



Spur Dr.



SITE



**SALE**

# City Approved 358 Unit Self Storage Site

801 WEST WASHINGTON STREET

Marshfield, MO 65706

**PRESENTED BY:**

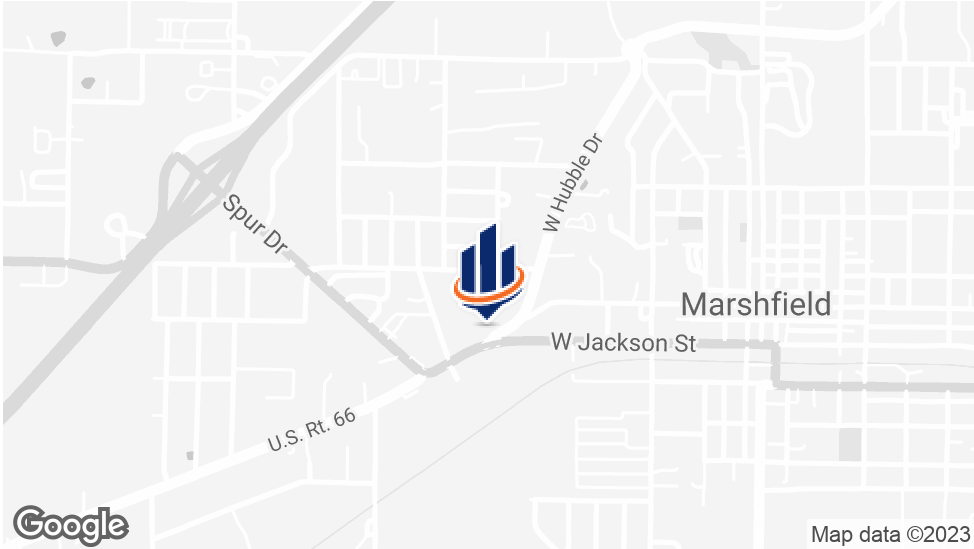
**JACK RANKIN**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$683,020
LOT SIZE:	3.92 Acres
ZONING:	B-3 Commercial Zoning
SUBMARKET:	Marshfield
MARKET:	Southwest Missouri

PROPERTY OVERVIEW

Thank you for viewing this +/-3.92-acre commercial development site now available for sale at the intersection of U.S. Rt. 66 and West Jackson Street in Marshfield, Missouri and less than one mile to Interstate-44. A self-storage facility with a total of 358 Units has already been approved for this site by the City of Marshfield, with a conditional use permit already in place. B-3 zoning does allow for many other types of commercial uses. Please contact the listing agent for more information. Thank you.

LOCATION OVERVIEW

This +/- 3.92-acre development site is located at the intersection of U.S. Rt. 66 and West Jackson Street in Marshfield, Missouri and less than one mile to Interstate-44. Neighboring businesses include Price Cutter, Dollar General, O'Reilly Auto Parts, Walgreens, Burger King, Sonic Drive-In, Caseys General Store, Don Vance Ford, Marshfield Chevrolet and more.

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## ADDITIONAL PHOTOS



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**SVN | RANKIN COMPANY, LLC**



