

Highway  
Access

**SITE**



**SALE**  
**+/- 14.95 AC. with  
Highway Frontage**

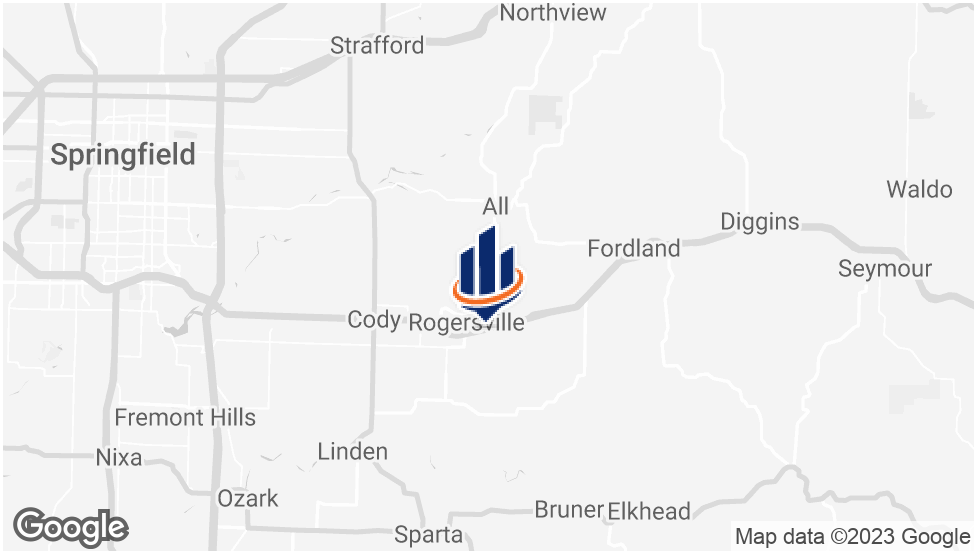
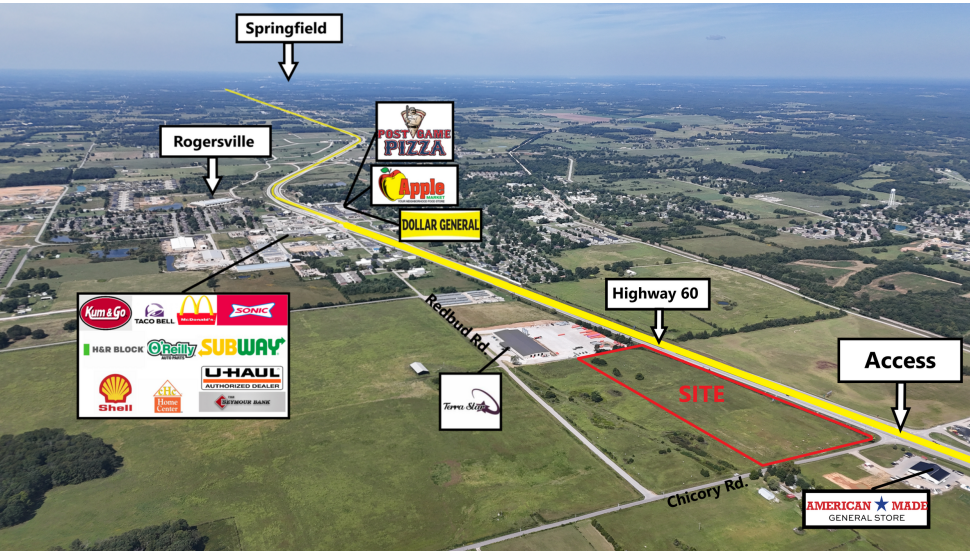
**857 REDBUD ST**  
Rogersville, MO 65742

**PRESENTED BY:**

**JACK RANKIN**  
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,600,000
LOT SIZE:	14.95 Acres
FRONTAGE:	+/- 1,330'
VECHILES PER DAY:	+/- 50,000
ZONING:	Agriculture
COUNTY:	Webster
MARKET/SUBMARKET:	SW Missouri/Rogersville

