

SALE

2,472 SF Retail Building

112 E JACKSON ST

Willard, MO 65781

PRESENTED BY:

JACK RANKIN

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$370,800
BUILDING SIZE:	2,472 SF
COUNTY:	Greene
CROSS STREETS:	Jackson and Main Street
MARKET:	Willard, Missouri

PROPERTY DESCRIPTION

PRICE REDUCED! Thank you for viewing this 2,472 SF retail building now available for sale at 112 E. Jackson Street in Willard, Missouri. Sitting just off the corner of Jackson Street and Main, this property provides an excellent opportunity for growing businesses in Willard and surrounding areas. Features include a reception area, kitchenette, a private restroom, and two large open areas with grade level door access from the rear of the building. Please contact the listing agent for additional information or to schedule a showing.

LOCATION DESCRIPTION

Located approximately 5 miles northwest of Springfield in Willard Missouri. Moments from the new Willard High School. Neighboring businesses include Mile 6 Taproom, Pizza Hut, Taco Bell, Commerce Bank, Jackson Street Park and more.

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ADDITIONAL PHOTOS



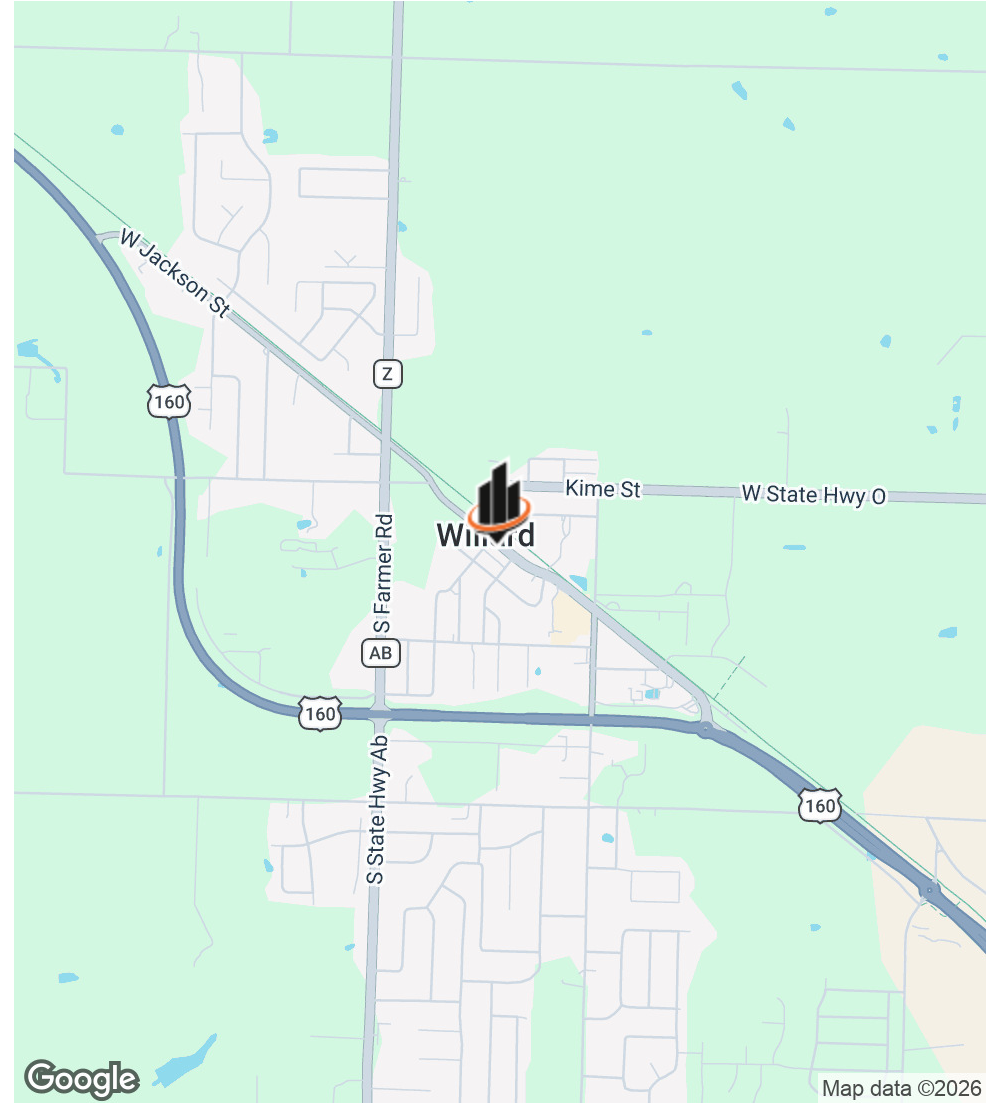
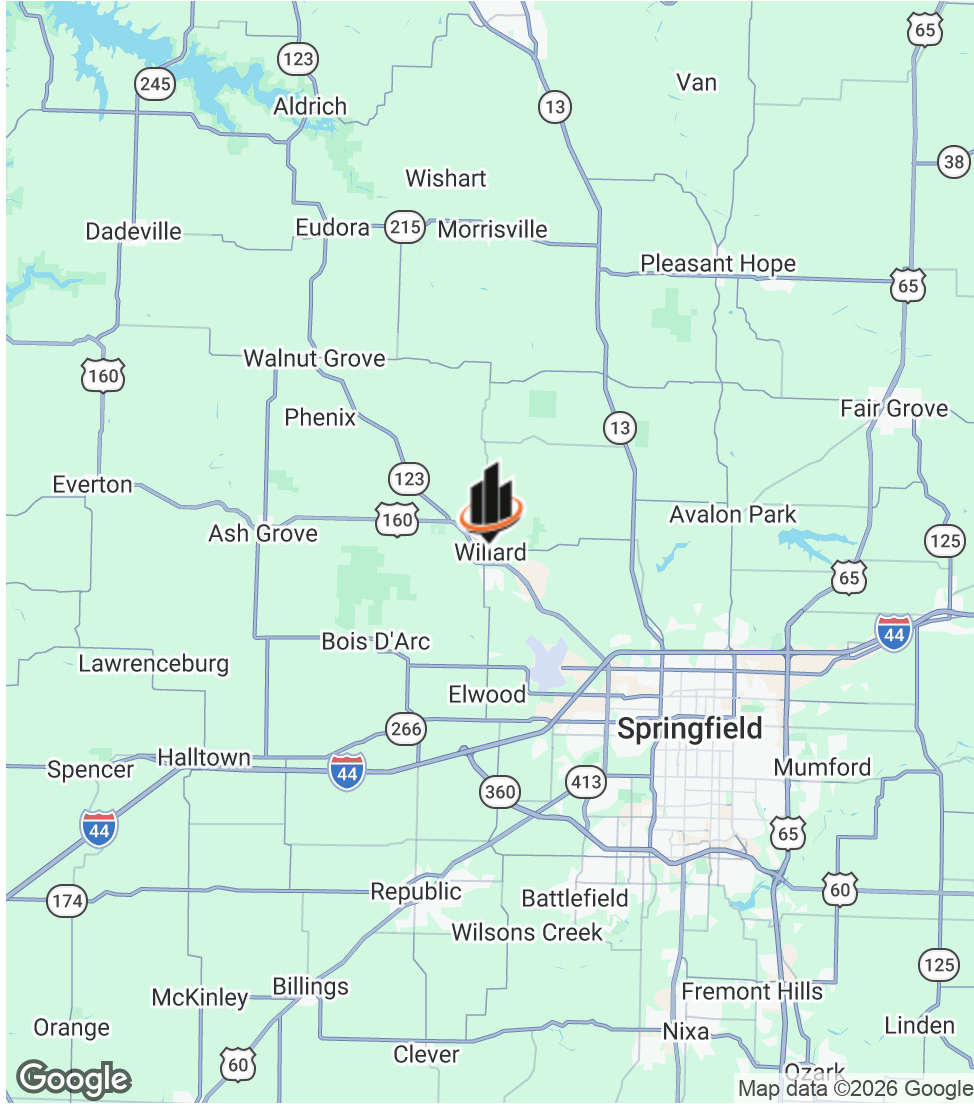
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LOCATION MAP



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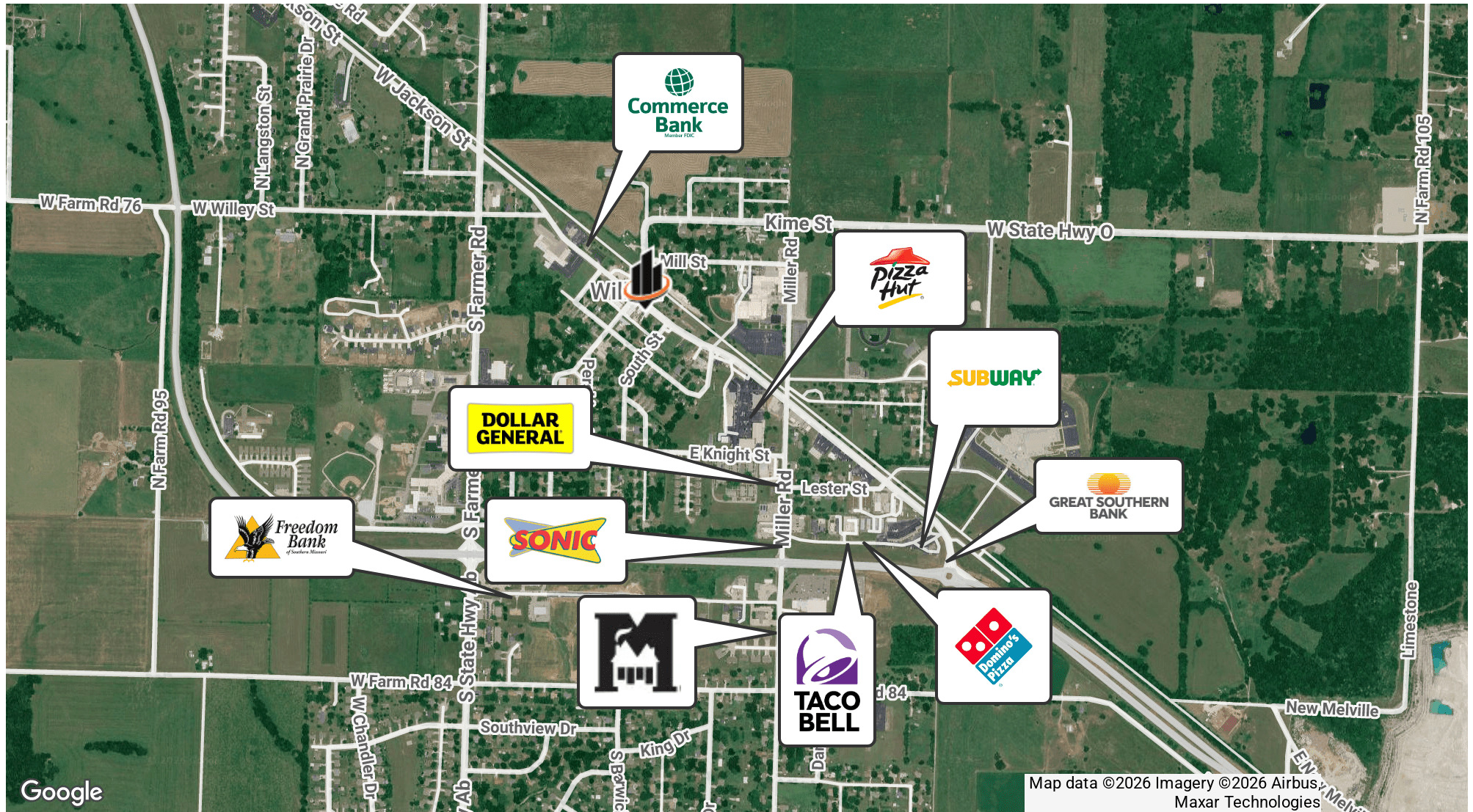
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RETAILER MAP



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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.

Visit svn.com to find out more.

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ADVISOR BIO



JACK RANKIN

Associate Advisor

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PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor's degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents' nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

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DISCLAIMER

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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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