



HWY 60

3.37 ACRES AVAILABLE

6100 S STATE HIGHWAY VV
ROGERSVILLE, MO 65742

Mike Fusek, CCIM

S MILL St

Subject Property
3.37 Acres

Executive Summary



PROPERTY OVERVIEW

We are pleased to offer a 3.37 acre lot located at the intersection of State Hwy VV & Charles. Sale Price is \$399,750 [\$2.72/Per SF] Hwy VV Frontage.

If you want to preview this space or others, please email, call, or text the Listing Agent. Thank you.

LOCATION OVERVIEW

Located at on State Highway VV in Rogersville, MO. Neighbors include McDonalds, Taco Bell, Family Pharmacy, Hardee's, Subway, other local and national vendors including a new Sonic coming soon.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

PROPERTY SUMMARY

SALE PRICE: \$399,750

LOT SIZE: 3.37 Acres

PRICE/SF: \$2.72

MARKET: Rogersville

SUB MARKET: Springfield

CROSS STREETS: State Highway VV & Charles

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Neighborhood Map



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Additional Photos

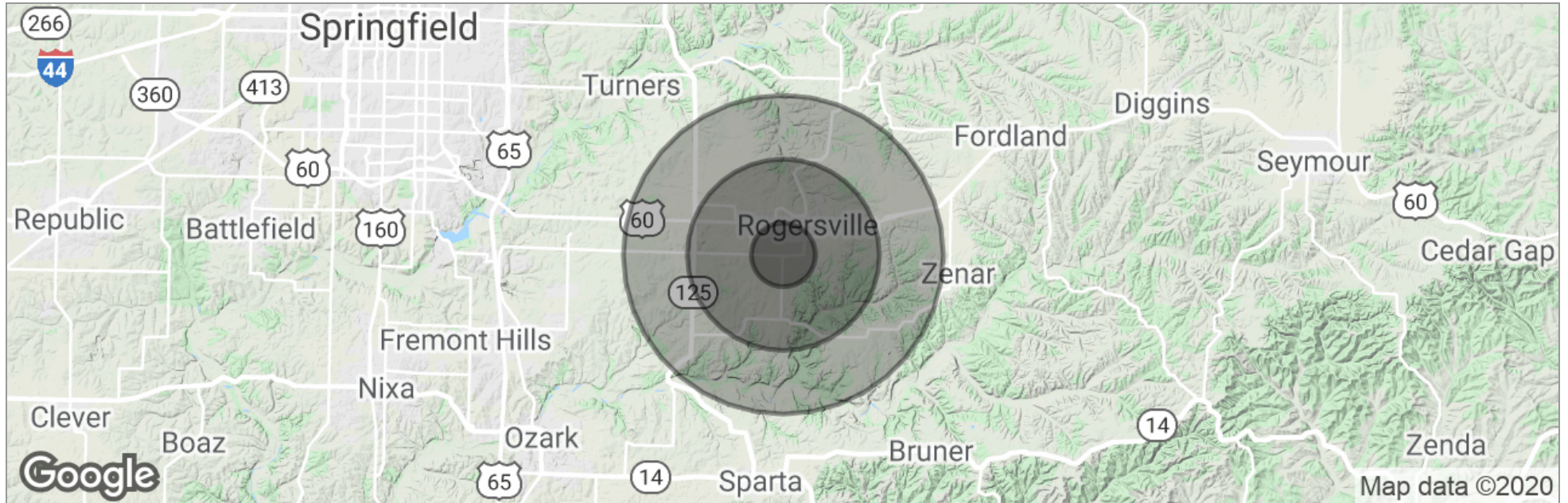


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	236	2,215	6,200
Population Density	75	78	79
Median Age	39.3	38.0	37.7
Median Age (Male)	39.8	38.2	38.0
Median Age (Female)	39.3	38.2	38.0
Total Households	91	844	2,358
# of Persons Per HH	2.6	2.6	2.6
Average HH Income	\$63,899	\$61,700	\$61,286
Average House Value	\$186,434	\$178,912	\$178,479

* Demographic data derived from 2010 US Census

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Advisor Bio & Contact 1



Mike Fusek, CCIM

Senior Advisor

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Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

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Disclaimer

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of SVN or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to SVN.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by SVN with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.