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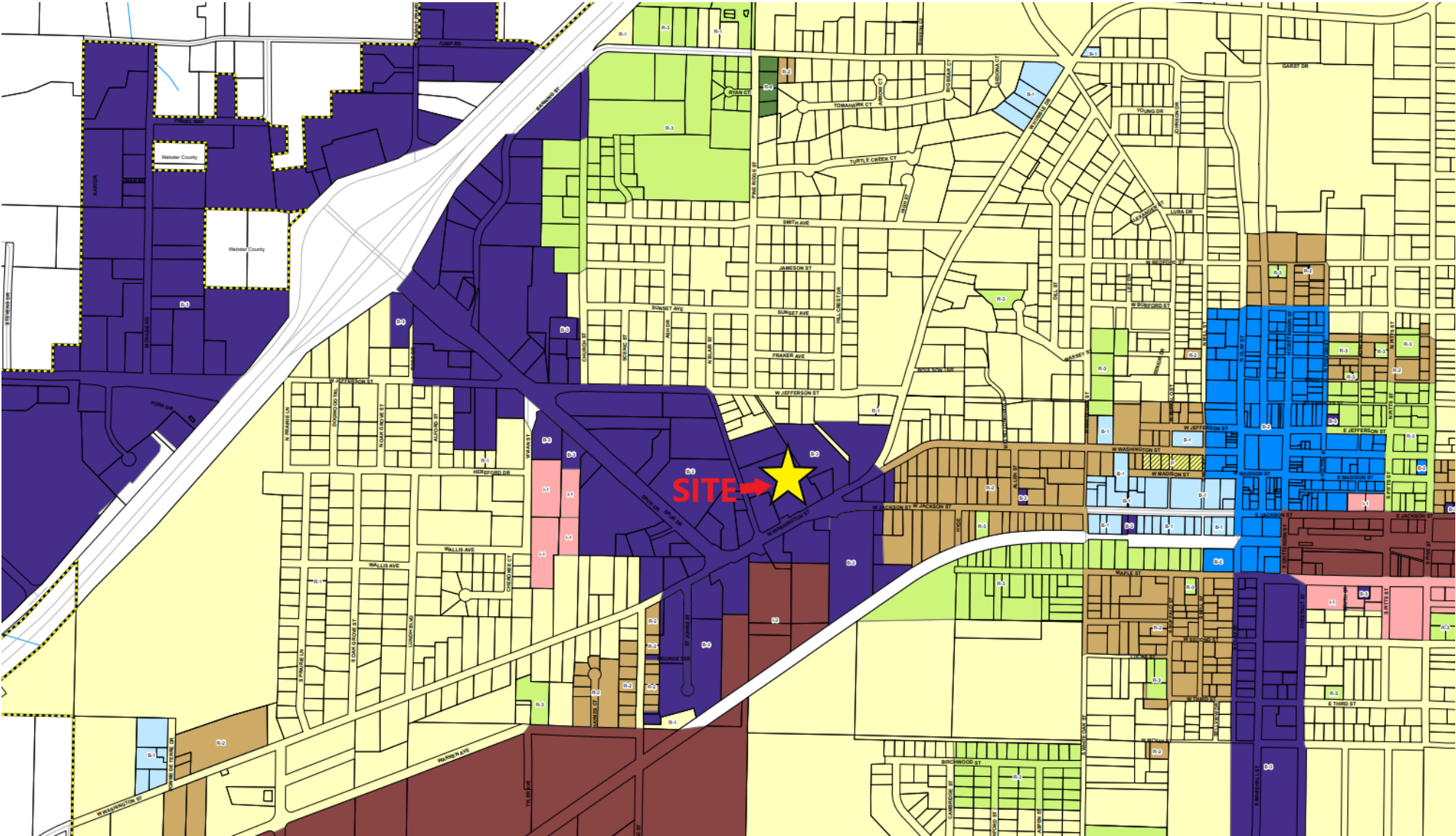
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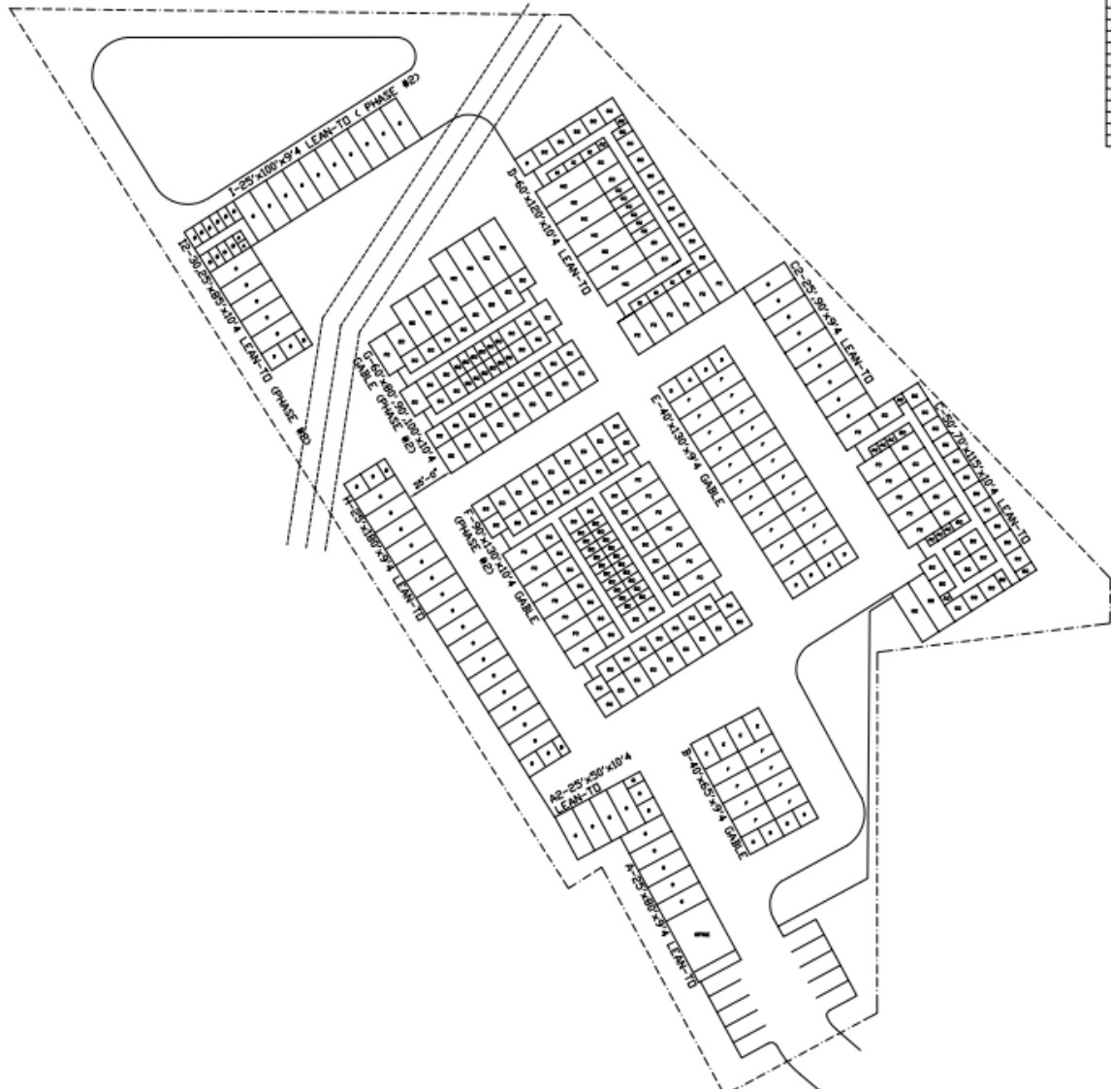
ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS



Label	Unit Size	Units	%	Sq. Feet Insulated	
AC	5 x 8	10	5.5	250	Y
B	5 x 10	3	1.6	150	N
BC	5 x 10	37	10.3	1850	Y
CC	5 x 15	6	1.7	450	Y
CD	10 x 5	7	2.0	350	Y
D	10 x 10	21	5.9	2100	N
DC	10 x 10	95	26.5	9500	Y
E	10 x 15	4	1.1	600	N
EC	10 x 15	39	10.9	5850	Y
F	10 x 20	30	8.4	6000	N
FC	10 x 20	27	7.5	5400	Y
G	10 x 25	49	13.7	12250	N
GC	10 x 25	3	0.8	750	Y
HC	10 x 30	13	3.6	3900	Y
OFF	25 x 30	1	0.3	750	N
SOFT, NON-INSULATED				22450	
SOFT, INSULATED				28300	
TOTAL				50750	

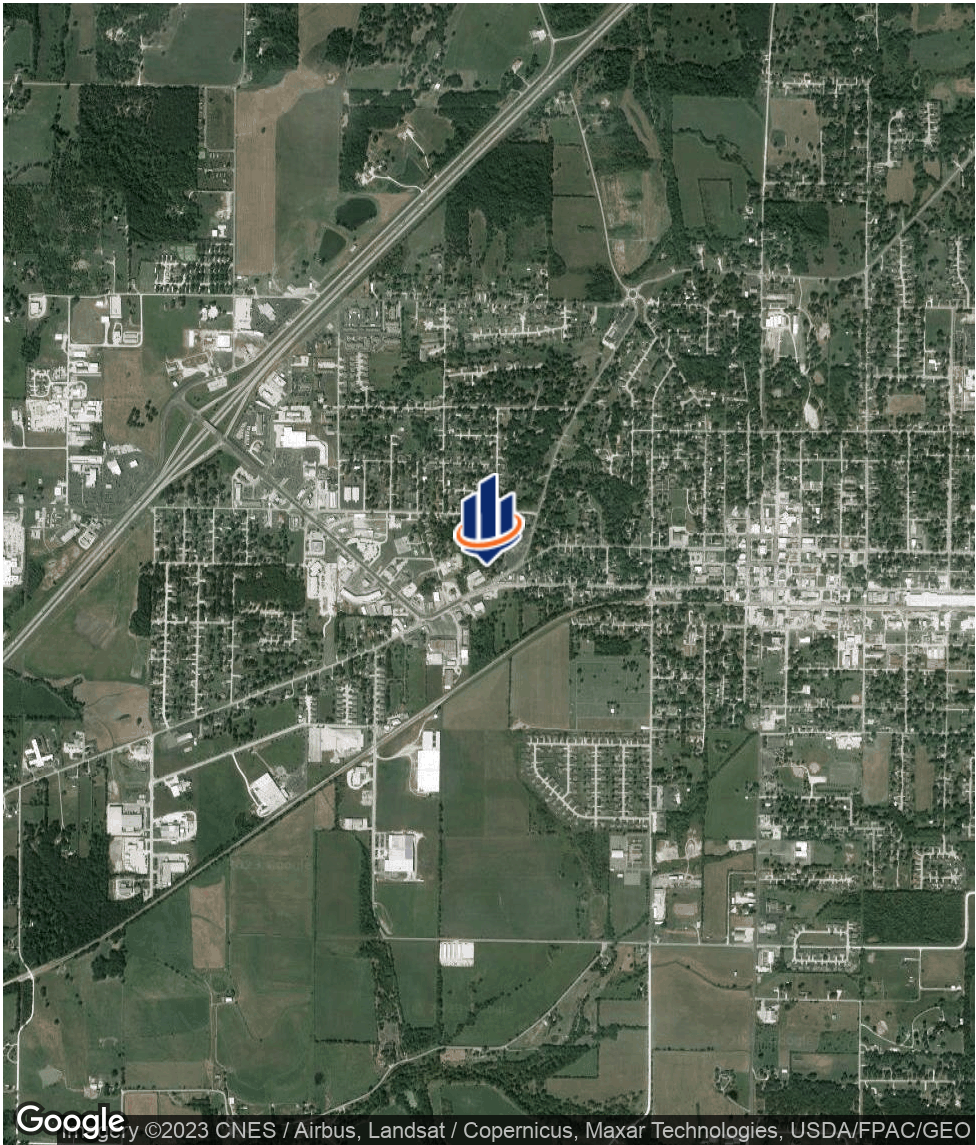
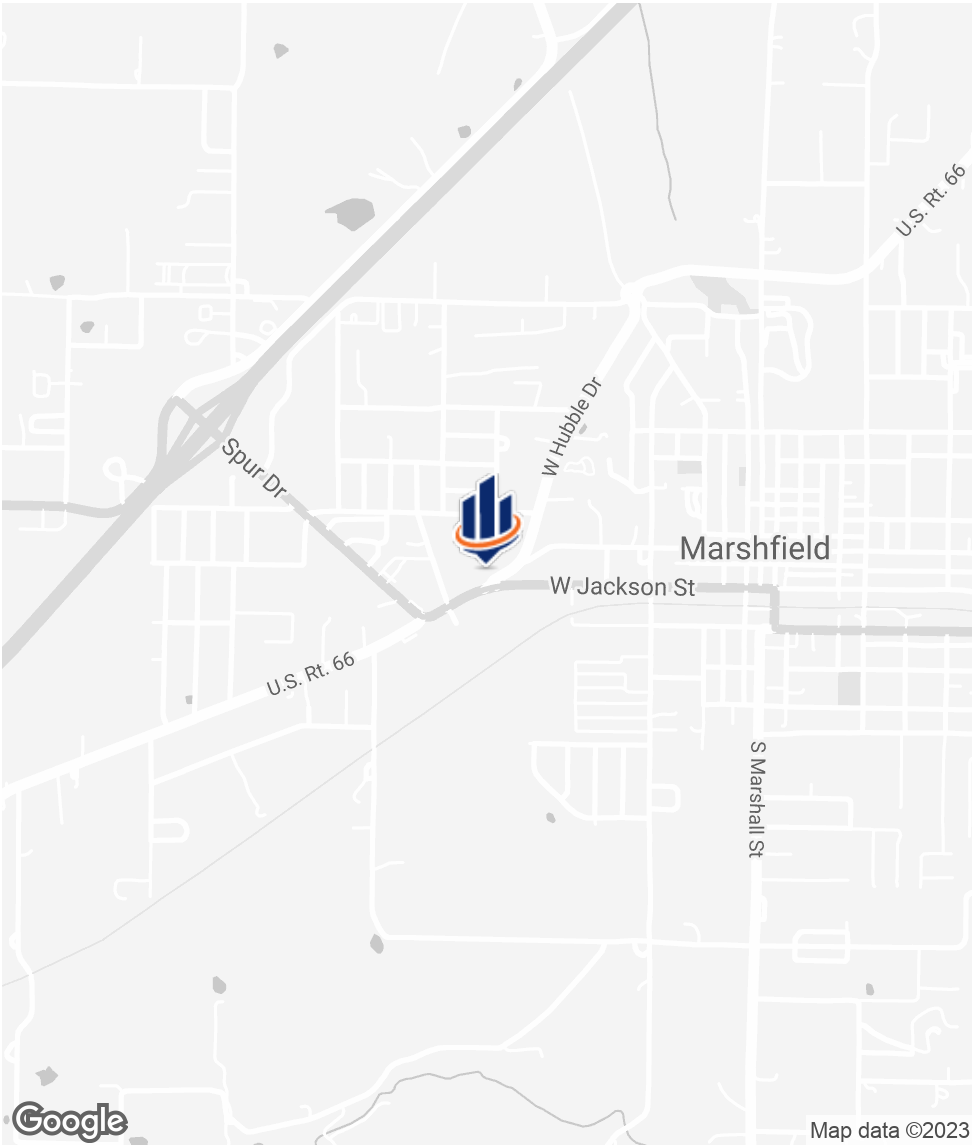
PHASE #1 - UNIT MIX

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AC	5 x 8	10	5.5	250	Y
B	5 x 10	3	1.6	150	N
BC	5 x 10	37	10.3	1850	Y
CC	5 x 15	6	1.7	450	Y
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F	10 x 20	30	8.4	6000	N
FC	10 x 20	27	7.5	5400	Y
G	10 x 25	49	13.7	12250	N
GC	10 x 25	3	0.8	750	Y
HC	10 x 30	13	3.6	3900	Y
OFF	25 x 30	1	0.3	750	N
SOFT, NON-INSULATED				17900	
SOFT, INSULATED				11200	
TOTAL				29100	

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LOCATION MAP



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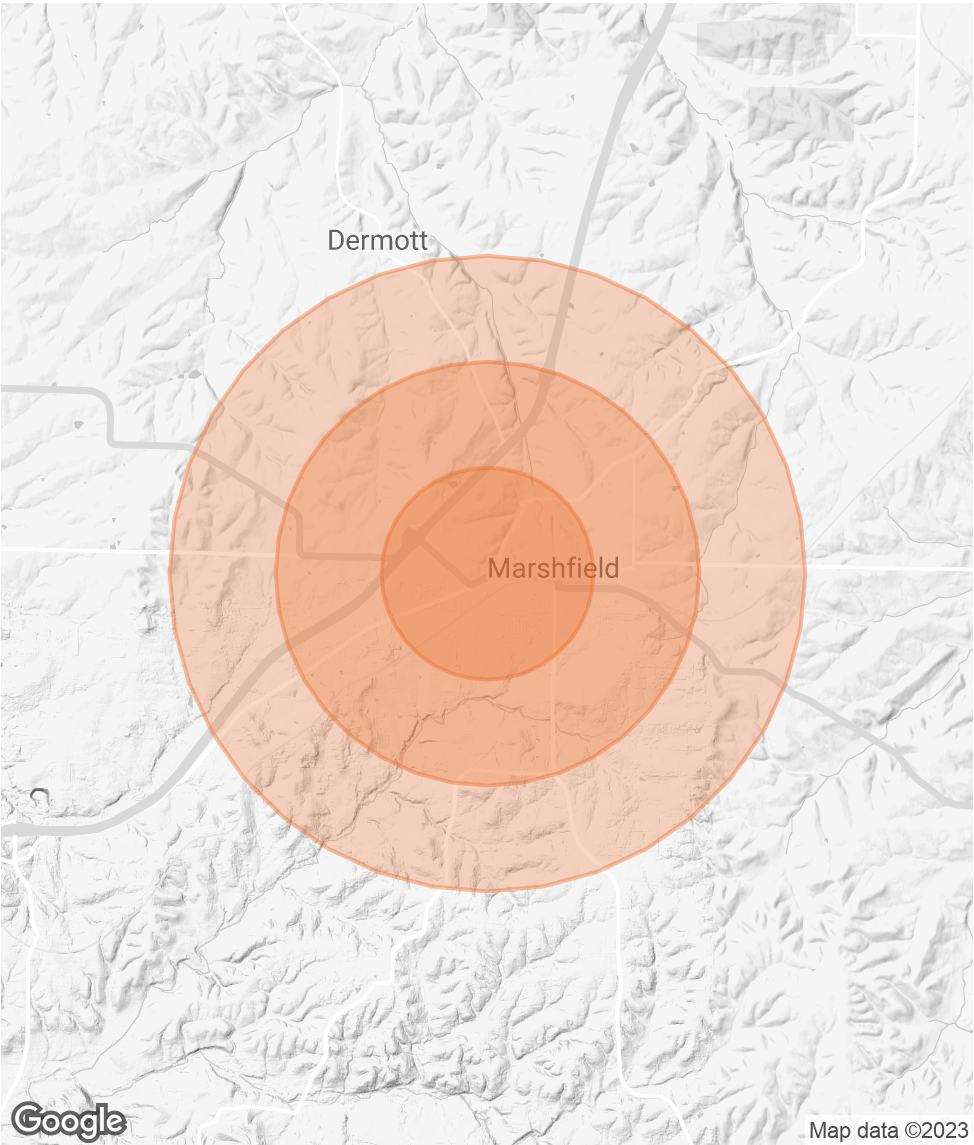
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,895	6,795	8,019
AVERAGE AGE	34.7	33.1	33.5
AVERAGE AGE (MALE)	34.6	33.5	33.6
AVERAGE AGE (FEMALE)	34.7	32.9	33.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,185	2,694	3,150
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$44,938	\$46,442	\$52,099
AVERAGE HOUSE VALUE	\$126,881	\$121,720	\$131,300

