



INCOME PROPERTY FOR SALE

INCOME PROPERTIES FOR SALE | 1440, 1484, & 1494 HWY 248 AND 155 CORPORATE PLACE, BRANSON, MO 65616

- Buildings available for purchase individually
- Established investment portfolio
- Located on one of Branson's most traveled thoroughfares
- Excellent cash flow
- PRICE REDUCED

EST. 1909

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SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY OVERVIEW

This established investment portfolio consists of four retail and professional office buildings leased to both national, regional, and local tenants. Three buildings are on Hwy 248 and one is located on Corporate Place. This project has maintained a consistent stabilized occupancy since its development. Three of the subject properties are located on one of Branson's most traveled thoroughfares, State Hwy 248. This well traveled highway serves substantial local and tourist traffic. The diverse tenant mix serves both local and tourist customers. All buildings are of masonry or EIFS construction. The Hwy 248 properties are directly across the street from 80,000 +/- SF Kmart, Staples, Country Mart Grocery, McDonald's, Culver's, several financial institutions, and a sizable neighborhood retail/office development. The portfolio is located just .22 miles north of the Branson Primary and Elementary Schools, and the traffic light for the development serves most school traffic. Please contact listing agent(s) for additional information. Full investment package available upon execution of a confidentiality agreement. PRICE REDUCED.

PROPERTY SUMMARY

Sale Price:	Portfolio Price: \$3,895,000
Taxes:	\$26,398.80 (2019)
Lot Size:	3.19 Acres
Building Size:	27,535 SF
Year Built:	1990 - 1992
Zoning:	Commercial & Performance
Egress:	Five shared curb cuts along State Hwy 248

PROPERTY HIGHLIGHTS

- Buildings available for purchase individually
- Established investment portfolio
- Consists of four retail and professional office buildings leased to both national, regional, and local tenants
- This project has maintained a consistent stabilized occupancy since its development
- Located on one of Branson's most traveled thoroughfares
- The diverse tenant mix serves both local and tourist customers
- The Hwy 248 properties have a concrete parking lot with access to 5 shared driveway curb cuts w/o median
- Full investment package available upon execution of a confidentiality agreement
- PRICE REDUCED

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

Property Details - 1494 State Hwy 248

PROPERTY NAME:	Income Portfolio for Sale State Hwy 248
INDIVIDUAL PROPERTY PRICE:	\$1,445,000
PROPERTY ADDRESS:	1494 State Hwy 248 Branson, MO 65616
PROPERTY TYPE:	Retail/Office
GROSS LEASABLE AREA:	6,200 SF
ZONING:	Commercial
YEAR BUILT:	1992
FRONTAGE:	1,004.36 FT
EGRESS:	Five shared curb cuts along State Hwy 248
TENANTS: 100 % LEASED	Family Pharmacy Subway State Farm Insurance Depot



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Property Details - 1484 State Hwy 248

PROPERTY NAME:	Income Portfolio for Sale State Hwy 248
INDIVIDUAL PROPERTY PRICE:	\$575,000
PROPERTY ADDRESS:	1484 State Hwy 248 Branson, MO 65616
PROPERTY TYPE:	Office
GROSS LEASABLE AREA:	3,520 SF
ZONING:	Commercial
YEAR BUILT:	1992
FRONTAGE:	1,004.36 FT
EGRESS:	Five shared curb cuts along State Hwy 248
TENANTS:	Welch and DeRossett
SINGLE TENANT BUILDING	



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INCOME PROPERTIES FOR SALE
1440, 1484, & 1494 STATE HWY 248, AND 155 CORPORATE PLACE

Property Details - 1440 State Hwy 248

PROPERTY NAME:	Income Portfolio for Sale State Hwy 248
INDIVIDUAL PROPERTY PRICE:	\$1,495,000
PROPERTY ADDRESS:	1440 State Hwy 248 Branson, MO 65616
PROPERTY TYPE:	Retail/Office
GROSS LEASABLE AREA:	12,715 SF
ZONING:	Commercial
YEAR BUILT:	1992
EGRESS:	1,004.36 FT Five shared curb cuts along State Hwy 248
TENANTS:	UPS Store Teacher's Credit Union Branson Walk-in Clinic Access Hospice Pro Weight Management Shelter Insurance Licata Bankruptcy Firm Affordable Accounting & Tax



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Property Details - 155 Corporate Place

PROPERTY NAME:	Income Portfolio for Sale State Hwy 248
INDIVIDUAL PROPERTY PRICE:	\$525,000
PROPERTY ADDRESS:	155 Corporate Place Branson, MO 65616
PROPERTY TYPE:	Office
GROSS LEASABLE AREA:	5,100 SF
ZONING:	Performance
YEAR BUILT:	1990
TENANTS:	100% Leased to Burrell Behavioral Health Clinic



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Branson Information



OVERVIEW

Branson is located in Southwest Missouri, 35 miles south of Springfield, and is ranked 25th among all overnight leisure vacation destinations in the country.

