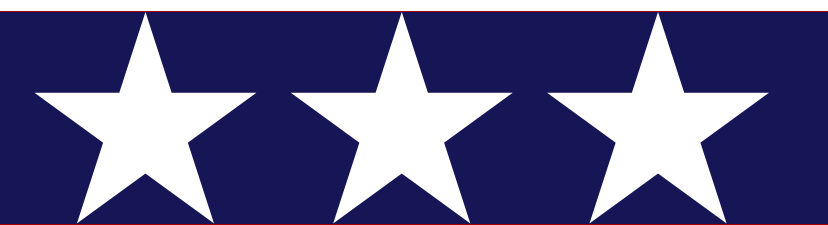
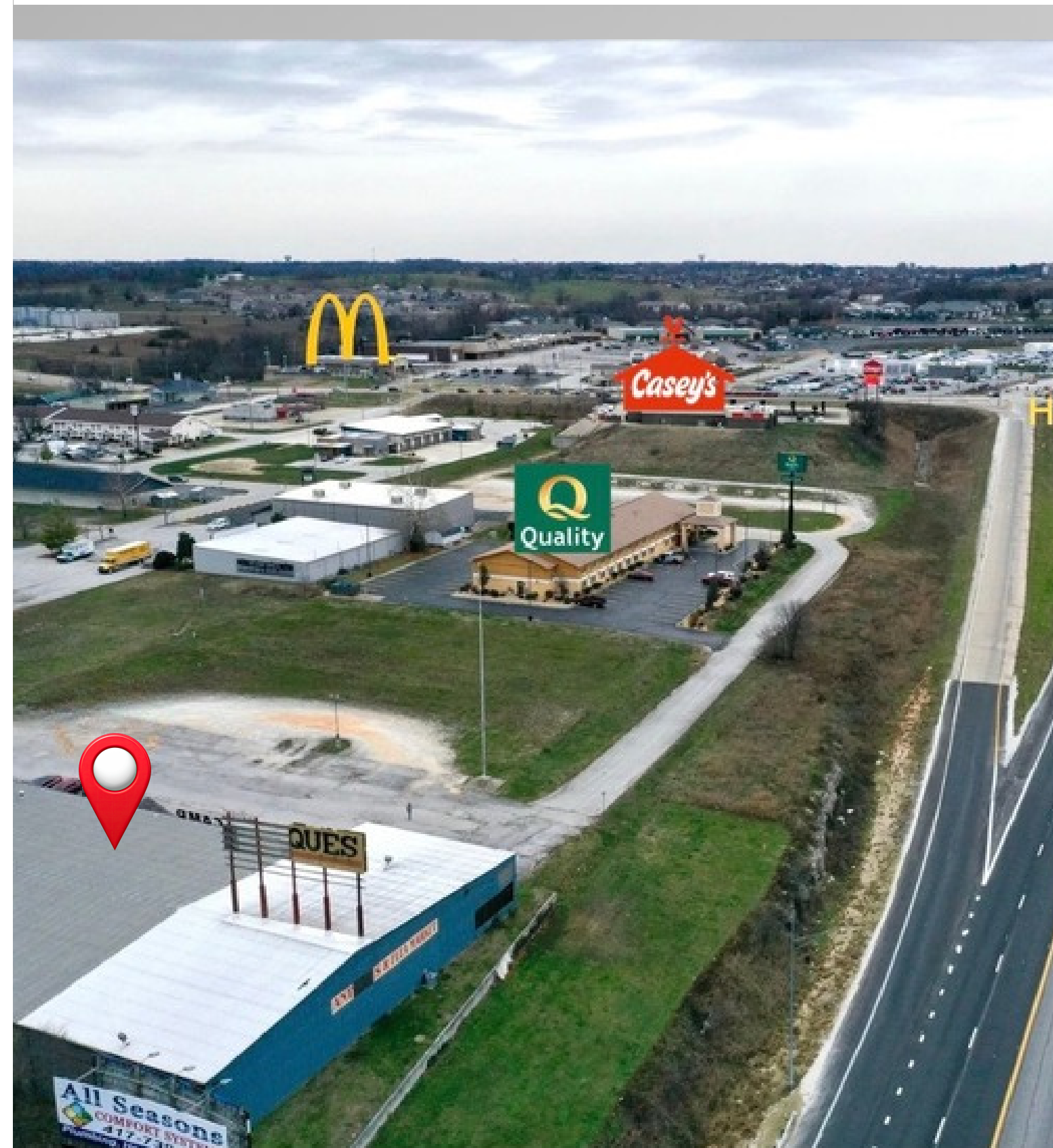


