



A LAND INVESTMENT OPPORTUNITY

SAINT STREET AND EAST HWY 76 LAND

164 SAINT STREET, BRANSON, MISSOURI



OFFERING SUMMARY

Sale Price:	\$155,000
Lot Size:	7.11 Acres
Price / Acre:	\$21,800
Zoning:	County Performance Zoning
Market:	Land
Submarket:	East Hwy 76

PROPERTY OVERVIEW

Infill site in the eastern portion of the county. The property has all utilities nearby and can easily be extended into the site. Several access points should be able to be assembled for future development.

PROPERTY HIGHLIGHTS

- Near By and Accessible Utilities
- Next-Door Residential Neighborhood That Can Be Expanded Onto This Property
- Good Terrain

PRESENTED BY: **STEVE CRITCHFIELD, CCIM**
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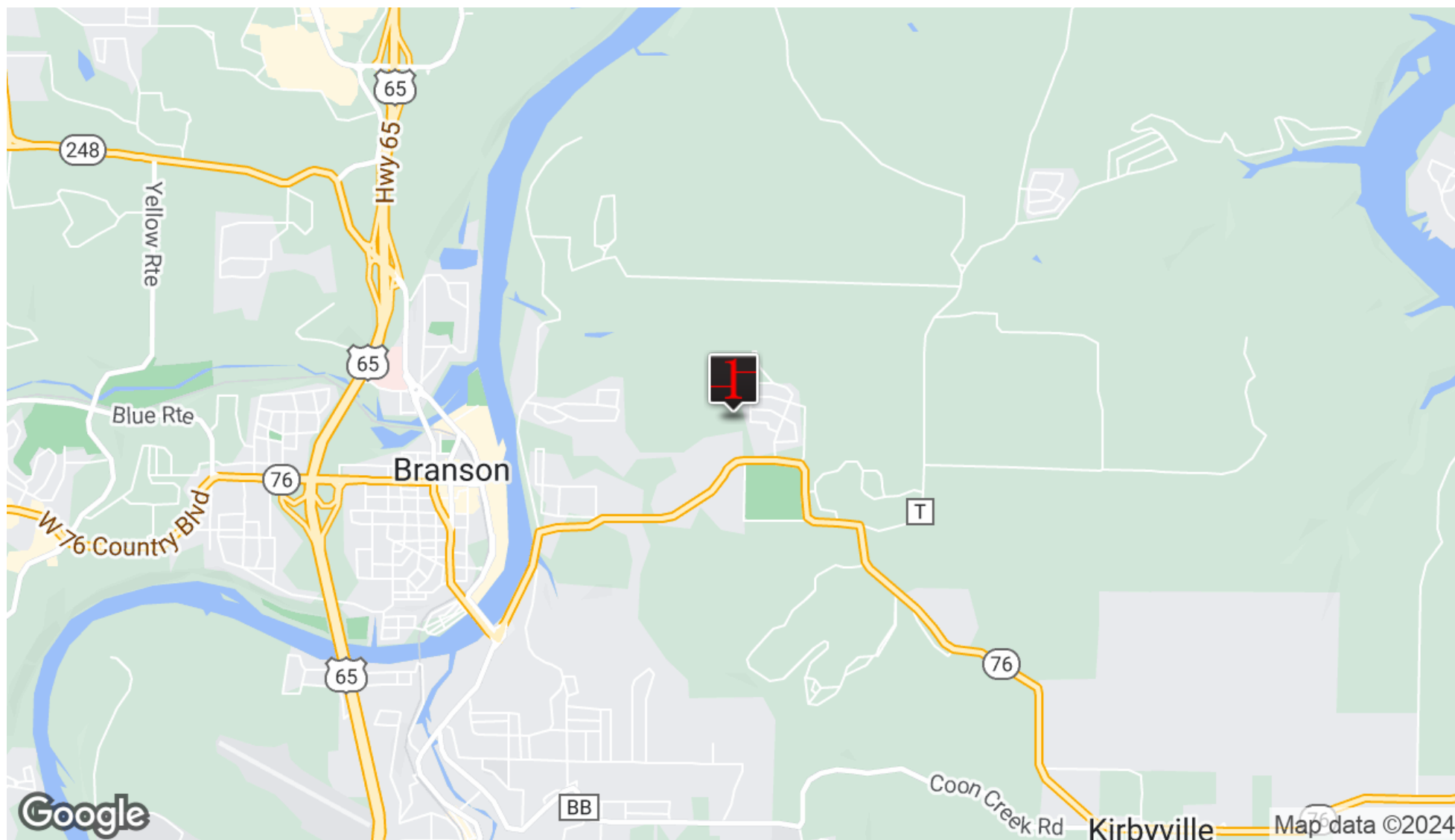
