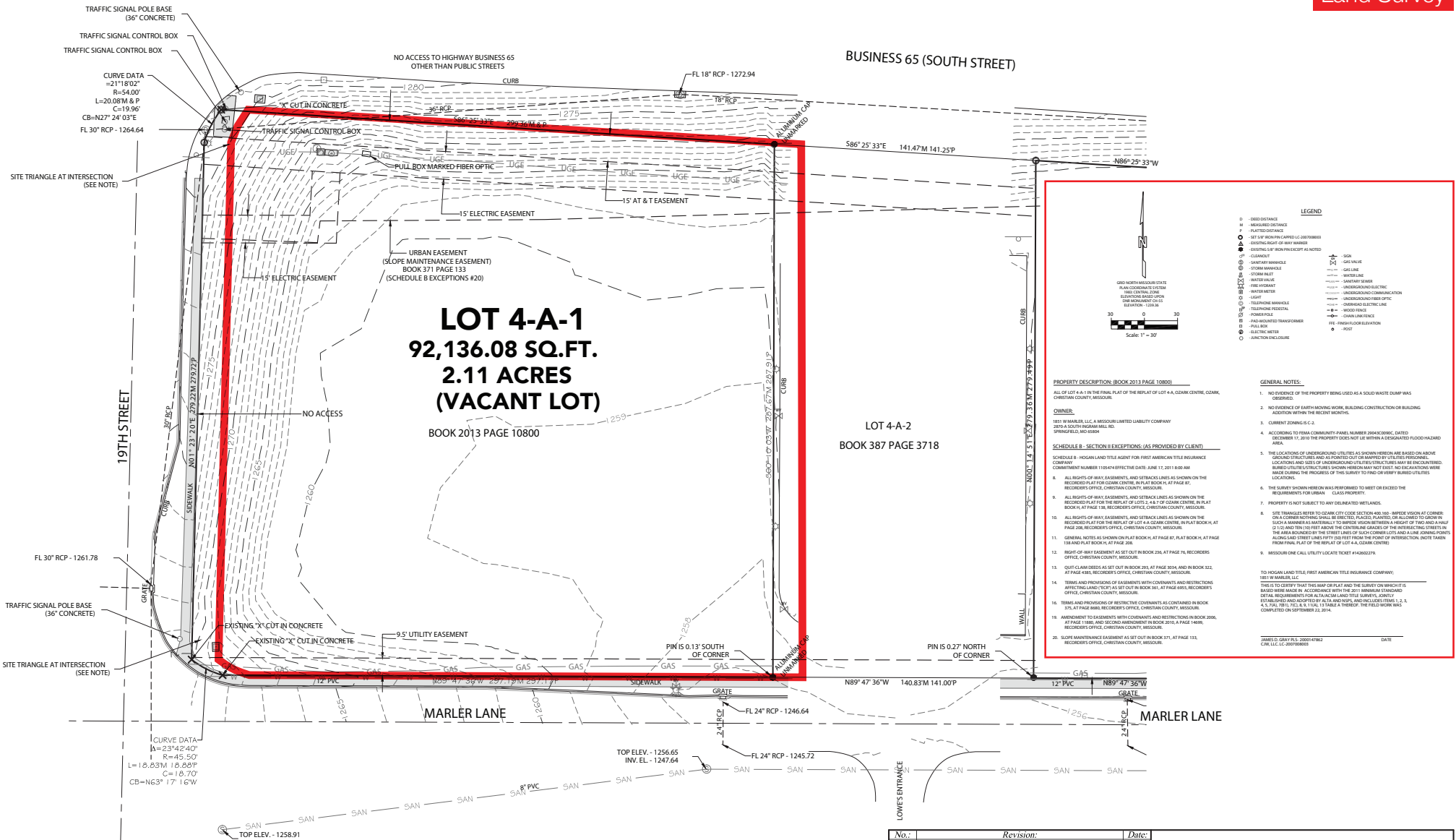
- Close Proximity to Highway 65.
- Located in the Ozark Town Center Development.
- Easy access.
- Signalized corner lot.
- High traffic count.
- Anchored by Walmart Super Center & Lowe's Home Improvement Store.
- Great visibility.

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LAND SURVEY

Land Survey



UTILITY DISCLAIMER

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

No.:	Revision:	Date:
ALTA/ACSM SURVEY FOR 1851 MARLER, LLC		
LOT 4-A-1 REPLAT OF LOT 4A OZARK CENTRE, OZARK, MISSOURI		
SURVEY BY CJW	DESIGN CJW	SCALES HOR. 1"=30'
DATE 9-22-14	DRAWN CJW	OF 1 SHEETS
DWNTAS OZARK CENTRE	CHECKED CJW	FILE NO. 14085

JAMES D. GRAY
NUMBER
LS-2000147862

Prepared by:

CJW
CJW Transportation Consultants,
L.L.C.

501 S. National Suite 4-110 Springfield, MO 65810 Tel: 417.889.3400 Fax: 417.889.3402

www.GoCJW.com

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DEVELOPMENT SITE PLAN

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RETAILER MAP



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, USDA Farm Service Agency

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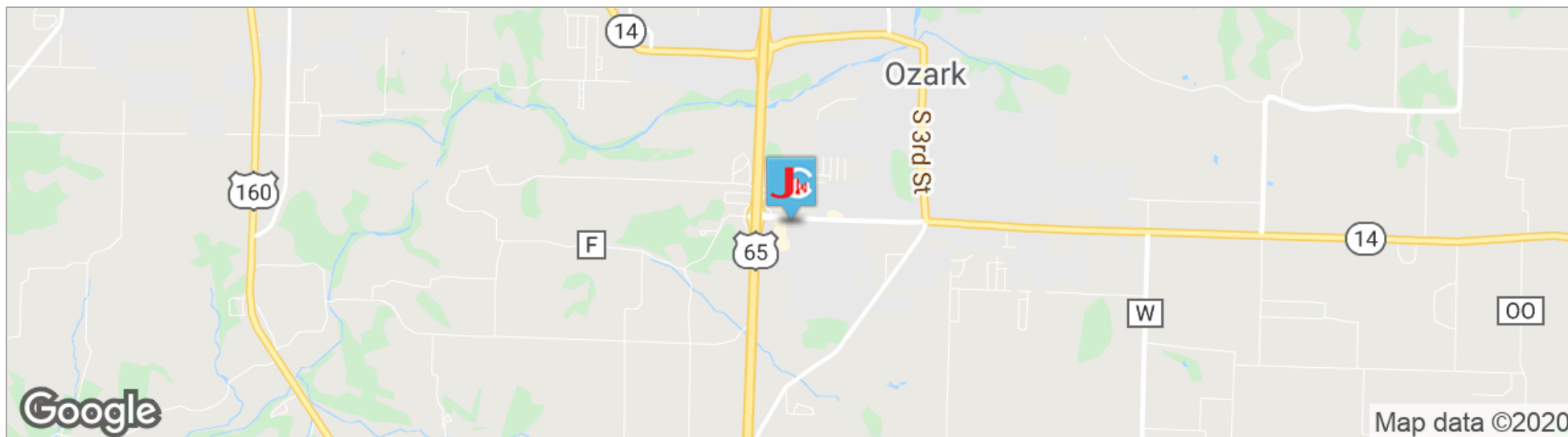
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LOCATION MAPS

For Lease



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,072	29,902	97,010
MEDIAN AGE	34.6	34.9	37.7
MEDIAN AGE (MALE)	33.9	33.9	36.6
MEDIAN AGE (FEMALE)	35.2	35.6	38.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	426	11,588	38,278
# OF PERSONS PER HH	2.5	2.6	2.5
AVERAGE HH INCOME	\$50,238	\$62,986	\$72,711
AVERAGE HOUSE VALUE		\$181,416	\$219,092

PROPERTY HIGHLIGHTS

- Close Proximity to Highway 65.
- Located in the Ozark Town Center Development.
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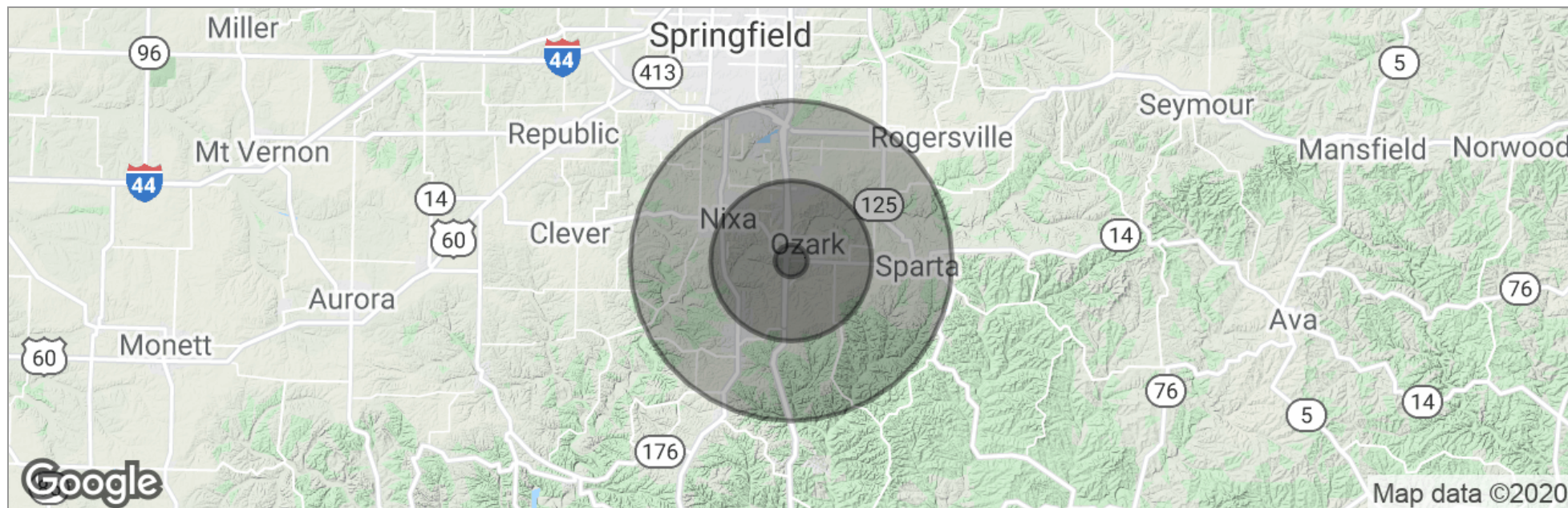
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DEMOGRAPHICS MAP

For Lease



	1 Mile	5 Miles	10 Miles
Total Population	1,072	29,902	97,010
Population Density	341	381	309
Median Age	34.6	34.9	37.7
Median Age (Male)	33.9	33.9	36.6
Median Age (Female)	35.2	35.6	38.8
Total Households	426	11,588	38,278
# of Persons Per HH	2.5	2.6	2.5
Average HH Income	\$50,238	\$62,986	\$72,711
Average House Value		\$181,416	\$219,092

* Demographic data derived from 2010 US Census

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ADVISOR BIO

For Lease



DAVID HAVENS

Senior Broker

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MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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