



For Sale



For more information please contact:

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Senior Broker

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President & CEO

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For Sale



PROPERTY OVERVIEW

26.77 Acre Lot at the intersection of State Hwy 125 and Hwy 60 in Rogersville, MO.

PROPERTY HIGHLIGHTS

- Easy access.
- Great highway visibility.
- Located on highway 60 and the corner of State Hwy 125.
- Close proximity to Rogersville high school & middle school.
- High traffic count.

PROPERTY SUMMARY

Sale Price: \$1,500,000

Lot Size: 26.77 Acres

APN #: 88-20-16-400-009

Zoning: Commercial

Market: Rogersville, MO

Cross Streets: State Highway MO-125

60 / 125 Retail Ready Pad-sites



7900 US HIGHWAY 60, ROGERSVILLE, MO 65742

RETAILER MAP

For Sale



Google

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

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

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



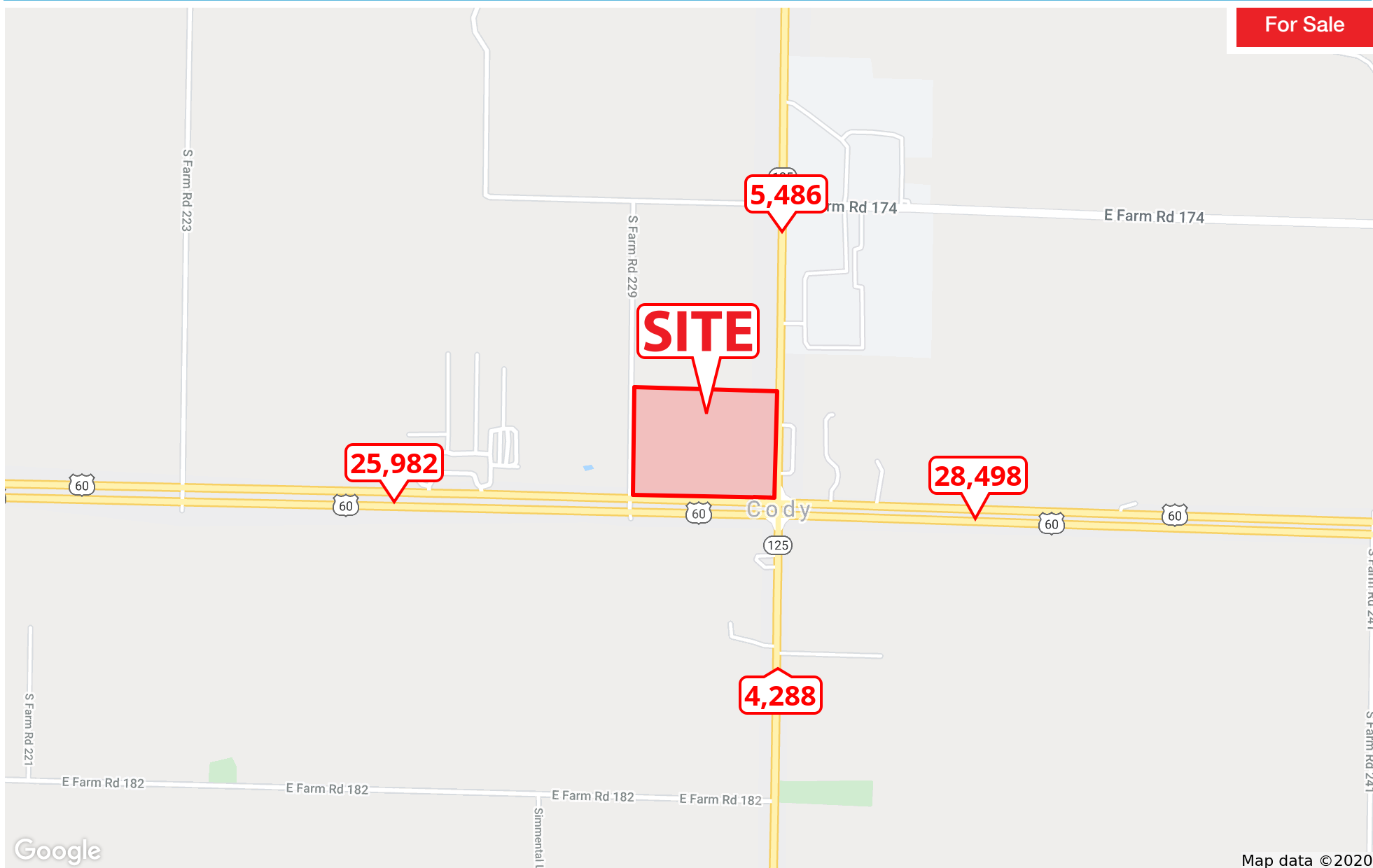
60 / 125 Retail Ready Pad-sites



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TRAFFIC COUNT MAP

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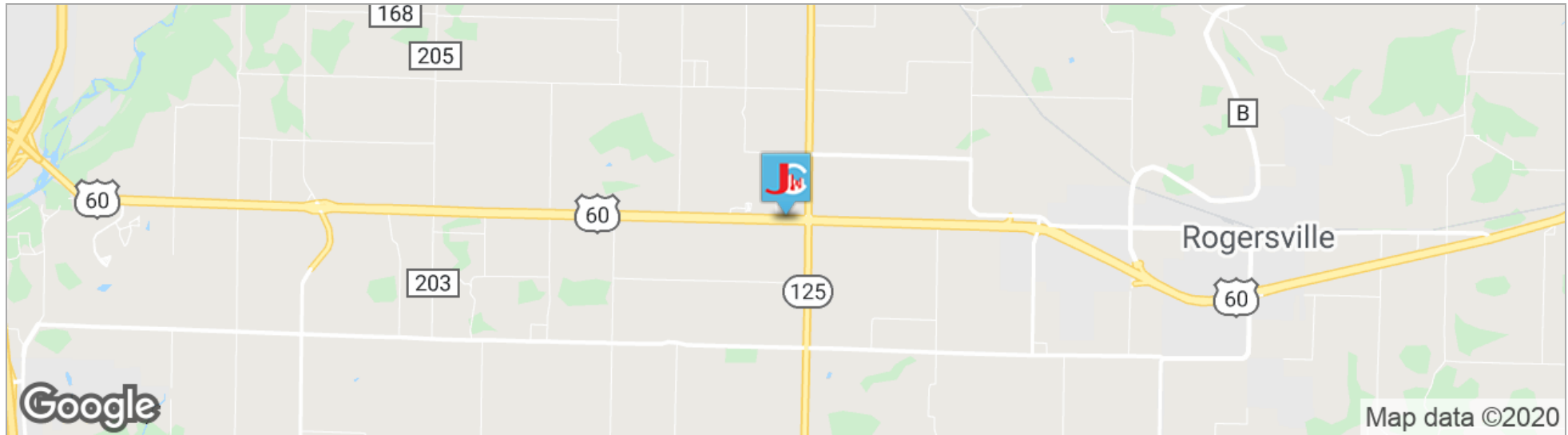
60 / 125 Retail Ready Pad-sites



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LOCATION MAPS

For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	250	8,785	88,308
MEDIAN AGE	44.3	43.0	39.9
MEDIAN AGE (MALE)	44.7	43.1	38.8
