

5.2 Acre Lot / Ozark, MO



2010 S 20TH ST , OZARK, MO 65721

COVER PAGE

For Sale



For more information please contact:

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com



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EXECUTIVE SUMMARY

For Sale



PROPERTY OVERVIEW

5.2 Acre lot for sale in Ozark, MO.

PROPERTY HIGHLIGHTS

- Located in the Ozark Town Center Development.
- Close proximity to Highway 65.
- Highway visibility.
- Anchored by Walmart Super Center & Lowe's Home Improvement.

PROPERTY SUMMARY

Sale Price: \$396,396

Lot Size: 5.2 Acres

APN #: 11-0.8-34-000-000-002.012

Zoning: Commercial

Market: Springfield, MO

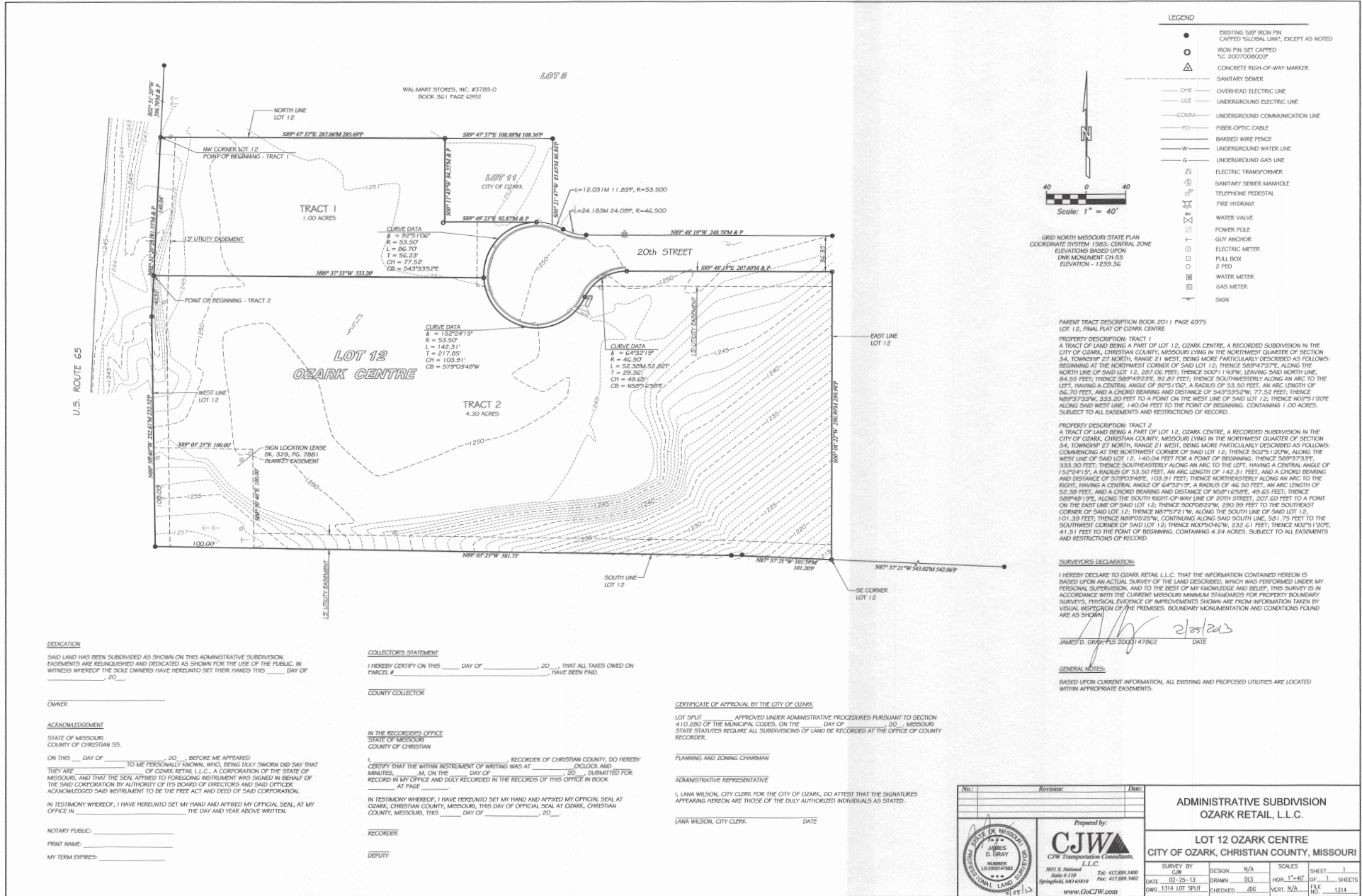
Cross Streets: Retail Ln

4.3 Acre Lot / Ozark, MO

2010 S 20th St, Ozark, MO 65721

LAND SURVEY

Land Survey



5.2 Acre Lot / Ozark, MO



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DEVELOPMENT SITE PLAN

For Sale



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RETAILER MAP



Google

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LOCATION MAPS

For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	950	28,889	94,847
MEDIAN AGE	34.7	34.9	37.5
MEDIAN AGE (MALE)	33.9	33.8	36.5
