



# 812 PROGRESS DR.

FARMINGTON, MO 63640

FOR SALE

Presented By:

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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Rare government lease investment opportunity located in Farmington, MO! This four-building property is currently leased to USDA/Farm Services Agency through 2034 (guaranteed through November 2027), with additional tenants to be added. USDA/FSA has occupied the property since 1999. The main 7,238 SF office building (812 Progress Dr.) has recently been remodeled with new furnace, two new A/C units, new doors, new ductwork, and new flooring. The rear building (820 Progress Dr.) is 2,127 SF with a shop, office, loft storage, and overhead door, currently leased to Missouri Department of Conservation. The property sits on 2.53 acres with a vacant 800 SF shop (806 Progress Dr.) with garage door and restroom, accessible via easement from Captain D's, as well as a new 400 SF utility shed with fenced parking bullpen that is shared between tenants. The next year and a half has over \$191,000+ net operating income (10.63% initial cap rate). Don't miss this great Core Plus investment opportunity!

### PROPERTY HIGHLIGHTS

- Rare government lease investment opportunity
- Four buildings on 2.53 acres

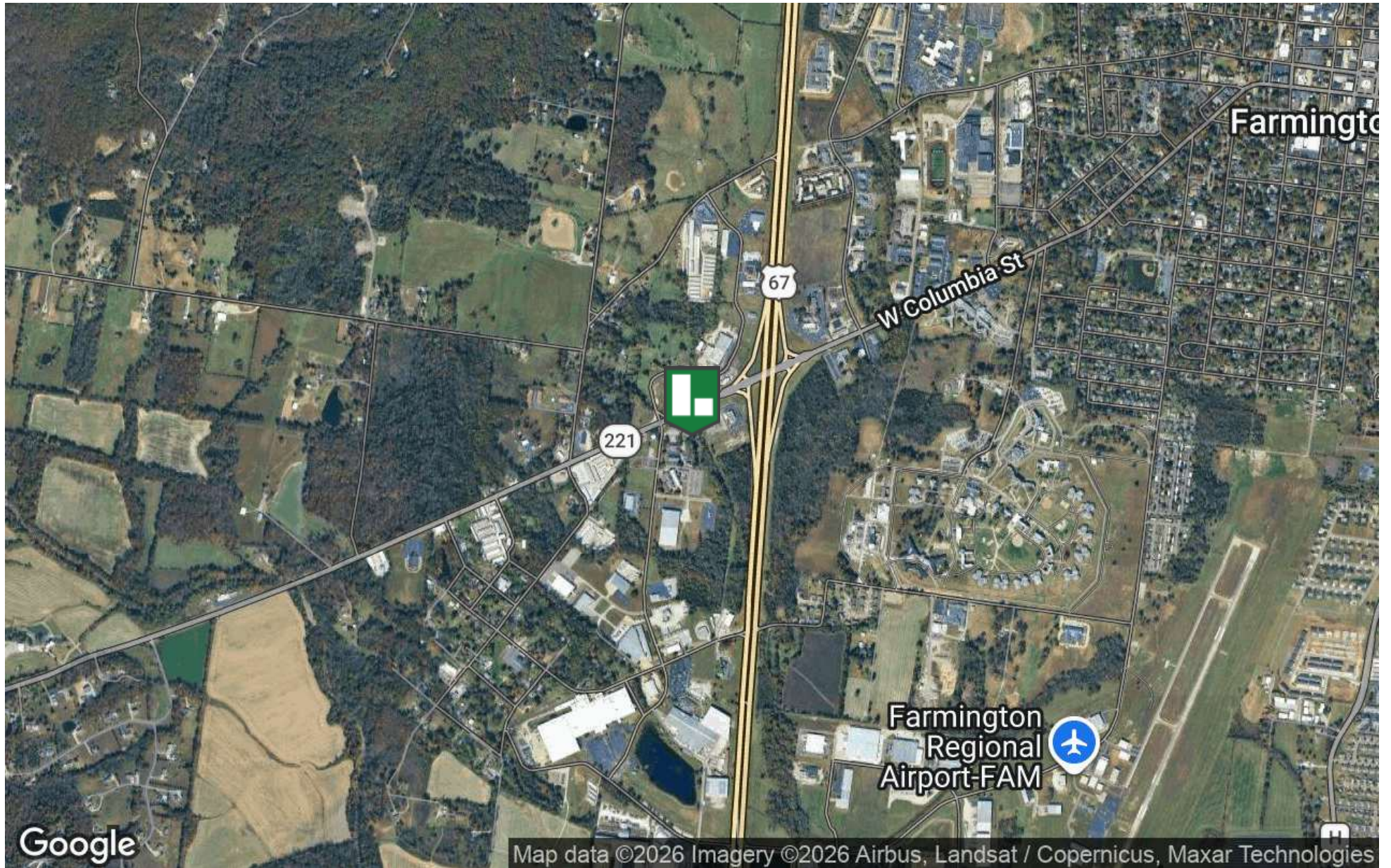
### OFFERING SUMMARY

Sale Price:	\$1,800,000
Number of Units:	4
Lot Size:	2.85 Acres
Building Size:	9,410 SF
NOI:	\$191,402.00
Cap Rate:	10.63%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	430	8,511	18,026
Total Population	3,450	23,931	48,723
Average HH Income	\$58,182	\$72,409	\$73,204

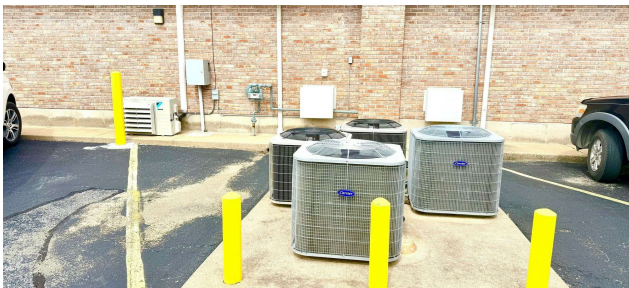
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## LOCATION MAP



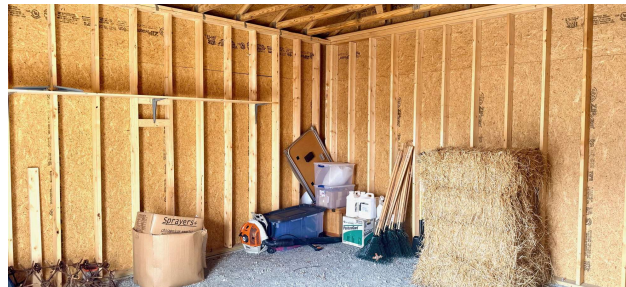
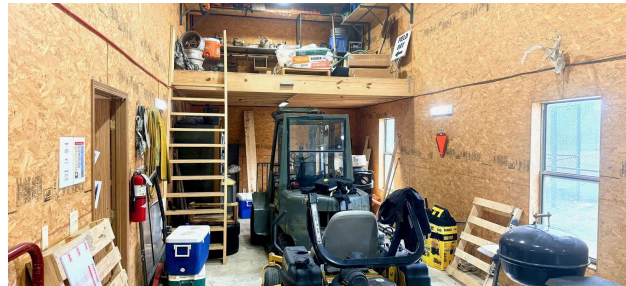
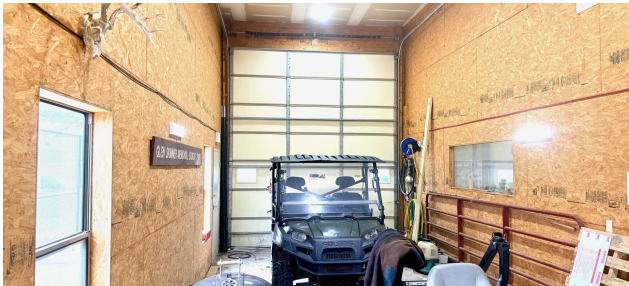
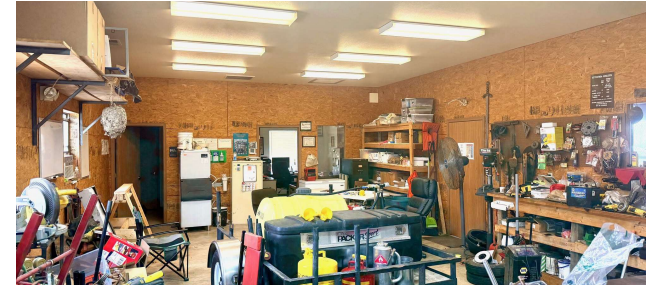
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## ADDITIONAL PHOTOS



