



Real Estate
Group

FOR SALE

11966 State Highway 13,
Kimberling City, MO

Heintz+Nunn+Brown

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OFFERING SUMMARY

Sale Price:	\$1,999,000
Building Size:	22,614 square feet
Price per SF:	\$88.40
Lot Size:	1.06 acres
2025 RE Taxes:	\$5,974.36
APN:	14-2.0-04-004-011-010.000

Property Overview

Prime commercial opportunity in fast-growing Kimberling City of the Branson tri-lakes region, offering over 22,000 square feet of highly versatile space on State Highway 13 with an average daily traffic count of 4,686. The majority of the building is expansive, free-span open space. This location served as the home base for a booming retail business for over 20 years prior to the seller’s retirement. The property provides a true blank slate for an owner-occupant, redevelopment project, or investor looking to create multiple commercial units. The building also features a loading dock with a 6x8 door, standing seam metal roof, multiple handicap entrances, 12-15 foot ceilings throughout, and multiple smaller rooms suitable for offices, storage, or breakout spaces.

The location puts you minutes from the Port of Kimberling, with convenient access to Table Rock Lake, Silver Dollar City, Branson West, and the greater Branson area. A myriad of businesses, nightly rentals, and resorts are all within a short drive of the property. Last year, there were over 2.5 million visitors to Kimberling City alone! With its substantial square footage, flexible layout, and highly accessible location, this property offers exceptional potential for a wide variety of commercial uses and redevelopment concepts.

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POPULATION	5 MILE	10 MILE	15 MILE
Population:	10,007	35,381	72,385
Households:	4,716	16,015	30,477
# of Persons per HH:	2.51	2.69	2.82
Average Houshold Income:	\$96,935.00	\$88,823.00	\$88,312.00

This data was obtained using ESRI.



FULL
LISTING
HERE



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