FOR SALE

1900 W ELM STREET

Ozark, MO 65721

± 25,000 SF WAREHOUSE FOR SALE



1324 E Kingsley St
Springfield, MO 65804
417-855-2333 office

417.861.2279 Mobile

JENNIFER JACKSON
Commercial Agent
jennifer@cre Realtor.com

~25,000 SF RETAIL SHOWROOM WAREHOUSE WITH HWY 65 VISIBILITY

PROPERTY SUMMARY



PROPERTY DESCRIPTION

~25,600 SF retail/office/warehouse situated at the high-visibility intersection of U.S. Highway 65 and Missouri Route 14 in Ozark, Missouri. This property commands one of the most strategically valuable commercial positions between Springfield and Branson. The exit has emerged as a premier commercial destination, anchored by the nationally recognized Finley Farms development -- a sprawling, Johnny Morris-backed gathering place featuring farm-forward restaurants, vibrant event venues, and experiential retail that has established Ozark as a true destination along the Highway 65 corridor. Recently available adjacent parcels now make large-scale, consolidated development possible. This location presents a rare opportunity to assemble a significant commercial footprint at a major Ozark exit. The space is currently occupied by one of the area's largest antique malls with 100% vendor occupancy and an active waiting list. The active business operation can be acquired with the real estate at no additional cost or sellers will dismantle and vacate the warehouse upon sale.

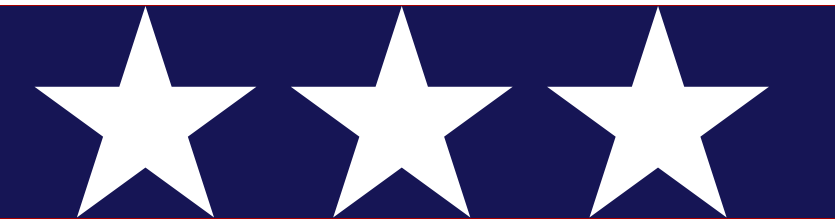
SHOWING ARRANGED OUTSIDE OF REGULAR BUSINESS HOURS ONLY.
STAFF, VENDORS AND CUSTOMERS MUST NOT BE DISTURBED.

OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Lot Size:	1.1 Acres
Building Size:	~25,000 SF
APN:	11-0.5-21-004-002-003.000
Year Built:	1989
Building Class:	C
Number of Floors:	2

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	45	130	949
Total Population	122	342	2,462
Average HH Income	\$88,876	\$95,117	\$95,977

SALE PRICE: \$1,500,000.00



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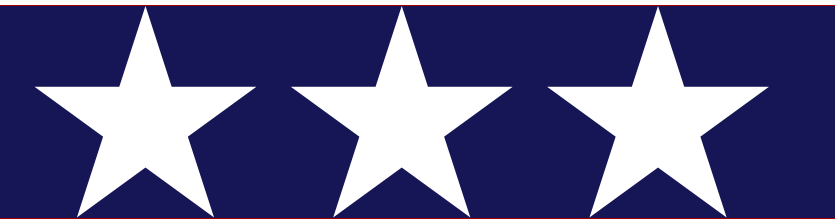
417.861.2279 Mobile