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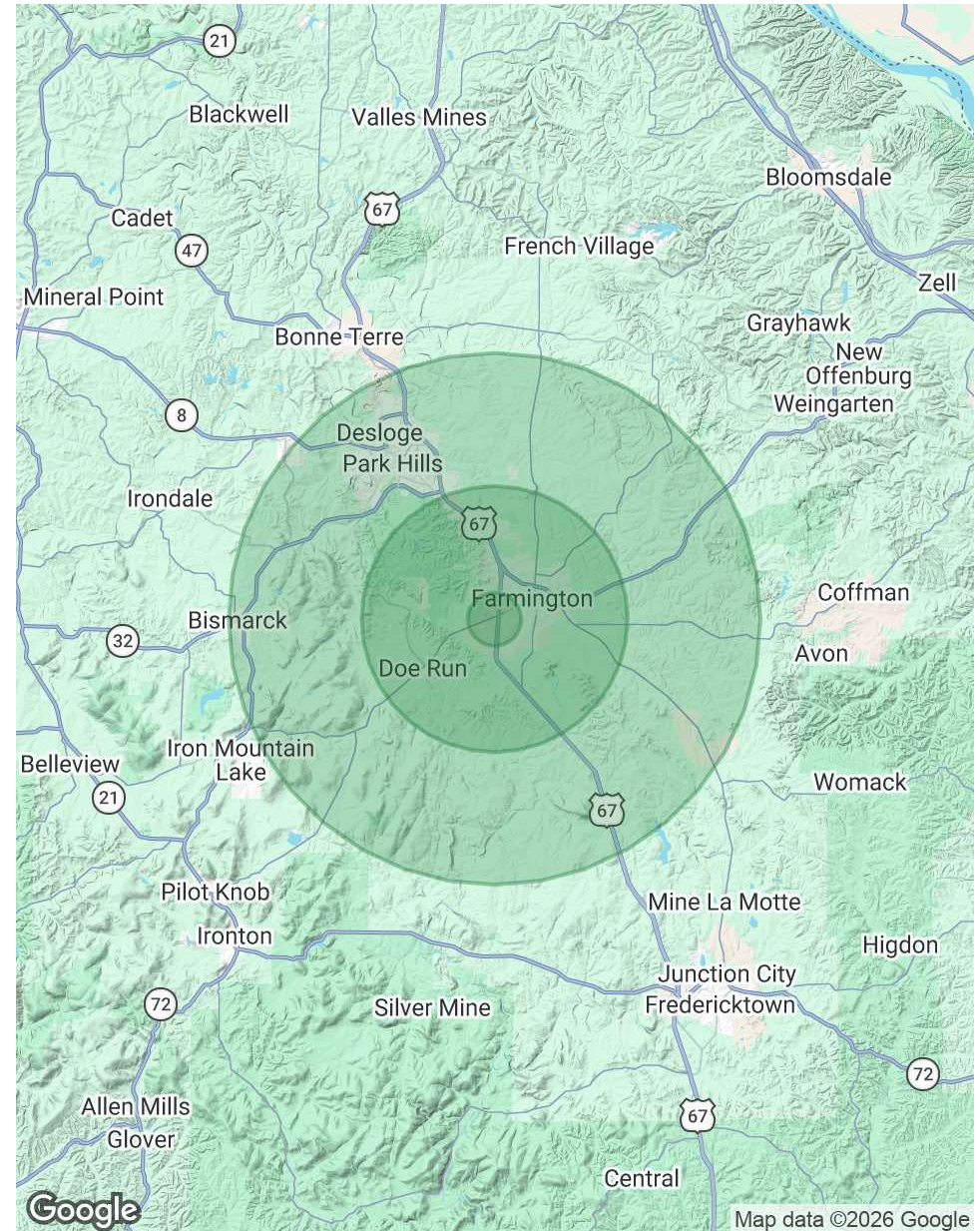
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# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,450	23,931	48,723
Average Age	37.5	39.3	38.8
Average Age (Male)	37.3	40.3	38.5
Average Age (Female)	40.5	40.3	40.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	430	8,511	18,026
# of Persons per HH	8.0	2.8	2.7
Average HH Income	\$58,182	\$72,409	\$73,204
Average House Value	\$163,089	\$202,089	\$178,224

2023 American Community Survey (ACS)



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