PROPERTY OVERVIEW

Thank you for viewing this 14.95-acre commercial development site now available for sale on the east side of Rogersville, Missouri. This tract is located within minutes of Rogersville's business district and several miles from the City of Springfield. Property features over 1,330' of frontage/visibility on the busy Highway 60, with over \$20.4 million dollars currently being invested in interchange updates at Highway 125 and Highway 60 just west of this site. These improvements are estimated to be complete by November of 2024. All utilities are either at or near the site. Property has immediate access from Highway 60 and Chicory Road, and direct access from Rogersville's business district via Redbud Road. Please contact the listing agent for additional information. Thank you!

LOCATION OVERVIEW

Located on the east side of the fast-growing City of Rogersville, Missouri with frontage on Highway 60, this property is several miles east of Springfield with many neighboring businesses including Terra Star, O'Reilly Auto Parts, Kum and Go, Taco Bell, McDonalds, Dollar General and more.

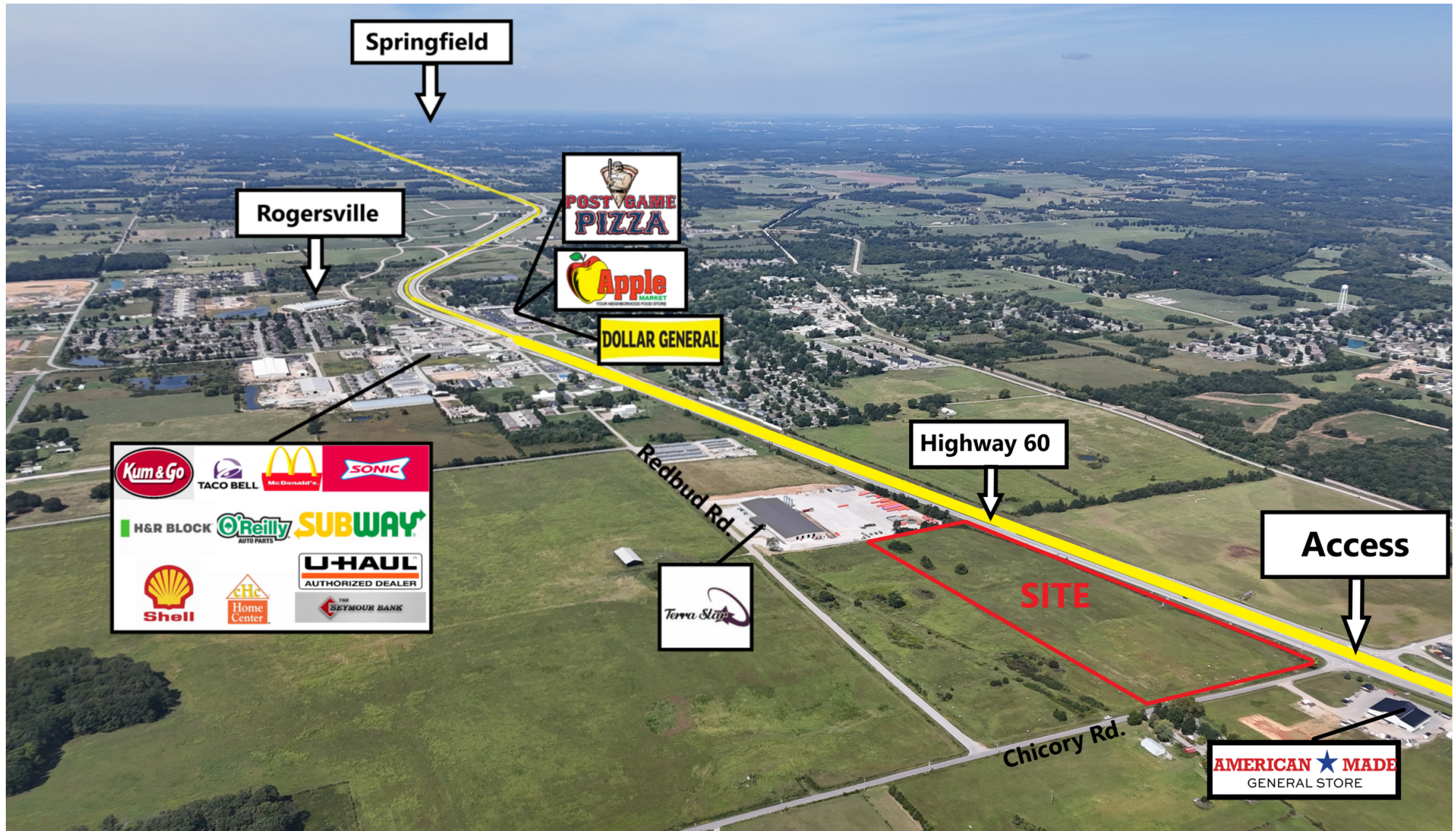
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## ADDITIONAL PHOTOS



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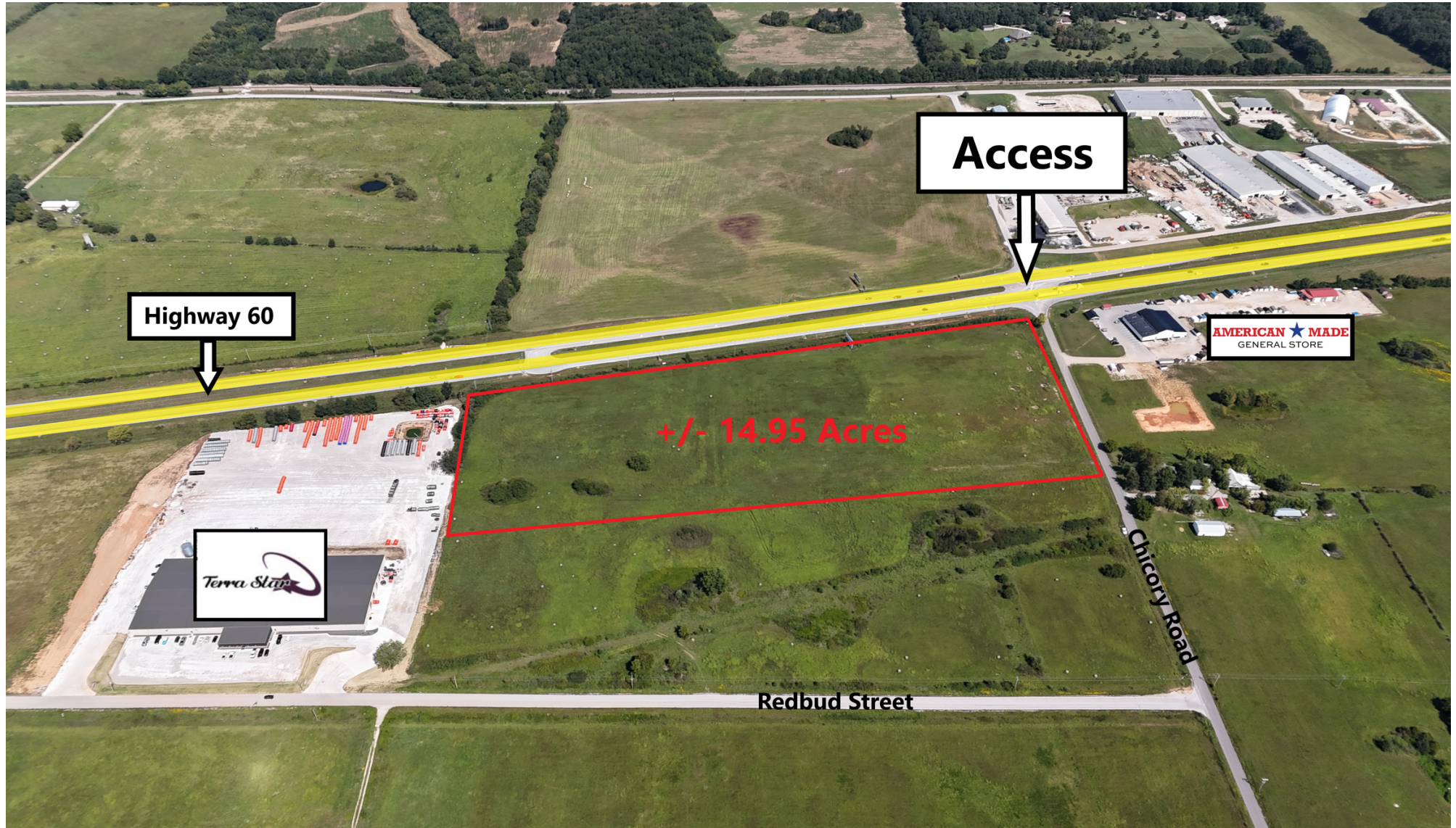
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**SVN | RANKIN COMPANY, LLC**

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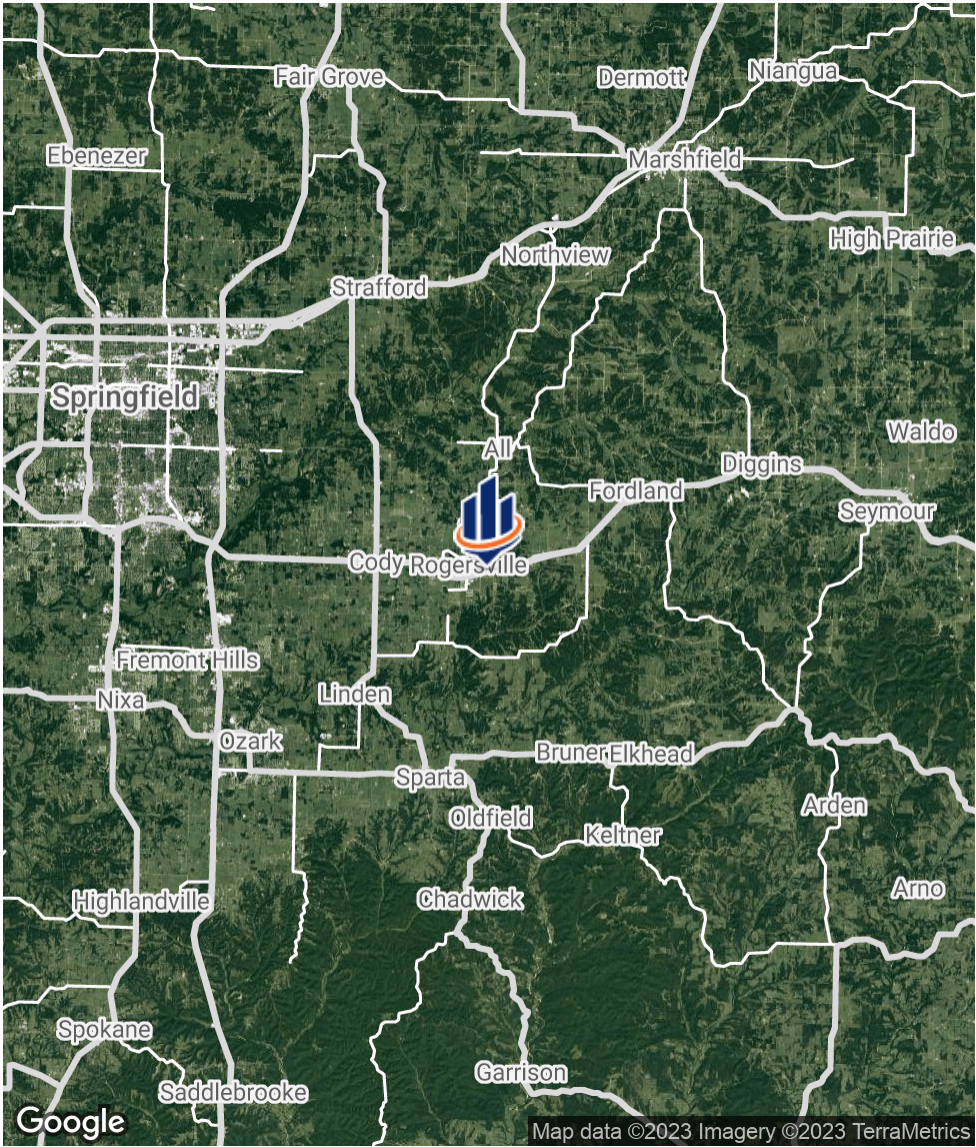
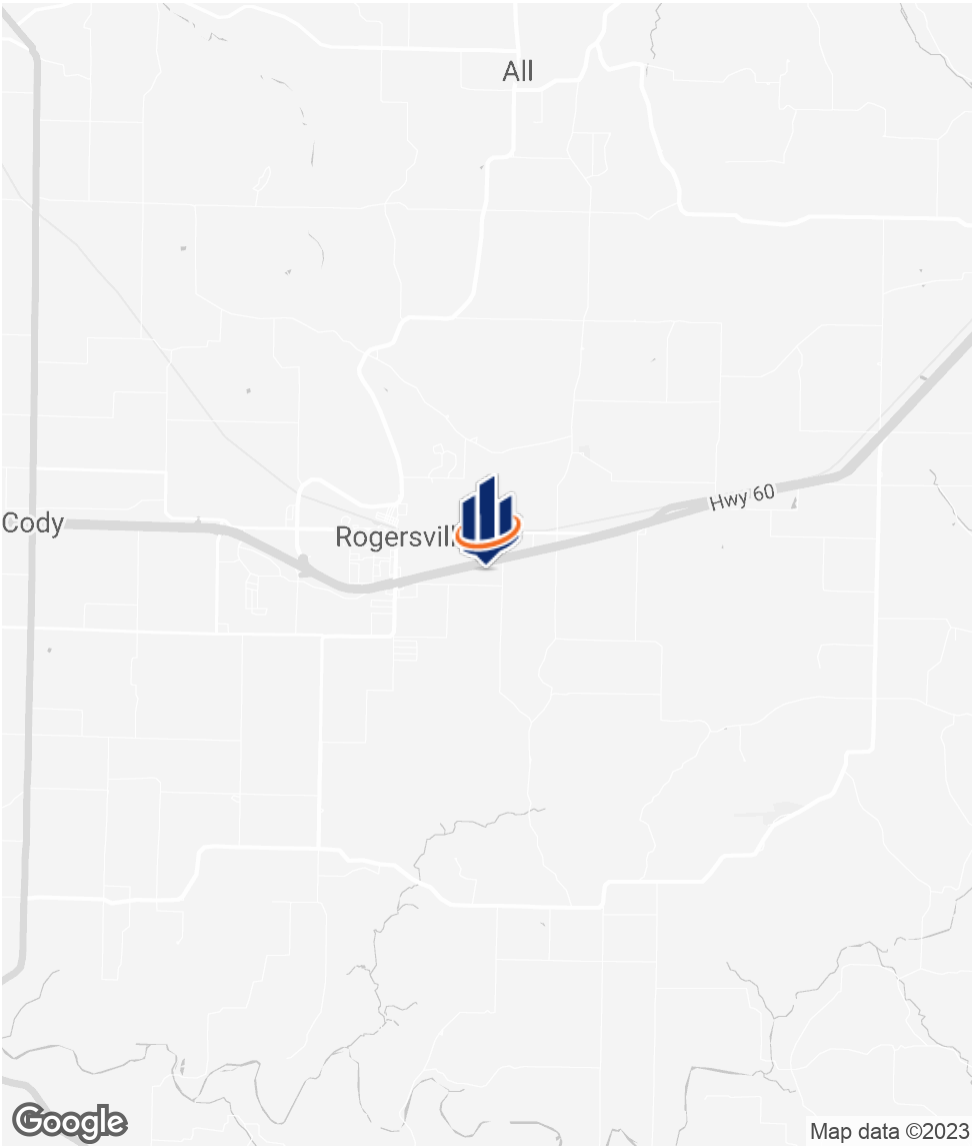
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LOCATION MAP