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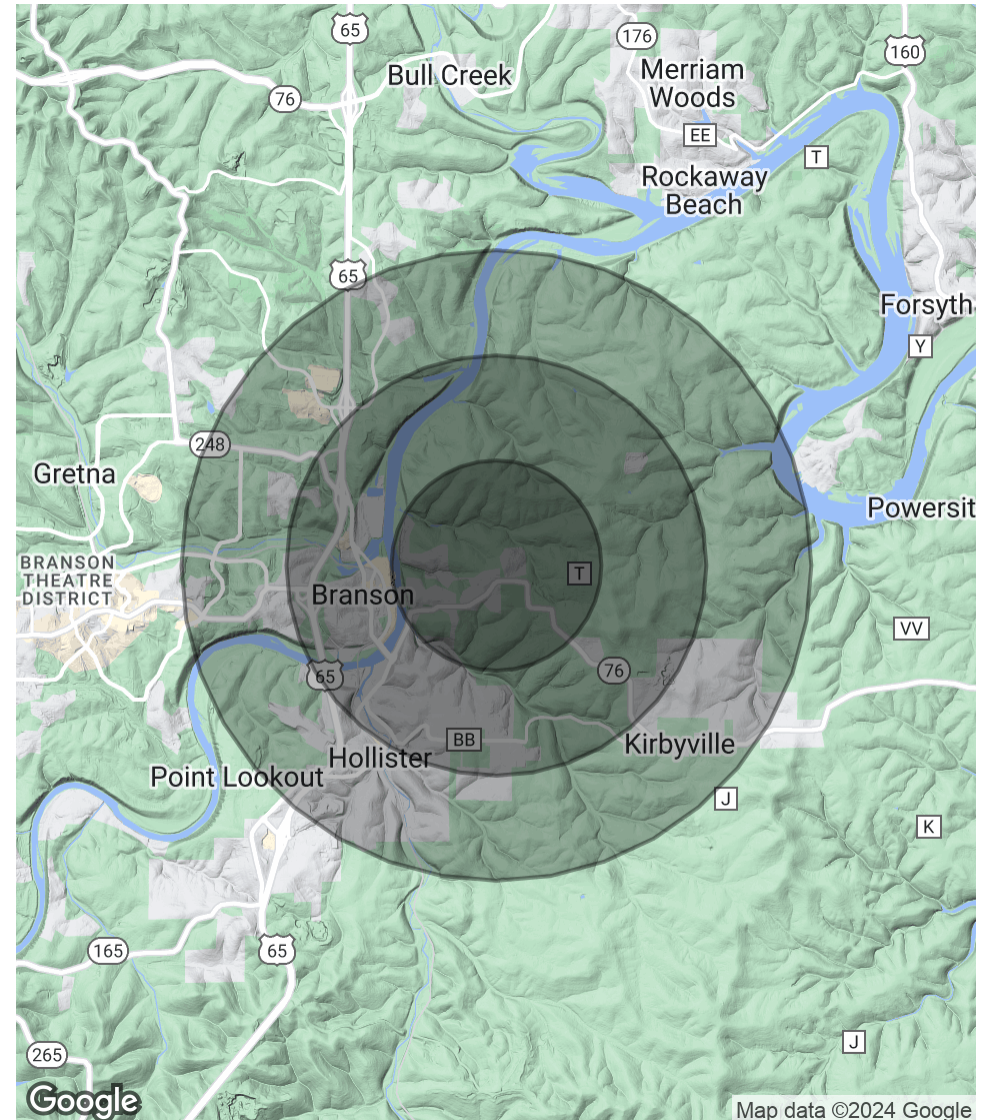
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	1,587	8,170	14,424
Average Age	39.2	39.5	38.4
Average Age (Male)	30.4	35.3	35.5
Average Age (Female)	42.0	40.6	39.1

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	704	3,739	6,459
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$51,820	\$50,945	\$52,148
Average House Value	\$220,914	\$143,350	\$150,251

* Demographic data derived from 2020 ACS - US Census



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2020 Census Profile

100-198 Anglen Trl
100-198 Anglen Trl, Branson, Missouri, 65616
Drive time: 10 minute radius