\* Demographic data derived from 2020 ACS - US Census



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# The 9.6% report

A REPORT ON THE PRICING  
ADVANTAGE OF COOPERATION

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**SVN® ADVISORS SHARE FEES BECAUSE IT CREATES MORE DEMAND AND SUPERIOR VALUE FOR OUR CLIENTS.**

SVN® economists analyzed 15,000 records of sales between \$2.5 and \$20 million in the four core building types- industrial, multifamily, office and retail.\*

## The Result?

The average price per square foot was higher in every asset class for transactions involving two separate brokerage firms. In aggregate, **the average selling price was 9.6% higher with brokerage cooperation.**

## Think About it.

When a broker says they know all the buyers for a property, do they really? With 65% of buyers coming from out of market, how could they?

250 years ago, Adam Smith wrote down the basic laws of supply and demand: The higher the demand for a product, the higher the sales price.

\*Peter Froberg and Viroj Jienwatcharamongkhol, Cooperation in Commercial

## It's common sense

Marketing a property to the widest possible audience increases the price for an owner. This is how SVN Advisors operate - we share fees and build trust, driving outsized success for our clients and our colleagues.

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# SVN<sup>®</sup> by the numbers

**200+**

Offices nationwide

**2,000+**

Advisors & Staff

**\$21.1B**

Total value of sales & lease transactions

**8**

Countries & expanding

**7+7**

Core services & speciality practice areas

**57M+**

SF in properties managed

We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, colleagues, and communities. Our unique business model is built on the power of collaboration and transparency and supported by our open, inclusive culture. By proactively promoting properties and sharing fees with the entire industry, we build lasting connections, create superior wealth for our clients, and prosper together.

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ADVISOR BIO 1



JACK RANKIN

Associate Advisor

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Direct: 417.860.9951 | Cell: 417.860.9951

PROFESSIONAL BACKGROUND

When he was 18 years old, Jack became one of the youngest in the State of Missouri to obtain is Missouri Real Estate License. It was then he began chasing a career in Commercial Real Estate. To kick things off, he began working as a salesperson for Mossy Oak Properties, brokering several recreational land deals before transitioning to a college education at Drury University. While at Drury, Jack studied Finance and Business Management, which helped prepare him for a career in commercial real estate with SVN Rankin Company. Since with SVN, Jack has continued to grow his book of business, and advise clients across many asset classes including Retail, Office, Land and Industrial Real Estate.

EDUCATION

-Graduated from Drury University

MEMBERSHIPS

- Springfield Chamber of Commerce
- Springfield Board of Realtors
- The Network

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## DISCLAIMER

The material contained in this Offering Memorandum 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 the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the 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 Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

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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 Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum 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 Offering Memorandum 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.

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