



OSWALD • COOKE
LAND AND INVESTMENT REAL ESTATE

FOR SALE
901 W Jackson St.
Ozark, MO



*Not actual subject site

11+ Years Remaining | Absolute NNN | Corporate Guaranty | (4) 5-Year Renewal Options

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Broker of Record:

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Block Hawley Commercial Real Estate Services, LLC

License #: 2008000700



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All information in the package is confidential in nature and is believed to be true and reliable. However, Oswald Cooke & Associates makes no guaranties, warranties or representations to the completeness thereof. The presentation is subject to errors and should be verified by all interested parties.

901 W JACKSON STREET
OZARK, MO

*Not actual subject site



Oswald Cooke & Associates is pleased to offer 901 W Jackson Street in Ozark, MO for sale to qualified investors. Originally commencing in 2017, the property is subject to a 20-year absolute NNN corporate lease with Maverik. The lease is subject to 7.5% annual escalations during the base term. The next escalation will be in July 2027. The 1.53 acre site is located on the far corner heading towards I-65 at the intersection of W Jackson Street and 9th Street, adjacent to Ozark Junior High School and Ozark High School. The base term will expire in May 2037 and has (4) 5-Year renewal options. Other national retailers in the area include Sonic, Pizza Hut, Taco Bell, Burger King, KFC, McDonalds, Wal-Mart, Lowes Home Improvements and more.

PRICE	\$5,958,571
CAP RATE	5.25%
NOI	\$312,825
NEXT RENT BUMP	July 2027 (5.64% CAP)
LEASE TYPE	Absolute NNN
LEASE COMMENCEMENT	July 20, 2017
LEASE TERM	20-Years
RENT ESCALATIONS	7.5% every 5 years during base term 5% every 5 during options
RENEWAL OPTIONS	(4) 5-Year Option
TMS	110522004001001000
SQUARE FOOTAGE	5,900+/- SF
YEAR BUILT	2017
ROFR	Yes (14 days)
LOT SIZE	1.53 Acres
GUARANTY	Corporate