MEDIAN AGE (FEMALE)	35.5	35.7	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	370	11,188	37,280
# OF PERSONS PER HH	2.6	2.6	2.5
AVERAGE HH INCOME	\$52,124	\$62,520	\$72,505
AVERAGE HOUSE VALUE		\$180,441	\$217,295

PROPERTY HIGHLIGHTS

- Located in the Ozark Town Center Development.
- Close proximity to Highway 65.
- Highway visibility.
- Anchored by Walmart Super Center & Lowe's Home Improvement.

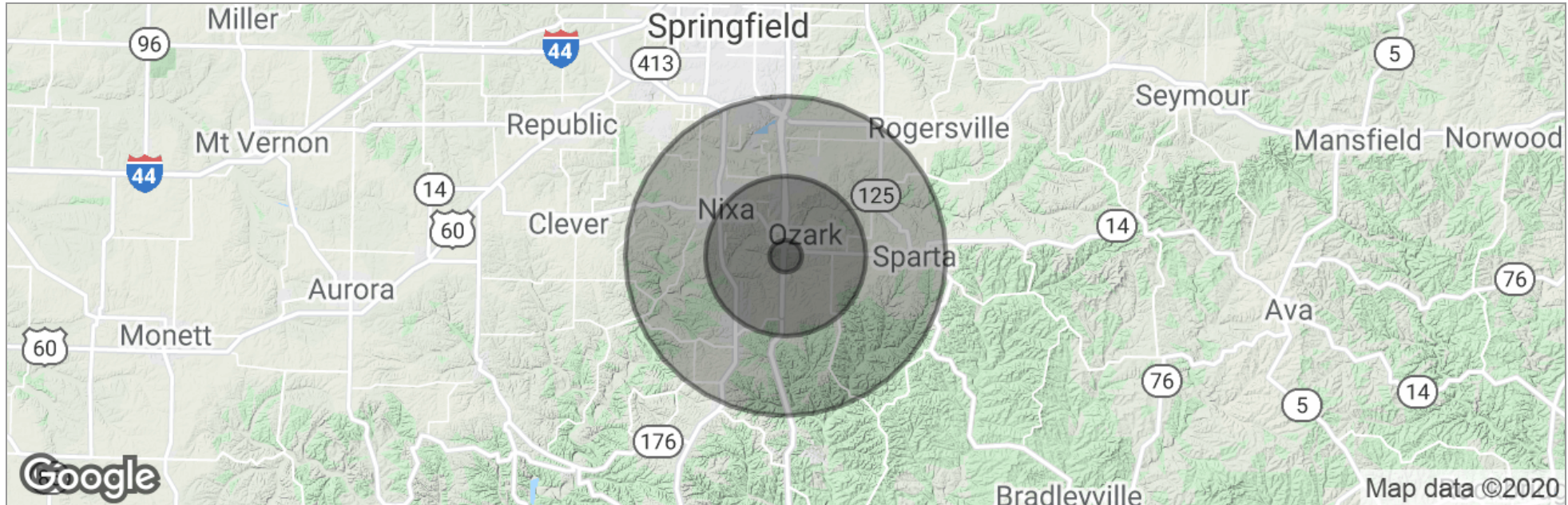
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DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	950	28,889	94,847
Population Density	302	368	302
Median Age	34.7	34.9	37.5
Median Age (Male)	33.9	33.8	36.5
Median Age (Female)	35.5	35.7	38.5
Total Households	370	11,188	37,280
# of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$52,124	\$62,520	\$72,505
Average House Value		\$180,441	\$217,295

* Demographic data derived from 2010 US Census

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ADVISOR BIO

For Sale



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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For Sale



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EDUCATION

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MEMBERSHIPS

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