INVESTMENT DETAILS:

Building Size	~ 25,000 SF
Zoning	C-2
Nearest Intersection	Hwy 65 & Hwy 14 (Jackson Street)
Average Daily Traffic Count	65,292
Estimated Annual Income	\$293,880.00
2025 Real Estate Taxes	\$11,661.94

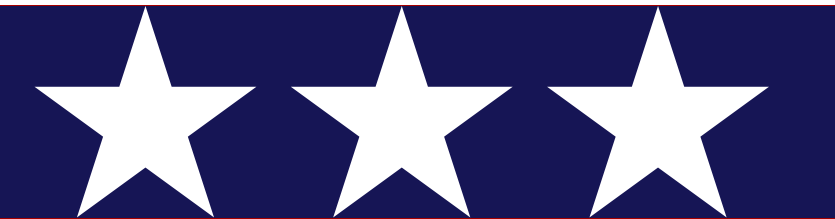
LOCATION DESCRIPTION:



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AERIAL PHOTOS



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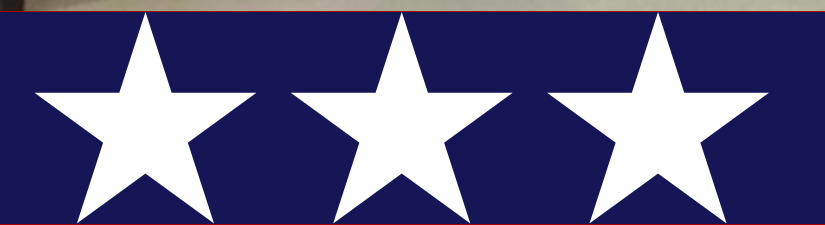
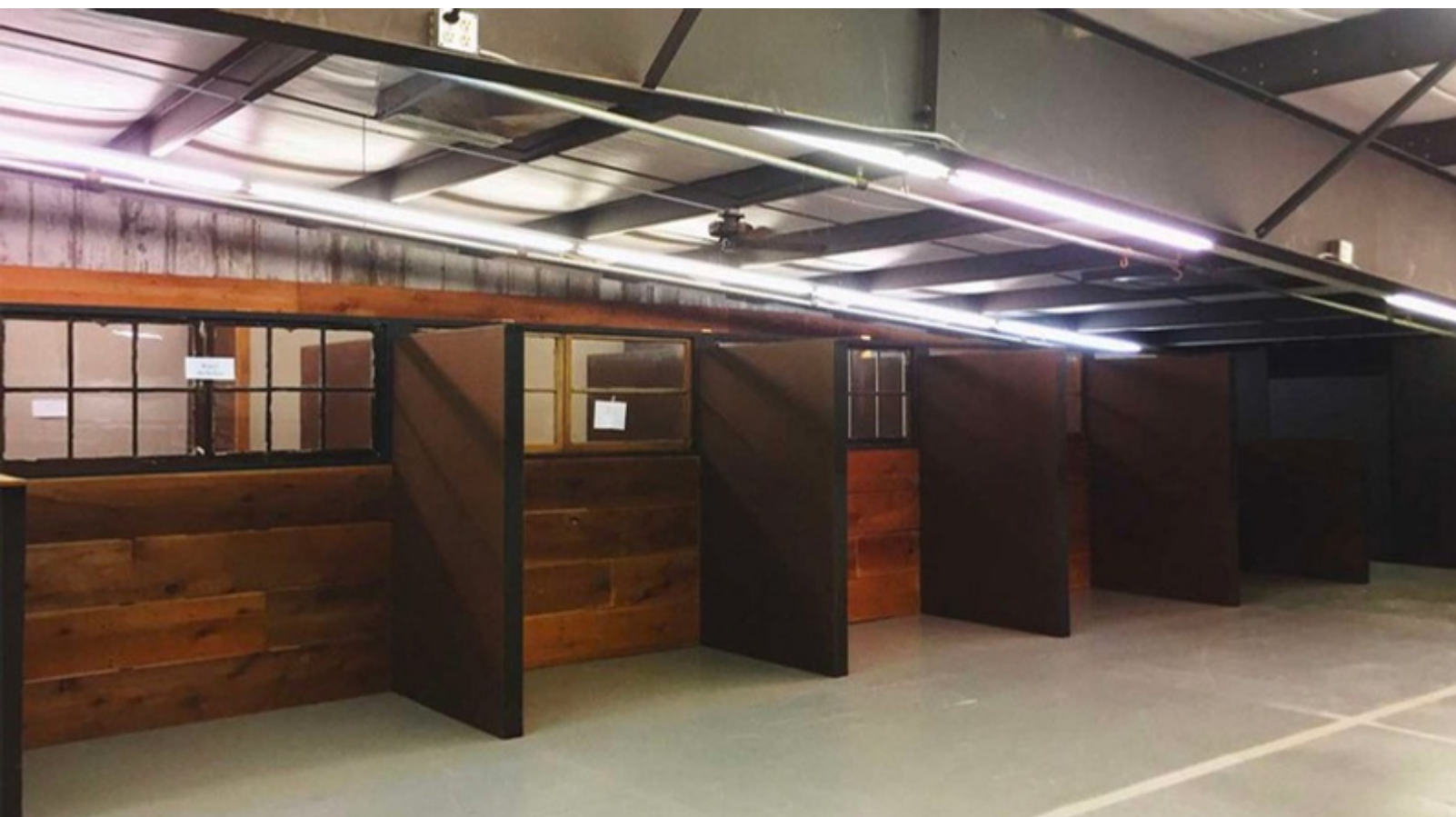
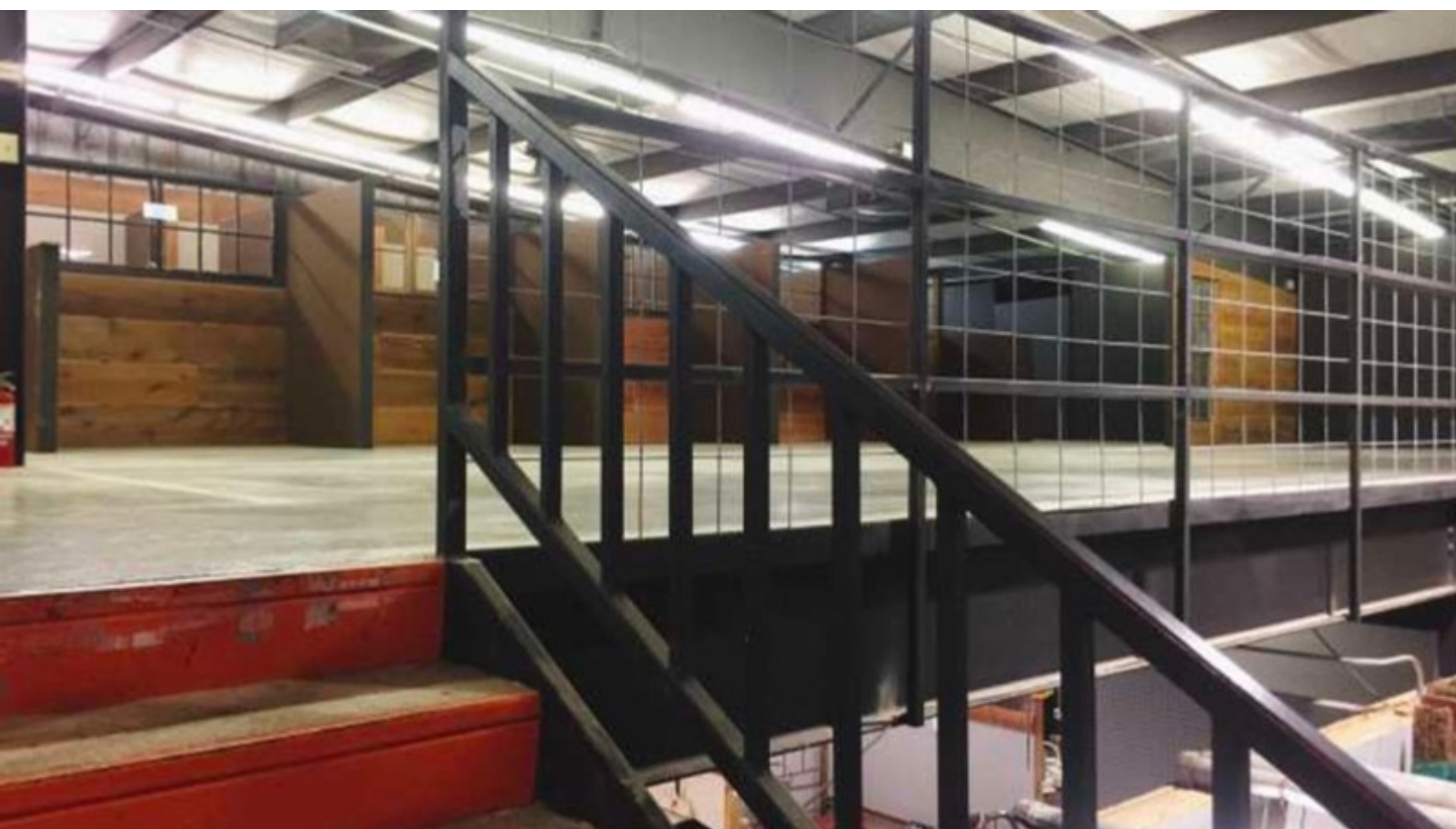


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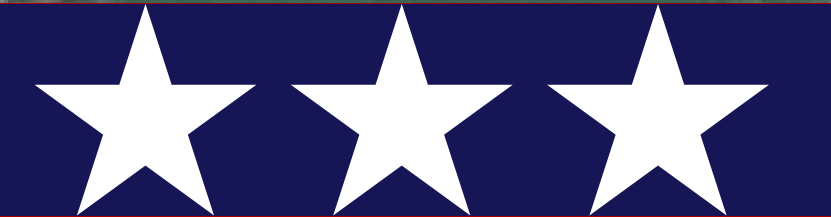
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RETAILER MAP

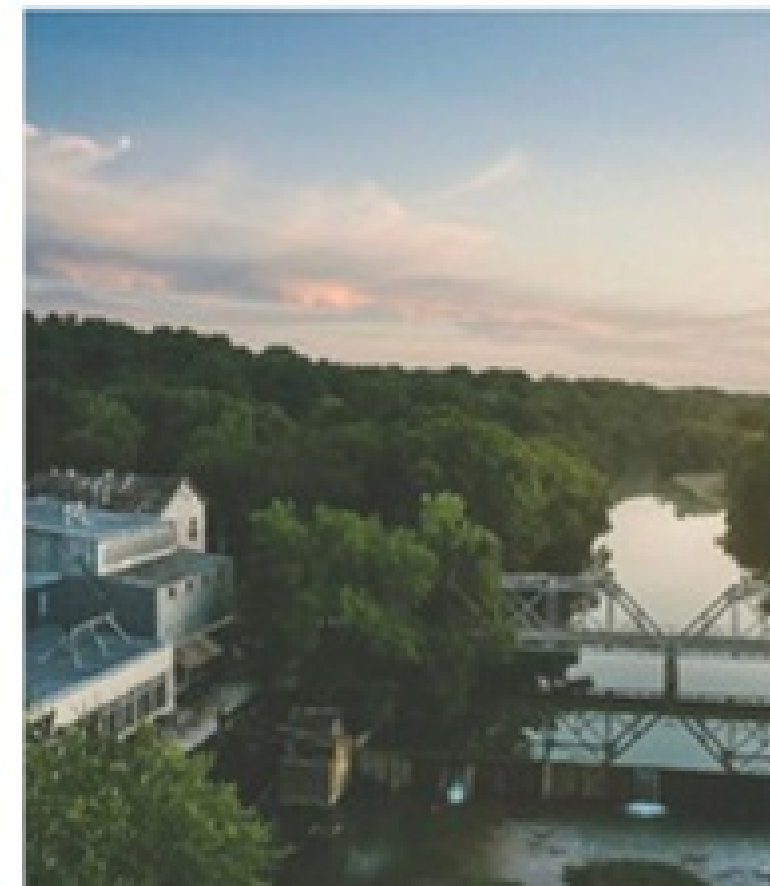


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Ozark, Missouri

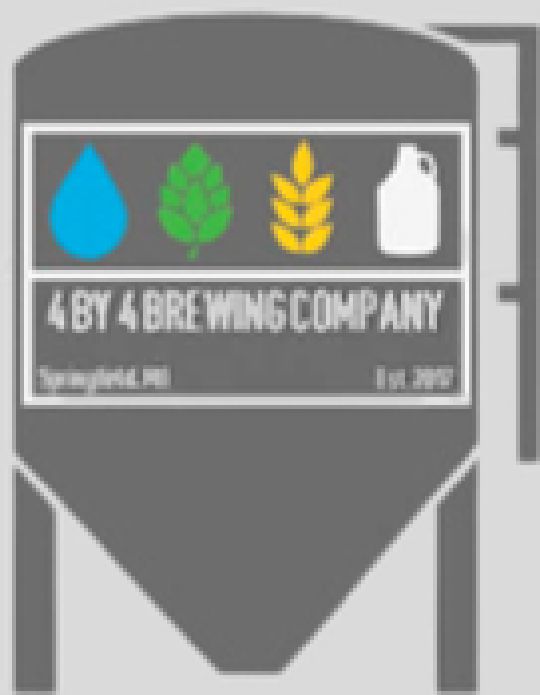


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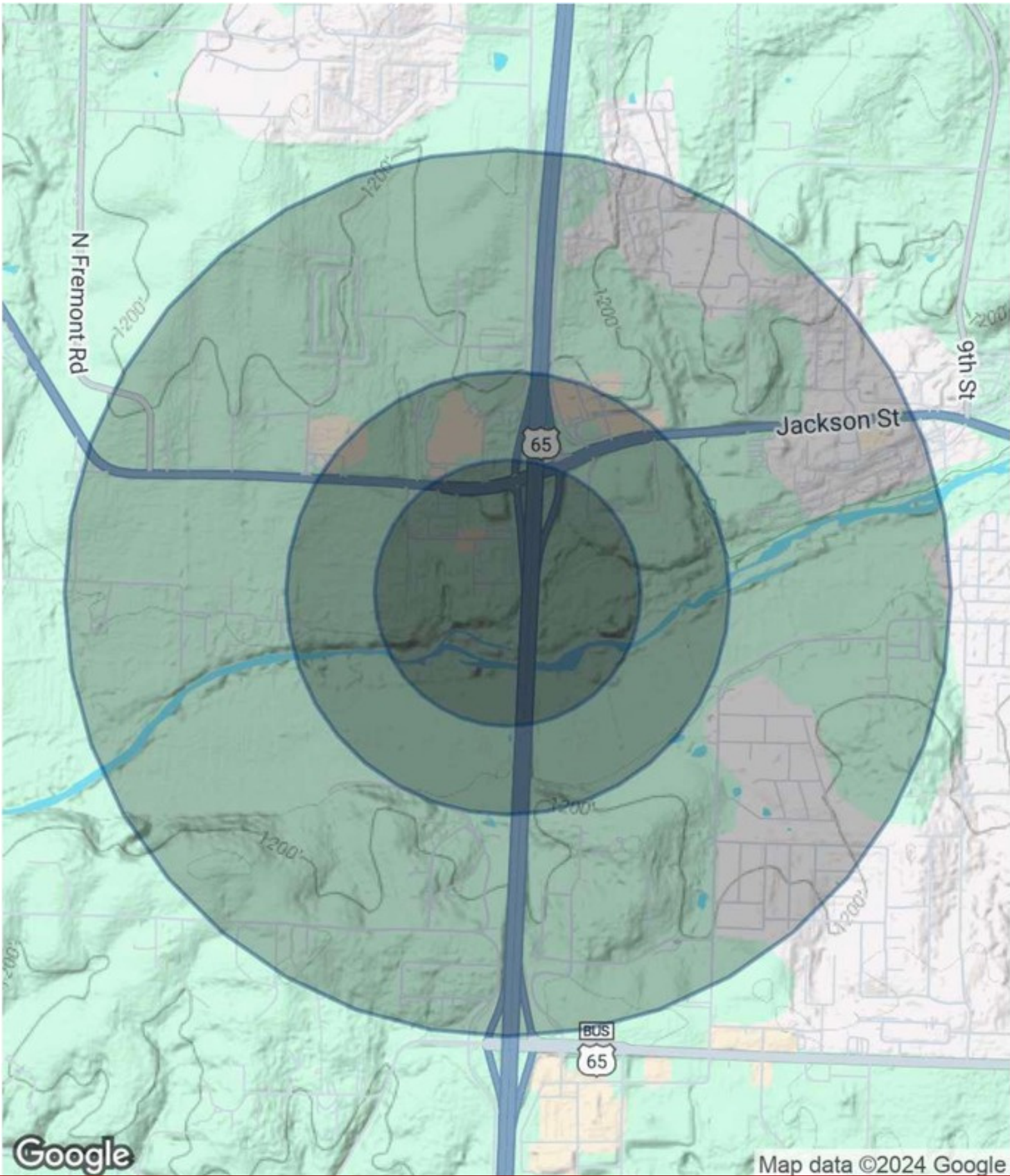
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	114	342	2,462