MEDIAN AGE (FEMALE)	44.1	43.2	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	103	3,485	36,353
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$76,114	\$89,072	\$75,727
AVERAGE HOUSE VALUE		\$293,895	\$226,810

PROPERTY HIGHLIGHTS

- Easy access.
- Great highway visibility.
- Located on highway 60 and the corner of State Hwy 125.
- Close proximity to Rogersville high school & middle school.
- High traffic count.

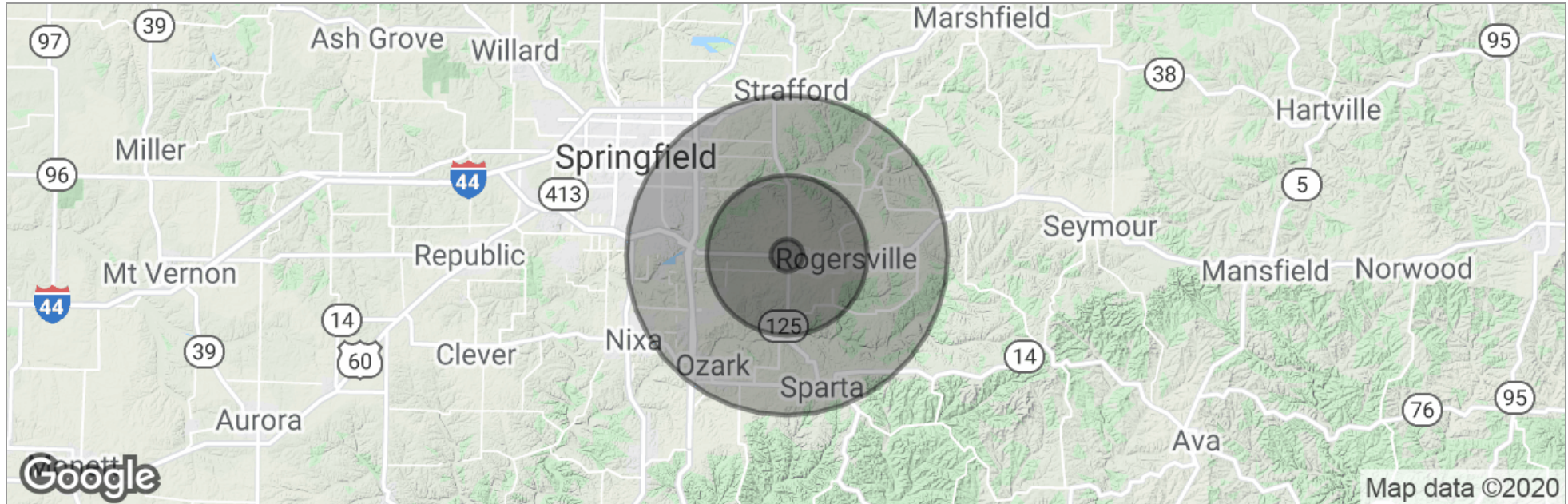
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DEMOGRAPHICS MAP

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	1 Mile	5 Miles	10 Miles
Total Population	250	8,785	88,308
Population Density	80	112	281
Median Age	44.3	43.0	39.9
Median Age (Male)	44.7	43.1	38.8
Median Age (Female)	44.1	43.2	40.9
Total Households	103	3,485	36,353
# of Persons Per HH	2.4	2.5	2.4
Average HH Income	\$76,114	\$89,072	\$75,727
Average House Value		\$293,895	\$226,810

* Demographic data derived from 2010 US Census

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60 / 125 Retail Ready Pad-sites



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ADVISOR BIO

For Sale



DAVID HAVENS

Senior Broker

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Direct: 417.877.7900 x101 | Cell: 417.350.4771

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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ADVISOR BIO

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EDUCATION

BA - Drury University
Real Estate License

MEMBERSHIPS

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