

Bob's Parking

9870 STATE HIGHWAY OO
STRAFFORD, MO 65757
BOBSPARKING.COM



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Price:
\$2,600,000

Strategic Interstate-Oriented
IOS / Truck Parking Asset

60,000+ Vehicles Per Day

Recent Capital Investment

Buc-ee's Travel Center
Nearby

DISCLAIMER

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Asset Overview

Bob's Parking is strategically located commercial parking and storage facility positions just off Interstate 44 in Springfield/Strafford, Missouri Corridor. This stretch of I-44 benefits from strong traffic counts, with average daily traffic exceeding 60,000 vehicles per day, providing excellent visibility and consistent demand drivers for transportation-related uses. Notable, approximate 1-in-4 drivers of all traffic on I-44 consists of commercial trucks. This heavy truck concentration directly supports sustained demand for truck parking, outdoor storage, and logistics – adjacent uses.

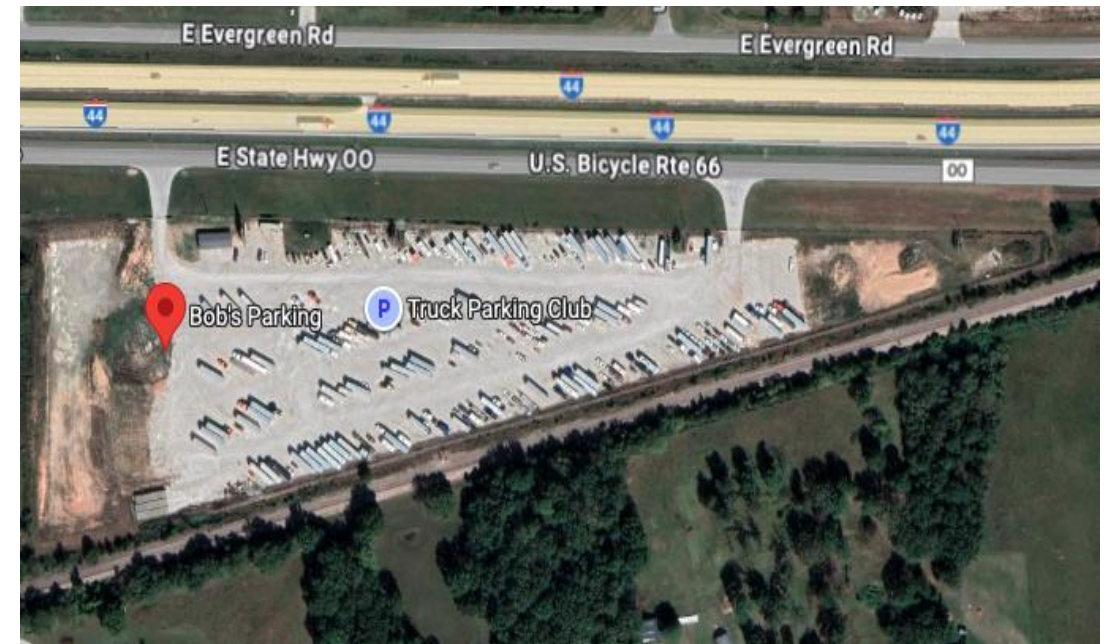
The asset enjoys easy ingress and egress with convenient access to I-44, allowing for efficient circulation for semi's, travelers, RV's and other large vehicles. The site layout and proximity to the interstate minimizes off-route travel time.

Further enhancing the location of Bob's Parking, recently established Buc-ee's travel center nearby, a significant regional draw that has increased traffic counts, visibility and overall commercial activity in the immediate area. Buc-ee's locations are widely recognized for driving long-term growth and reinforcing corridor strength for transportation and service-oriented businesses.

RECENT CAPITAL INVESTMENT

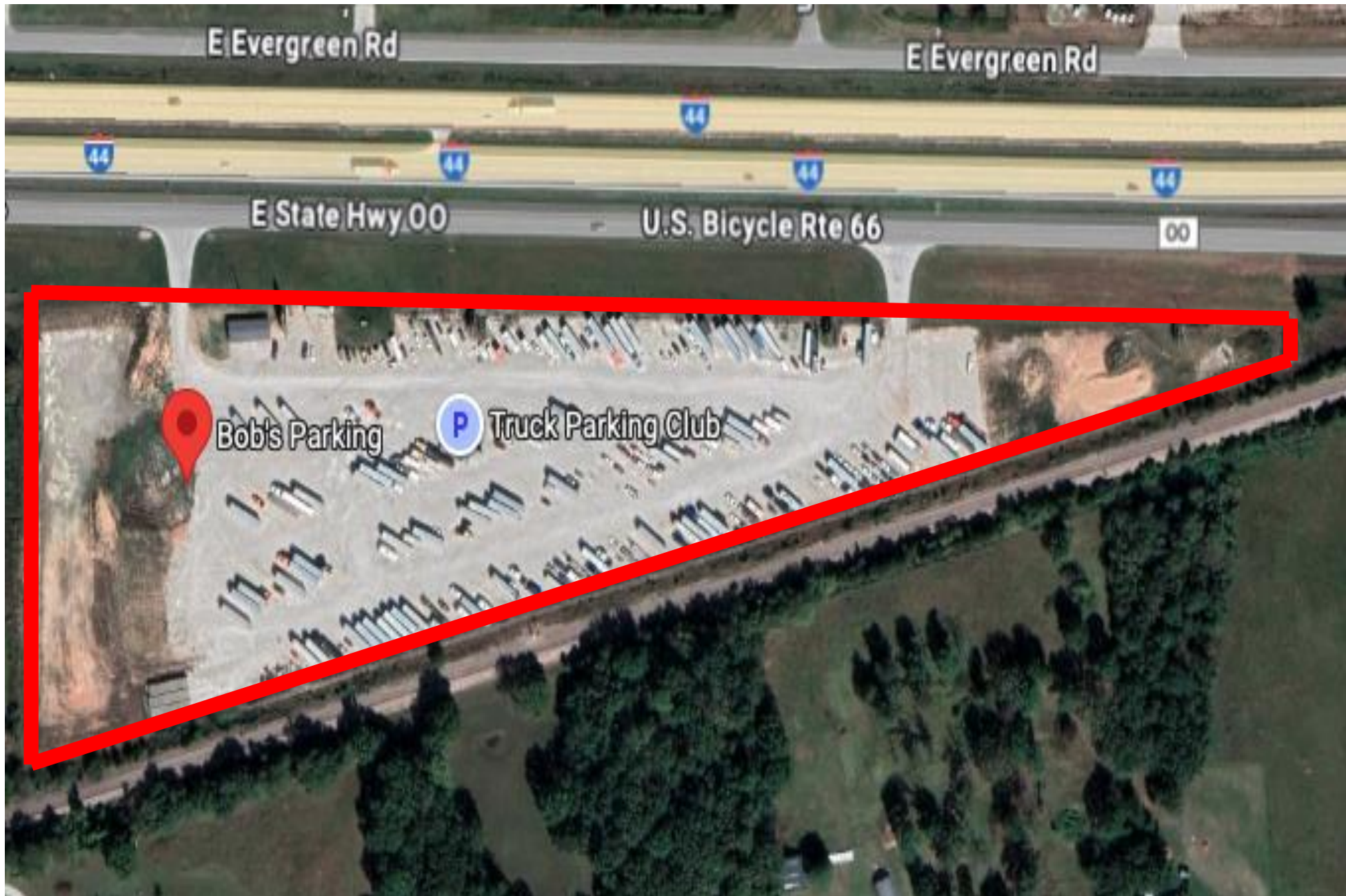
The property has also seen recent capital investment into the on-site office and living quarters, which are currently undergoing renovation. These improvements enhance on-site management capabilities, security oversight, and operational efficiency, while also providing optional flexibility for owner-operator use or staff accommodations. This 1,550 square foot buildings consists of two (2) office / bedrooms, two (2) restrooms, laundry room, living room / Office area and kitchen.

Overall, Bob's Parking combines high-traffic exposure, truck-heavy demand fundamentals, strong interstate access, and ongoing capital improvements, positing it as a completing opportunity within the growing industrial outdoor storage and transportation services sector.



Offering Summary

List Price	\$2,600,000 (January 2025 Appraisal Available)
Building and Land:	
Address	9870 State Highway OO, Strafford, MO 65757
Building Size	1,550 Square Feet
Land Size	14.75 Acres
Number of Buildings / Year Renovated	1 / 2025 - 2026
Parking Spaces	220+
Ownership:	
Ownership Type / Seller Finance	Fee Simple / Limited Seller Finance Available
Current Income	\$220,599 (End of Year 2025)
Total Expenses	\$29,336 (End of Year 2025)
Net Profit	\$182,437 (End of Year 2025)
Office / Living Quarters	1,550 SqFt, Two Bedrooms, Kitchen, Laundry Room, Office
Marketing / Promotions	Truckparkingclub.com