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	42	130	949
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$90,247	\$95,117	\$95,977
Average House Value	\$268,660	\$283,676	\$288,353

Demographics data derived from AlphaMap



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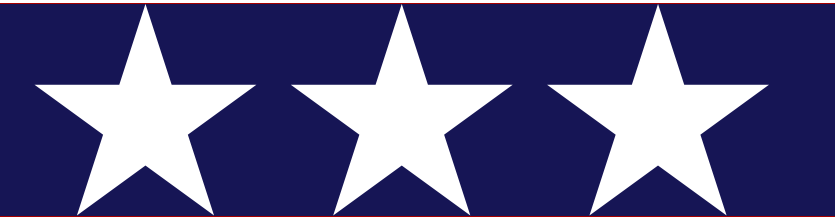
JENNIFER JACKSON

Commercial Agent

Jennifer.Jackson@TheFirmCommercial.Pro
Direct: 417.861.2279

PROFESSIONAL BACKGROUND

Jennifer Jackson was the owner and publisher of Springfield Business Journal from 2006-2025 before transitioning to commercial real estate on a full-time basis. She brings a wealth of relationships and experience in the business landscape of Springfield and the surrounding area that serves her clients well.



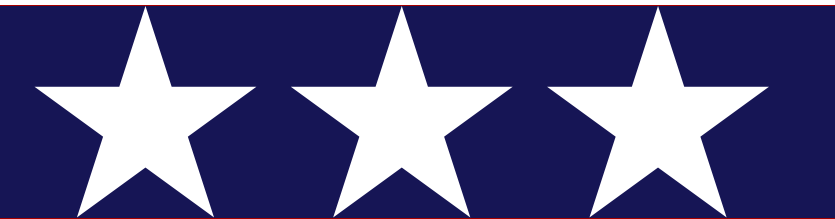
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