



OFFERING MEMORANDUM
116 College Rd, Pineville, MO 64856



Walmart 



 DOLLAR TREE

bomgaars



116 College Rd

Investment Overview

Growing MSA

Jane is located near major economic centers just on the edge of NW Arkansas.

Northwest Arkansas is the global headquarters for Walmart, Tyson, J.B. Hunt, and Simmons Foods.

Jane is located just 1.5 miles north of the Arkansas/Missouri state line.

NNN Leases

All of the tenants in this strip center are under triple net leases.

Each tenant is responsible for their prorated share of property taxes, CAM, and insurance.

The building is 84.6% leased with one 1,840 SF unit unleased.

New Building

Construction for this strip center was completed in 2025.

The property sits on 1.9 acres conveniently located off Highway 71.

Approximately 5,600 vehicles drive by each day.



Finance Summary



The building is 84.6% leased with one unit not yet leased. All leases are NNN at \$2.88 per SF.



BLACK DIAMOND
CAPITAL ADVISORY FIRM

Price	\$2,695,000
Cap Rate	7%
Price/SF	\$215.95
Building Size	12,480 SF
Gross Leasable Area	11,952 SF
Year Built	2025
Lot Size	1.9 AC
Parcel Number	15-8.0-27-000-008.007
Parking	24 Striped Parking Spots
Current Rent – 84.6% Occupied	\$168,480
Potential Rent – 100% Occupied	\$194,976
Projected NOI	\$188,617

Projected NOI factors in NNN expenses and leasing commissions for the vacant unit.

Rent Roll

Tenant/ Suite #	SF	% of Leasable SF	Start	End	Term of Occupancy	Monthly Rent	Annual Rent	Annual Rent/SF	% of Current Total Rent	Renewal Option	Lease Type
101	960	8%	10/1/2025	9/30/2027	1 year	\$1,440	\$17,280	\$18	10.26%	Yes – Initial 1 year lease. Extended another year.	NNN
102	960	8%	2/1/2026	1/31/2027	1 year	\$1,296	\$15,552	\$16.20	9.23%	Yes	NNN
103-A	920	7.7%	5/1/2025	4/30/2027	2 years	\$1,242	\$14,904	\$16.20	8.85%	Yes	NNN
103-B	920	7.7%	6/1/2026	5/31/2027	1 year	\$1,242	\$14,904	\$16.20	8.85%	Yes	NNN
103-C	920	7.7%	5/1/2026	4/30/2027	1 year	\$1,242	\$14,904	\$16.20	8.85%	Yes	NNN
104	1040	8.7%	2/20/2025	2/19/2027	2 years	\$1,560	\$18,720	\$18	11.11%	Yes	NNN
105	192	1.6%	12/1/2025	11/30/2026	1 year	\$450	\$5,400	\$28.13	3.21%	Yes	NNN
106	320	2.7%	10/1/2025	9/30/2028	3 years	\$600	\$7,200	\$22.50	4.27%	Yes	NNN
107	1040	8.7%	6/1/2026	5/31/2027	1 year	\$1,560	\$18,720	\$18	11.11%	Yes	NNN
108	1840	15.4%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A – Tenant for 109 is currently in 108 until August 1, 2026	NNN
109	2840	24%	8/1/2026	1/31/2028	1.5 years	\$3408	\$40,896	\$14.40	24%	Yes	NNN

Unit 108 is expected to rent at \$2,208 a month.

STRICTLY PRIVATE AND CONFIDENTIAL



Property Photos





Next Steps

Black Diamond Capital Advisory Firm is available to discuss any next steps with prospective purchasers to give an understanding of the acquisition process.

A meeting can be arranged through Christian Baldwin at 479-685-5696 (Mobile) | Christian@blackdiamondma.com or Lane Auth at 817-584-5492 (Mobile) | lane@blackdiamondma.com or at our office at 479-365-4307

We look forward to hearing from you!