AERIAL

Ozark High School

Ozark Junior High School



9th Street

W Jackson Street



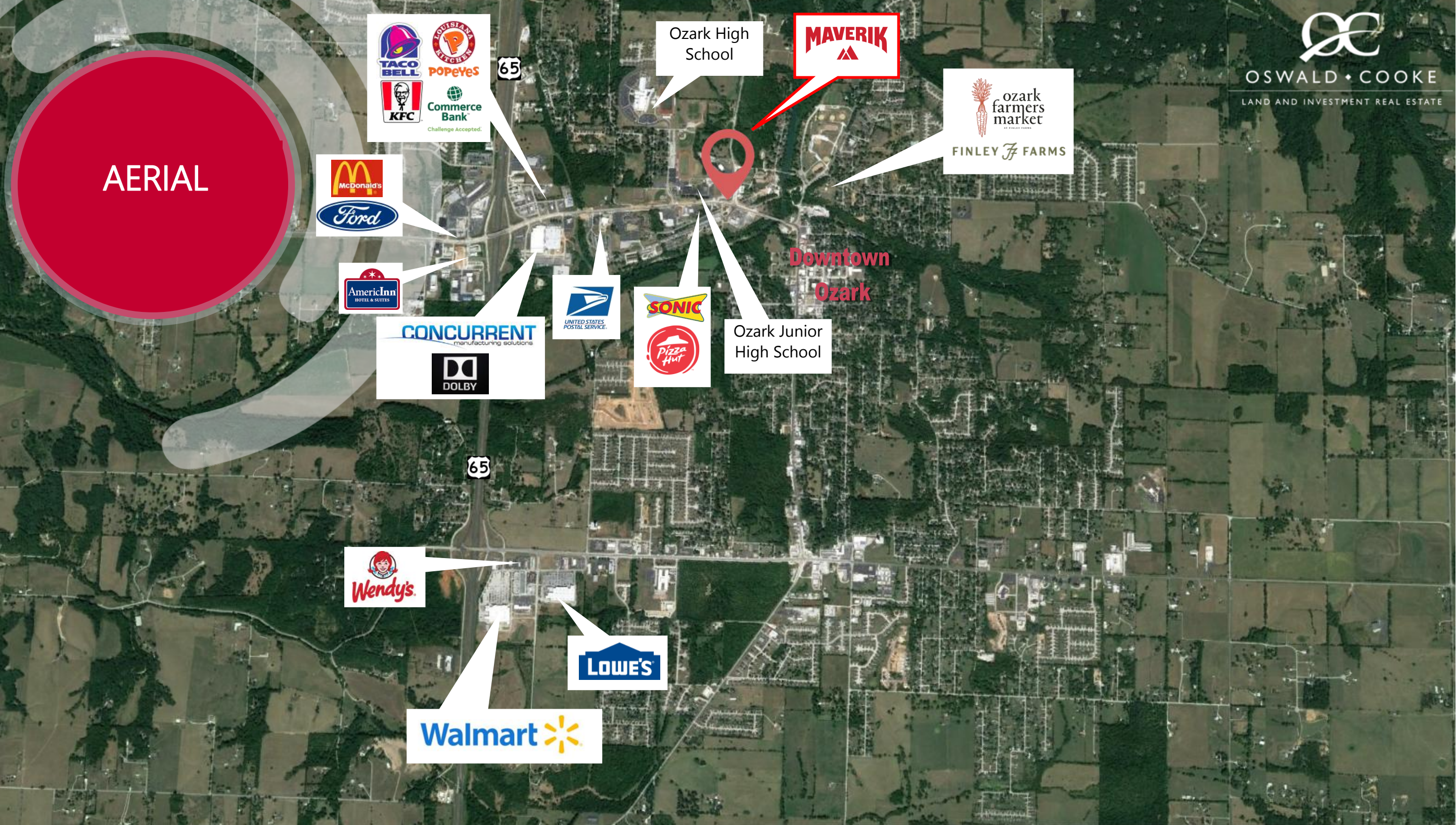
Ozark Eye Clinic



First Baptist Church Ozark

Ozark Community Center





AERIAL






Ozark High School




 ozark farmers market
 FINLEY F FARMS




Downtown Ozark








Ozark Junior High School



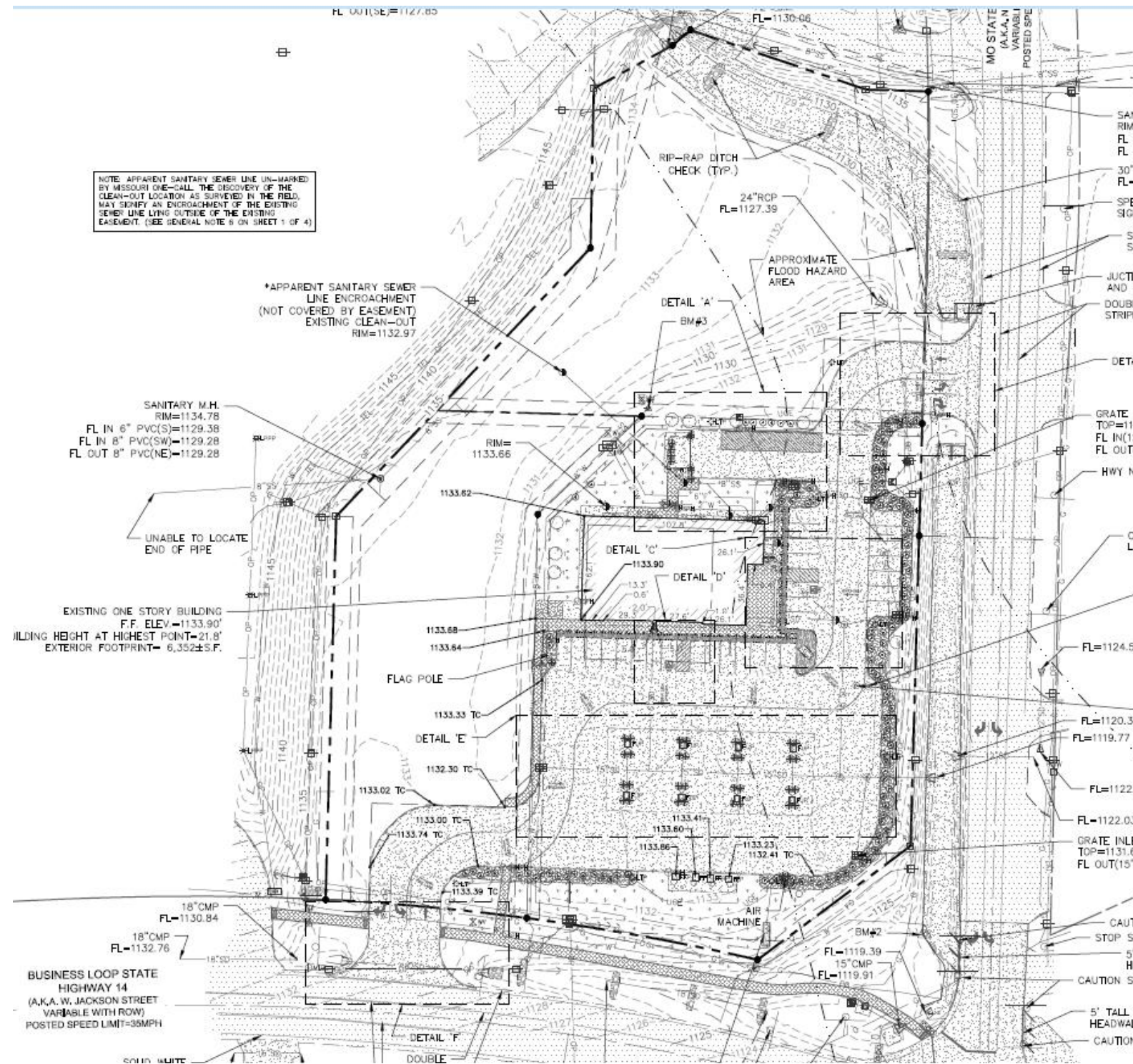

65







SITE PLAN



OSWALD + COOKE
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VICINITY



DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2025 Population	1,575	3,063	6,447
Population Growth (2020-2025)	2%	1.65%	1.4%
Number of Households	604	1,171	2,467
2022 Average Household Income	\$96,005	\$96,596	\$99,566
Traffic Count (2022)	8,203 VPD (W Jackson Street)		
	3,513 VPD (9th Street)		

- ◆ 17 Miles to Springfield, MO
- ◆ 27 Miles to Branson, MO
- ◆ 83 Miles to Joplin, MO
- ◆ 184 Miles to Kansas City



ABOUT MAVERIK



- 800 Locations
- 20 States
- 98 Years in Business
- Known for Premium BonFire food made fresh daily



Maverik is a leading U.S. convenience store and gas station company known for its “adventure-themed” branding and elevated customer experience. Headquartered in Salt Lake City, Utah, the company operates more than 800 locations across 20 states following its acquisition of Kum & Go and employs over 16,000 people. Maverik has earned recognition for its clean, modern stores and high-quality restrooms, including a location that won the “America’s Best Restroom” award from Cintas in 2024. It is also well known for its fresh, made-to-order BonFire Food program, which sets it apart from traditional gas stations. Maverik’s rapid growth, strong brand identity as “Adventure’s First Stop,” and focus on customer experience and community involvement have helped position it as one of the most respected and innovative convenience store chains in the United States.

For more information visit: www.maverik.com

This Offering Memorandum has been prepared by Oswald Cooke & Associates and has been reviewed by the Owner. This Offering Memorandum and the contents are of a confidential nature, intended for use by a limited number of parties, and furnished solely for the purpose of considering the acquisition of the Property described herein. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the contents to any other entity without the express written consent of OC&A and that you will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Owner and/or OC&A.

This offering does not constitute a representation that there has been no change in the business affairs of the Property of the Owner since the date of preparation of the Investment Offering. No representation is made by Owner and/or OC&A as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. The information contained within has been obtained from sources that we deem reliable, and we have no reason to doubt its accuracy; however, no warranty or representation, expressed or implied, is made by the Owner and/or OC&A or any related entity as to the accuracy or completeness of the information contained herein. Prospective purchasers are expected to exercise independent due diligence in verifying all such information. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. Owner and/or OC&A each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. The terms and conditions stated in this section will apply to all of the sections of the Offering Memorandum.

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