Prepared by Esri
Latitude: 36.64672
Longitude: -93.19614

	2010		2020		2023		Annual Rate		
	Number	Percent	Number	Percent	Number	Percent	2000-2020	2010-2020	2020-2023
Total Population	10,695	100.0%	11,824	100.0%	12,410	100.0%	1.34%	1.01%	1.50%
Household Population	9,642	90.2%	10,210	86.3%	10,795	87.0%	1.11%	0.57%	1.73%
Group Quarters	1,053	9.8%	1,614	13.7%	1,615	13.0%	3.16%	4.36%	0.02%
Population Density	668.4	-	739.1	-	775.8	-			
Total Housing Units	5,164	100.0%	5,159	100.0%	5,415	100.0%	1.11%	-0.01%	1.50%
Total Households	4,053	78.5%	4,311	83.6%	4,495	83.0%	0.98%	0.62%	1.29%
Total Vacant	1,111	21.5%	851	16.5%	920	17.0%	1.88%	-2.63%	10.95%
Average Household Size	2.38	-	2.37	-	2.40	-	-	-	-

Population by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	11,824	100.0%	10,323	87.3%	1,501	12.7%
Population Reporting One Race	10,853	91.8%	9,657	81.7%	1,196	10.1%
White	9,405	79.5%	8,904	75.3%	501	4.2%
Black	325	2.7%	324	2.7%	2	0.0%
American Indian	117	1.0%	97	0.8%	20	0.2%
Asian	137	1.2%	137	1.2%	0	0.0%
Pacific Islander	151	1.3%	150	1.3%	1	0.0%
Some Other Race	718	6.1%	46	0.4%	672	5.7%
Population Reporting Two or More Races	971	8.2%	667	5.6%	304	2.6%
Diversity Index	49.9	-	-	-	-	-

Population 18+ by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	9,649	81.6%	8,432	81.7%	1,217	81.1%
Population Reporting One Race	8,987	76.0%	7,968	77.2%	1,019	67.9%
White	7,742	65.5%	7,317	70.9%	425	28.3%
Black	276	2.3%	275	2.7%	1	0.1%
American Indian	97	0.8%	84	0.8%	14	0.9%
Asian	115	1.0%	115	1.1%	0	0.0%
Pacific Islander	150	1.3%	150	1.5%	0	0.0%
Some Other Race	607	5.1%	27	0.3%	579	38.6%
Population Reporting Two or More Races	662	5.6%	464	4.5%	198	13.2%

Population <18 by Race	Total		2020 Non-Hispanic		Hispanic	
	Number	Percent	Number	Percent	Number	Percent
Total	2,175	18.4%	1,891	18.3%	284	18.9%
Population Reporting One Race	1,866	15.8%	1,689	16.4%	177	11.8%
White	1,664	14.1%	1,588	15.4%	76	5.1%
Black	50	0.4%	49	0.5%	1	0.1%
American Indian	19	0.2%	13	0.1%	7	0.5%
Asian	22	0.2%	22	0.2%	0	0.0%
Pacific Islander	1	0.0%	0	0.0%	1	0.1%
Some Other Race	111	0.9%	19	0.2%	93	6.2%
Population Reporting Two or More Races	309	2.6%	202	2.0%	107	7.1%

Data Note: Hispanic population can be of any race. Population density is measured in square miles. Esri's Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

Source: U.S. Census Bureau. U.S. Census Bureau 2020 decennial Census data.



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Group Quarters Population	2020	
	Number	Percent
Total	1,614	13.7%
Institutionalized population	5	0.0%
Correctional facilities for adults	0	0.0%
Juvenile facilities	0	0.0%
Nursing facilities/Skilled-nursing	4	0.0%
Other institutional facilities	1	0.0%
Noninstitutionalized population	1,608	13.6%
College/University student housing	1,599	13.5%
Military Quarters	0	0.0%
Other noninstitutional	9	0.1%

Population by Sex	2020	
	Number	Percent
Male	5,898	49.9%
Female	5,926	50.1%

Population by Age	2020	
	Number	Percent
Total	11,824	100%
Age 0-4	533	4.5%
Age 5-9	574	4.9%
Age 10-14	651	5.5%
Age 15-19	1,909	16.1%
Age 20-24	1,022	8.6%
Age 25-29	681	5.8%
Age 30-34	567	4.8%
Age 35-39	618	5.2%
Age 40-44	596	5.0%
Age 45-49	608	5.1%
Age 50-54	625	5.3%
Age 55-59	727	6.1%
Age 60-64	650	5.5%
Age 65-69	638	5.4%
Age 70-74	572	4.8%
Age 75-79	413	3.5%
Age 80-84	268	2.3%
Age 85+	172	1.5%
Age 18+	9,649	81.6%
Age 65+	2,063	17.4%