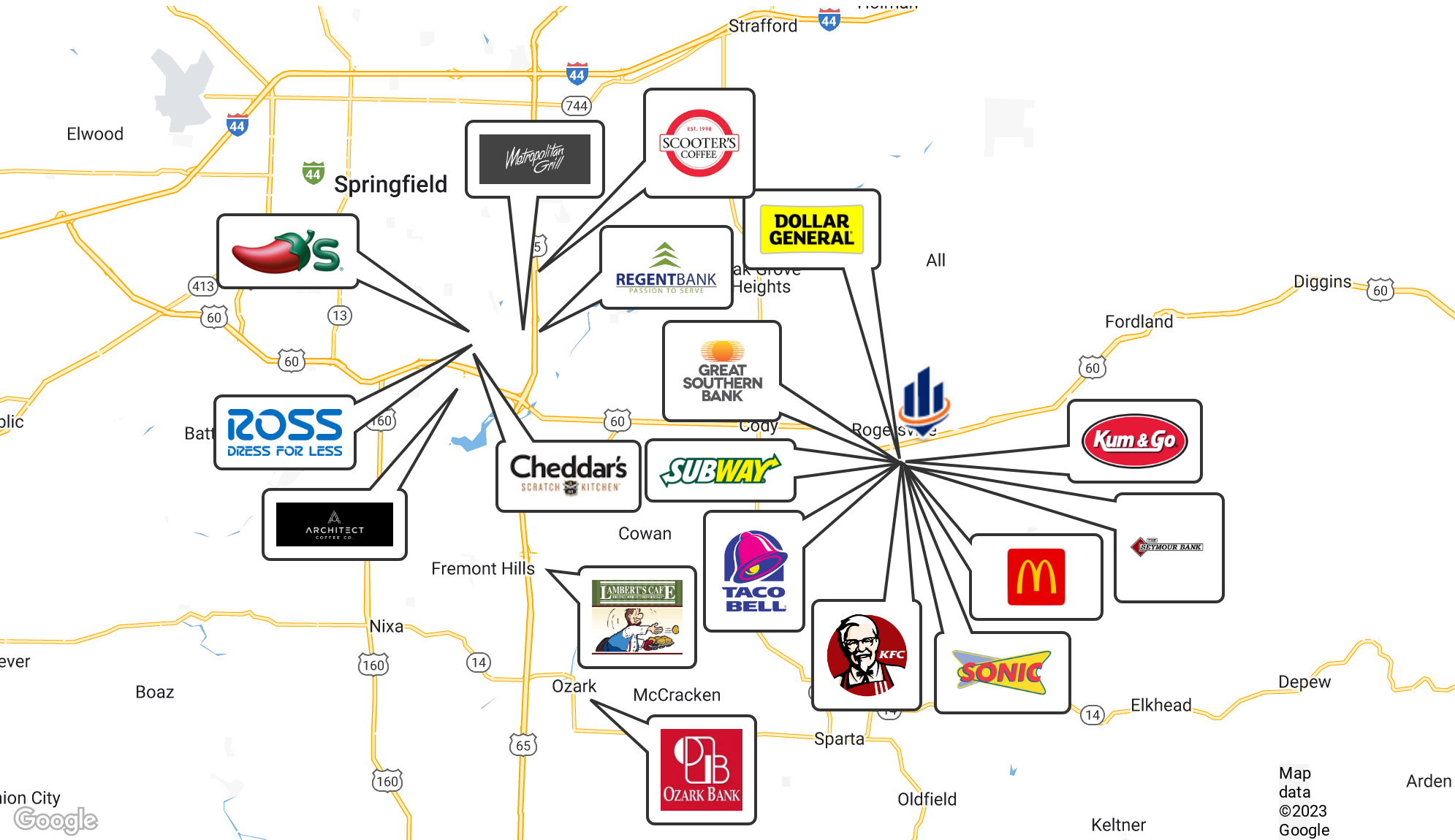


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RETAILER MAP



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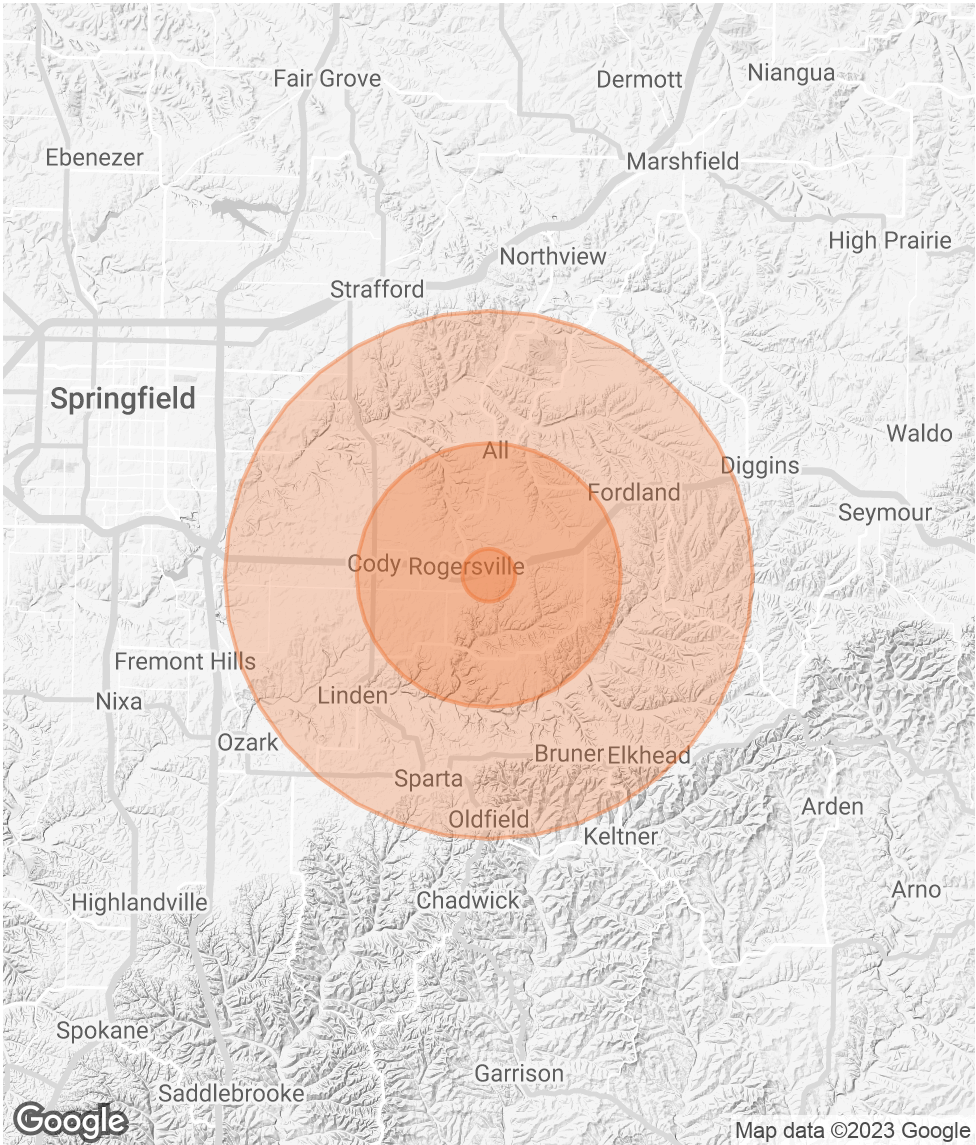


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,615	9,220	34,931
AVERAGE AGE	33.4	38.3	42.1
AVERAGE AGE (MALE)	29.3	36.0	39.7
AVERAGE AGE (FEMALE)	36.1	42.6	44.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	584	3,440	14,016
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	\$57,461	\$70,849	\$84,558
AVERAGE HOUSE VALUE	\$128,120	\$174,893	\$222,865

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



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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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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