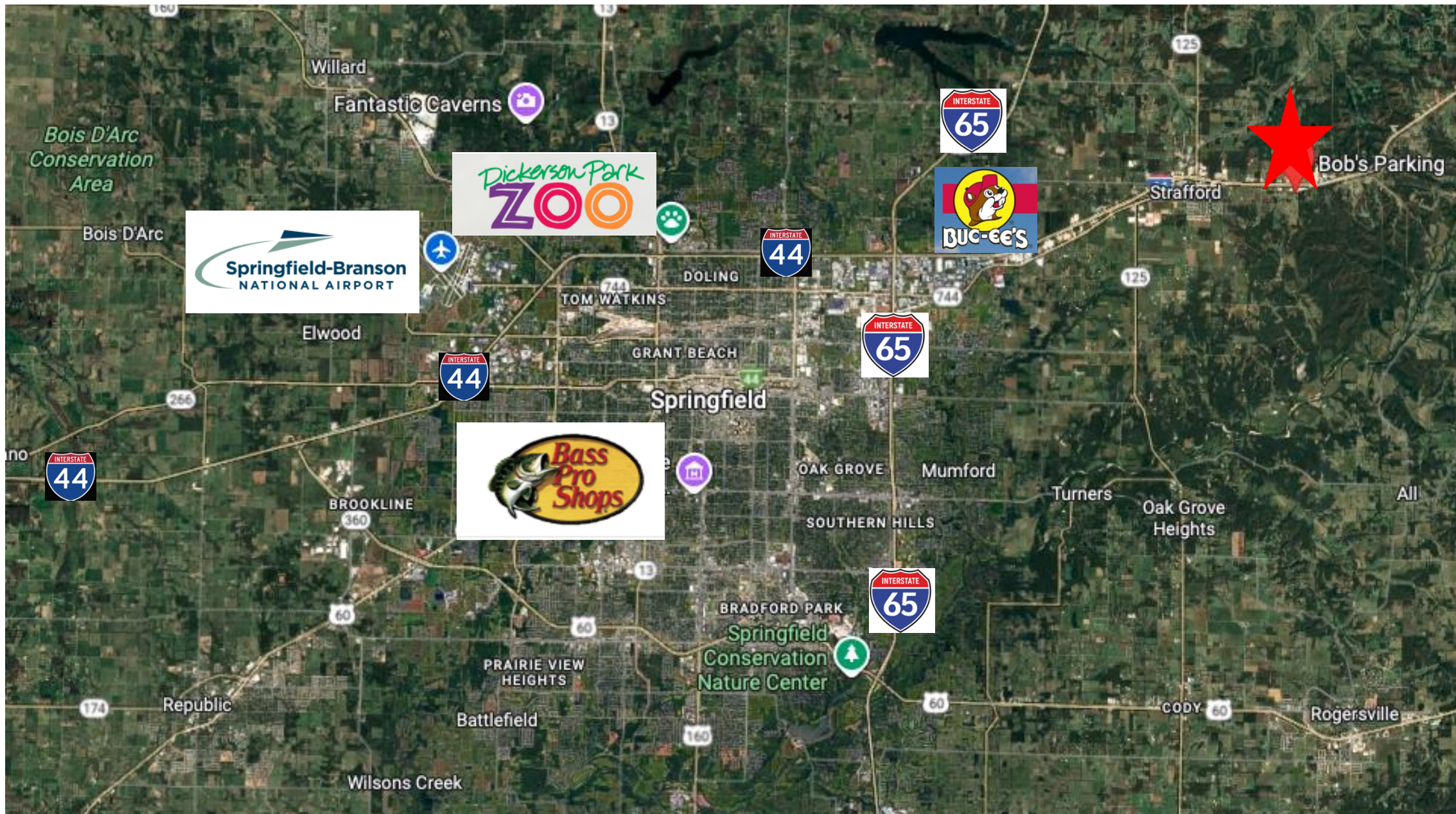


Income (2025)

Rents	\$216,219
Billboards	\$4,380
TOTAL SALES	\$220,599

Expenses (2025)

Advertising	\$288
Credit Card Services	\$3,274
Insurance	\$9,252
Legal	\$0.00
Maintenance	\$1,982
Management	\$7,100
Miscellaneous	\$1,640
Reoccurring	\$505
Repairs	\$2,921
Supplies	\$586
Utilities	\$3,760
Taxes	\$6,854
TOTAL EXPENSES	\$38,162



Office Update

- Recently Renovated 1,550 on-site Office and Living Quarters
- Two Bathrooms
- Full Kitchen
- Laundry Room
- Enhance functionality, employee comfort and on-site management
- Reduce near-term capital expenditure for new owner





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