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January 31, 2024



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Households by Type

	2020	
	Number	Percent
Total	4,311	100%
Married Couple Households	1,887	43.8%
With Own Children <18	601	13.9%
Without Own Children <18	1,285	29.8%
Cohabiting Couple Households	357	8.3%
With Own Children <18	114	2.6%
Without Own Children <18	243	5.6%
Male Householder, No Spouse/Partner	847	19.6%
Living Alone	596	13.8%
65 Years and over	162	3.8%
With Own Children <18	82	1.9%
Without Own Children <18, With Relatives	101	2.3%
No Relatives Present	67	1.6%
Female Householder, No Spouse/Partner	1,220	28.3%
Living Alone	771	17.9%
65 Years and over	382	8.9%
With Own Children <18	164	3.8%
Without Own Children <18, With Relatives	219	5.1%
No Relatives Present	67	1.6%

Households by Size

	2020	
	Number	Percent
Total	4,311	100%
1 Person Household	1,367	31.7%
2 Person Household	1,556	36.1%
3 Person Household	582	13.5%
4 Person Household	404	9.4%
5 Person Household	212	4.9%
6 Person Household	126	2.9%
7+ Person Household	65	1.5%

Population by Relationship

	2020	
	Number	Percent
Total	11,824	100%
In Households	10,210	86.3%
Householder	4,333	42.4%
Opposite-Sex Spouse	1,868	18.3%
Same-Sex Spouse	10	0.1%
Opposite-Sex Unmarried Partner	357	3.5%
Same-Sex Unmarried Partner	13	0.1%
Biological Child	2,314	22.7%
Adopted Child	77	0.8%
Stepchild	148	1.4%
Grandchild	258	2.5%
Brother or Sister	100	1.0%
Parent	119	1.2%
Parent-in-law	19	0.2%
Son-in-law or Daughter-in-law	43	0.4%
Other Relatives	107	1.0%
Foster Child	21	0.2%
Other Nonrelatives	424	4.2%

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Households by Age of Householder

	2020	
	Number	Percent
Total	4,311	100%
Householder Age 15-24	251	5.8%
Householder Age 25-34	620	14.4%
Householder Age 35-44	604	14.0%
Householder Age 45-54	735	17.0%
Householder Age 55-59	434	10.1%
Householder Age 60-64	378	8.8%
Householder Age 65-74	726	16.8%
Householder Age 75-84	437	10.1%
Householder Age 85+	126	2.9%

Family Households by Race of Householder

	2020	
	Number	Percent
Total	2,595	100%
Householder is White Alone	2,255	52.3%
Householder is Black Alone	29	0.7%
Householder is American Indian Alone	17	0.4%
Householder is Asian Alone	25	0.6%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	67	1.6%
Householder is Two or More Races	198	4.6%
Households with Hispanic Householder	170	3.9%

Nonfamily Households by Race of Householder

	2020	
	Number	Percent
Total	1,716	100%
Householder is White Alone	1,505	34.9%
Householder is Black Alone	22	0.5%
Householder is American Indian Alone	19	0.4%
Householder is Asian Alone	17	0.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	26	0.6%
Householder is Two or More Races	125	2.9%
Households with Hispanic Householder	64	1.5%

Total Housing Units by Occupancy

	2020	
	Number	Percent
Total	5,159	100%
Occupied Housing Units	4,311	83.6%
Vacant Housing Units	851	16.5%
For Rent	223	26.2%
Rented, not Occupied	17	2.0%
For Sale Only	78	9.2%
Sold, not Occupied	25	2.9%
For Seasonal/Recreational/Occasional Use	356	41.8%
For Migrant Workers	0	0.0%
Other Vacant	152	17.9%

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Owner-Occupied Housing Units by Race of Householder	2020	
	Number	Percent
Total	2,411	100%
Householder is White Alone	2,162	89.7%
Householder is Black Alone	14	0.6%
Householder is American Indian Alone	14	0.6%
Householder is Asian Alone	19	0.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	36	1.5%
Householder is Two or More Races	165	6.8%
Hispanic Householder	96	4.0%

Renter-Occupied Housing Units by Race of Householder	2020	
	Number	Percent
Total	1,900	100%
Householder is White Alone	1,597	84.1%
Householder is Black Alone	38	2.0%
Householder is American Indian Alone	22	1.2%
Householder is Asian Alone	24	1.3%
Householder is Pacific Islander Alone	4	0.2%
Householder is Some Other Race Alone	57	3.0%
Householder is Two or More Races	159	8.4%
Hispanic Householder	138	7.3%

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