2014 VISITOR INFORMATION

- 36.6% of visitors were families
- 61.5% of visitors were adults
- Average adult age was 59.2 years
- Average length of stay was 4.3 nights
- Average party size was 3.7 persons
- Average amount spent per party was \$916 per trip
- 14.4% of visitors came from 100 miles or less
- 28.1% of visitors came from 101-300 miles away
- 26.1% of visitors came from 301-650 miles away
- 31.3% of visitors came from 650+ miles away

11,064– Branson Population (estimated for 2014)

20.7 Square Miles, 125 with over 30,000 Restaurant Seats, 207 hotel/motel facilities with approximately 22,000 rooms, 13 Golf Courses (8 Championship), and 100+ shows in 50 theatres with approximately 64,057 seats.

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Branson Information



SHOPPING

300+ shops - Branson is home to two outlet shopping malls with more than 200 retailers. Visitors can find contemporary clothing, gift items, housewares, designer shoes, luggage and other treasures at reduced prices throughout the year at Tanger Outlets and Branson Meadows. Historic Downtown Branson is also a shopper and diner's delights, countless boutiques and specialty stores make the downtown area truly special. The new Branson Landing's 100+ retail shops and lakefront dining establishments are just minutes away.

LAKES

Table Rock, Taneycomo and Bull Shoals - 3 pristine lakes with 1,200 miles of shoreline offering fishing, boating, parasailing, jet skiing and swimming. While the lakes all offer great fishing, each has its specialty. Table Rock Lake offers world-class bass fishing; Lake Taneycomo, with its cold waters, offers superb trout fishing; and Bull Shoals Lake is a warm water angler's paradise, especially for tournament bass fishing.

OUTDOORS

The area is ideal for camping, hiking, biking, bird watching or simply wandering through the hills. World-class golf courses provide opportunities for the scratch player and novice alike. The area is dedicated to enhancing its natural environment & preserving its lakes & waterways. This info was obtained from: www.branson.com/learn/branson-area-demographics. The images were obtained from the Branson Tourism Center website.



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Retailer Map - Hwy 248



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Aerial Map - Corporate Place



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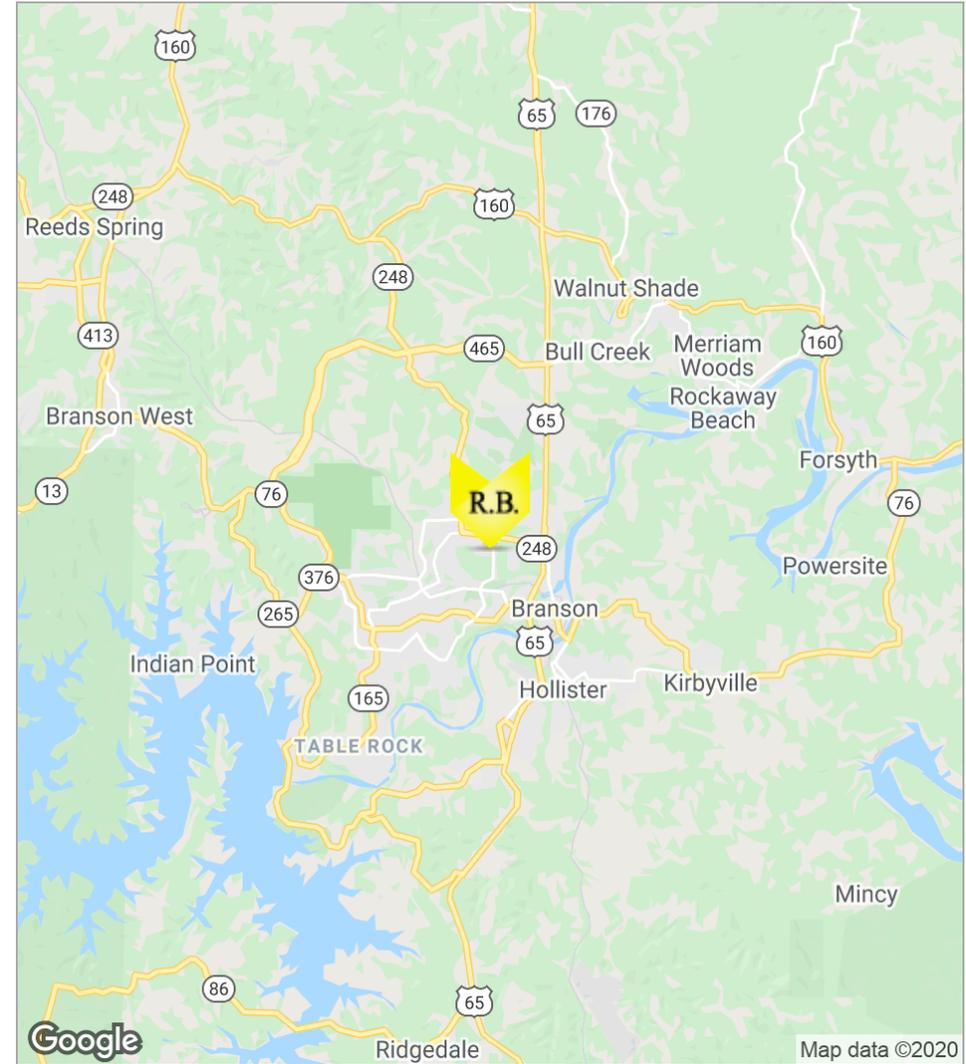
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Location Maps



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM