



**Redbud Street**

**3 ACRES FOR SALE**

166 DEMPSEY DR  
ROGERSVILLE, MO 65742

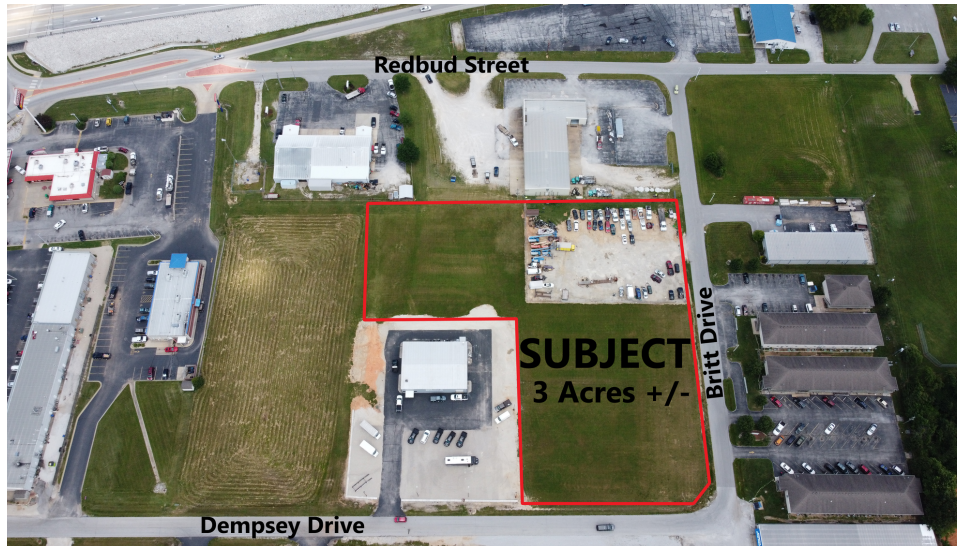
Jack Rankin  
417.860.9951  
jack.rankin@svn.com

**SUBJECT**  
**3 Acres +/-**

**Britt Drive**

**Dempsey Drive**

# Property Summary



## OFFERING SUMMARY

Sale Price:	\$372,000
Price/SF	2.84
Lot Size:	3 Acres
Zoning:	Commercial
Market:	Missouri
Submarket:	Rogersville

## PROPERTY OVERVIEW

Thank you for viewing this 3-acre, commercially-zoned development tract located at the corner of Dempsey Drive and Britt Lane in Rogersville, Mo. This prime location is near many neighboring businesses and restaurants including Dollar General, O'Reilly Auto Parts, McDonald's, Subway, Apple Market, Conoco, and Legacy Bank and Trust. This tract is in one of the fastest-growing corridors in the City of Rogersville, which continues to promote both industrial and retail development.

## PROPERTY HIGHLIGHTS

- \$372,000
- City Water and Sewer
- Commercially Zoned

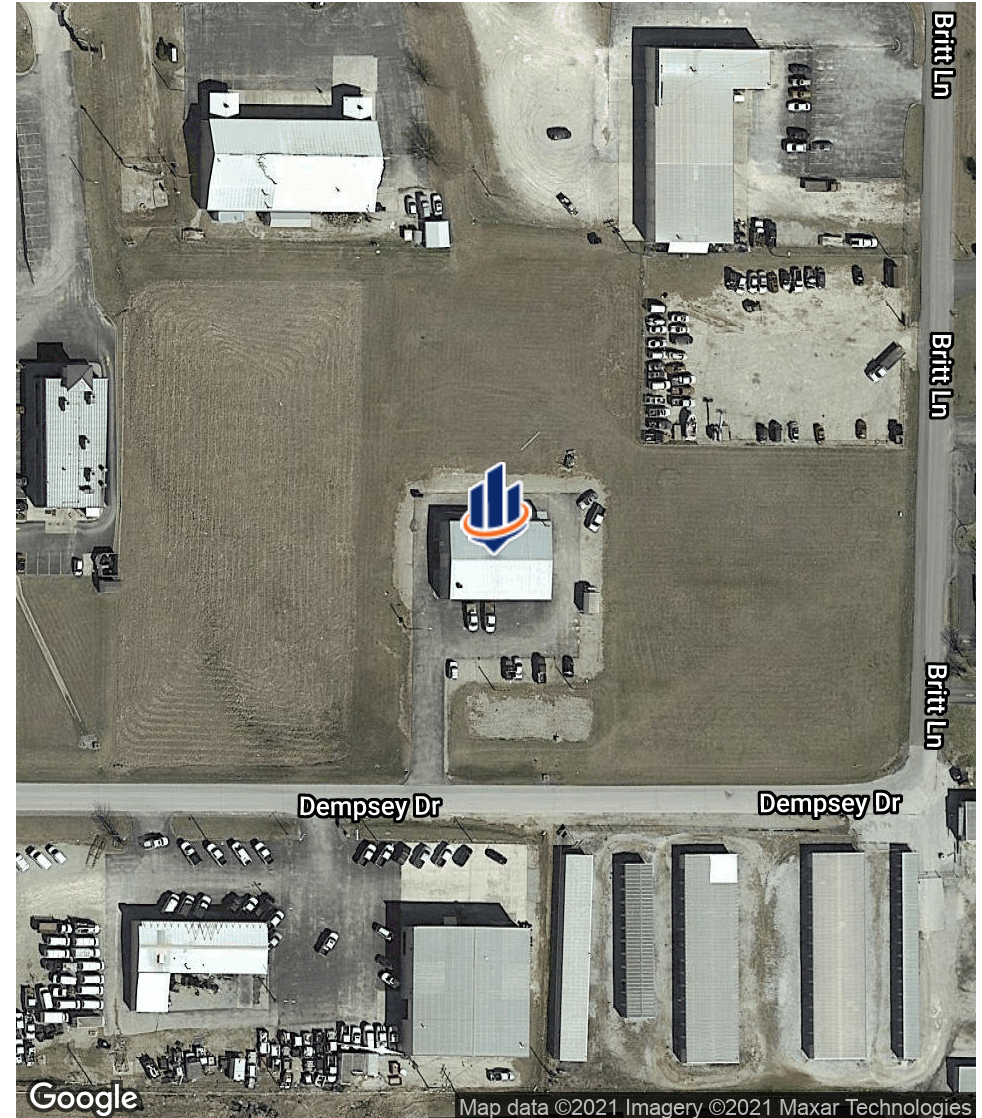
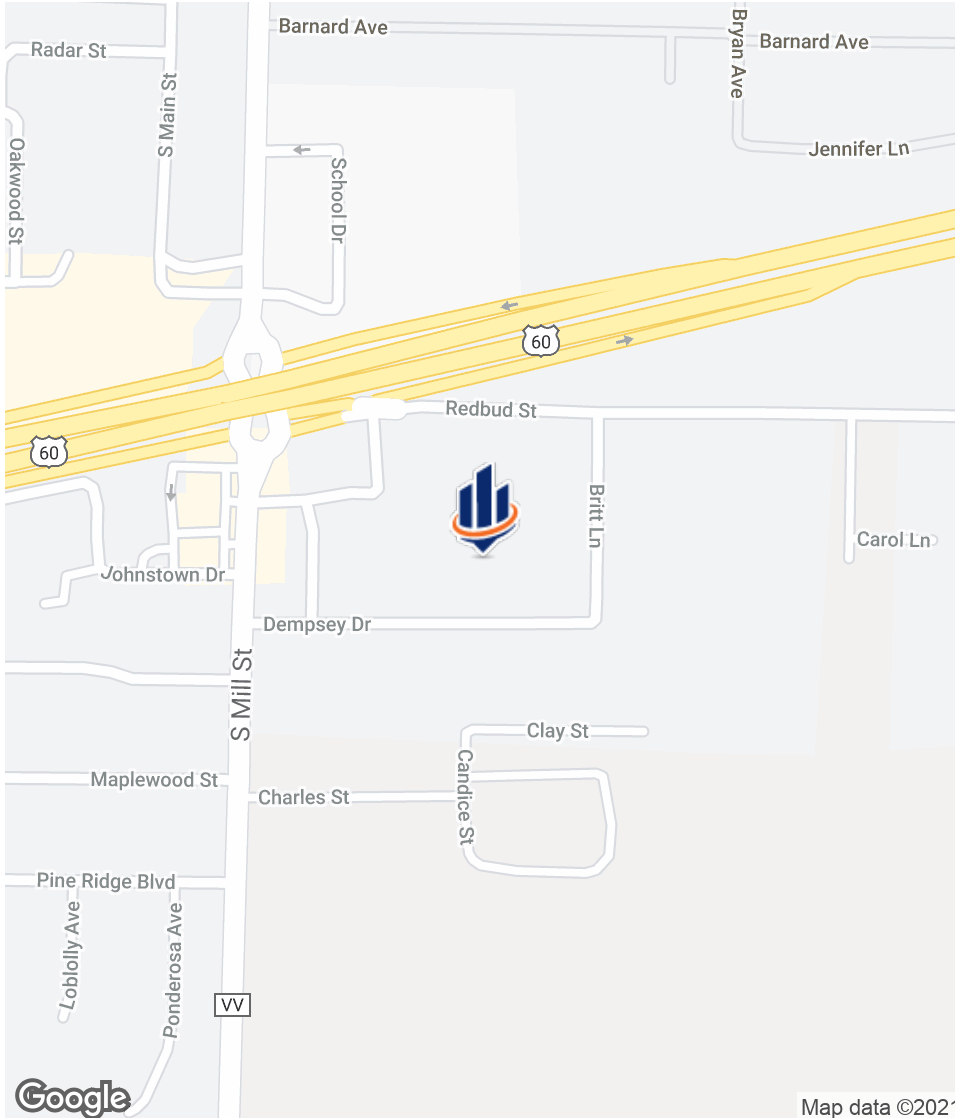
# Additional Photos



# Additional Photos



# Location Map

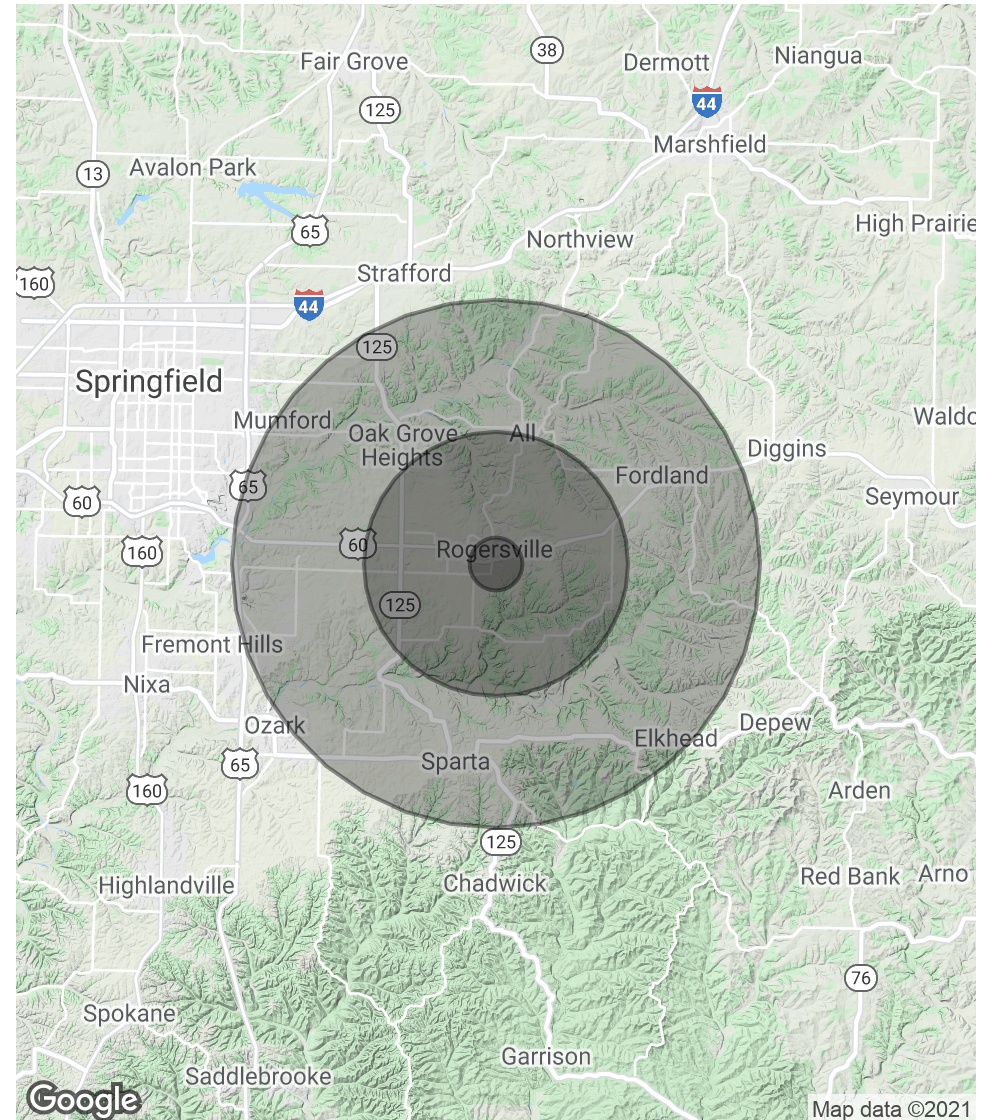


166 DEMPSEY DR ROGERSVILLE, MO 65742

# Demographics Map & Report

	1 MILE	5 MILES	10 MILES
<b>POPULATION</b>			
Total Population	372	7,052	32,004
Average age	31.8	36.1	38.3
Average age (Male)	30.4	35.7	38.3
Average age (Female)	34.1	37.0	38.5
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	133	2,645	12,170
# of persons per HH	2.8	2.7	2.6
Average HH income	\$56,024	\$60,576	\$71,229
Average house value	\$169,714	\$174,555	\$216,339

\* Demographic data derived from 2010 US Census



# Advisor Bio 1



## JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: 417.860.9951 | Cell: 417.860.9951

## PROFESSIONAL BACKGROUND

Jack is a recent graduate from Drury University in Springfield, MO, with a bachelor's degree in business management. Since completing school, Jack has gained extensive market knowledge and is dedicated to helping his clients buy, sell, and lease many different product types in the State of Missouri including office, retail, land, and industrial properties.

## EDUCATION

-Graduated from Drury University

SVN | Rankin Company, LLC  
2808 S. Ingram Mill, Suite A100  
Springfield, MO 65804  
417.887.8826

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