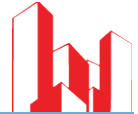


Patriot Landing Pad Sites



1000 GW LN, WAYNESVILLE, MO 65583

COVER PAGE

For Sale



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

dhavens@jaredcommercial.com



For Sale



PROPERTY SUMMARY

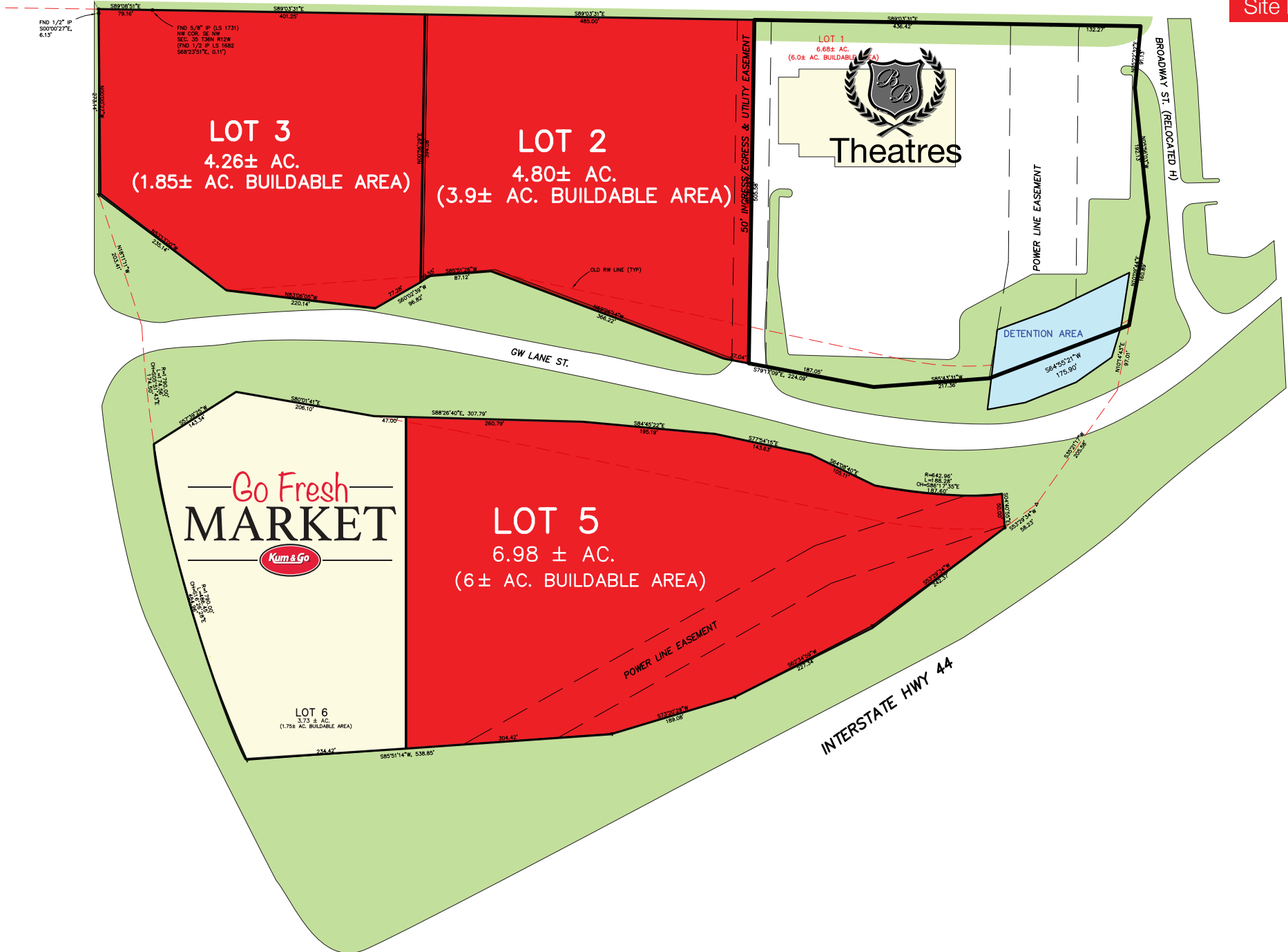
Sale Price:	Subject To Offer
Lot Size:	16 Acres
APN #:	117035000002001000
Zoning:	Commercial
Market:	Waynesville
Sub Market:	Fort Leonard Wood Army Base
Cross Streets:	Ichord Center

PROPERTY OVERVIEW

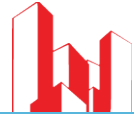
Three great Lots for sale in Waynesville, MO. Lot 2 is a 4.8 Acre lot located next to B&B Theaters. Lot 3 is a 4.26 Acre lot located at the corner of GW Lane & Highway H. Lot 5 is a 6.98 Acre lot located next to the new Kum & Go Fresh Market. These lots have great access and great visibility from I-44.

PROPERTY HIGHLIGHTS

- Close proximity from I-44.
- Great visibility from I-44.
- Easy access from I-44.
- Located by B&B Theatres.
- Future signalized intersection.
- Close to Fort Leonard Wood Army Base.



Patriot Landing Pad Sites



1000 GW LN, WAYNESVILLE, MO 65583

RETAILER MAP

For Sale



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, USDA Farm Service Agency

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



Patriot Landing Pad Sites



1000 GW LN, WAYNESVILLE, MO 65583

LOCATION MAPS

For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	601	14,323	43,781
MEDIAN AGE	33.4	31.9	29.3
MEDIAN AGE (MALE)	32.4	30.9	28.4
MEDIAN AGE (FEMALE)	34.8	33.3	29.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	233	5,258	13,197
# OF PERSONS PER HH	2.6	2.7	3.3
AVERAGE HH INCOME	\$56,507	\$55,711	\$52,172
AVERAGE HOUSE VALUE		\$145,991	\$141,657

PROPERTY HIGHLIGHTS

- Close proximity from I-44.
- Great visibility from I-44.
- Easy access from I-44.
- Located by B&B Theatres.
- Future signalized intersection.
- Close to Fort Leonard Wood Army Base.

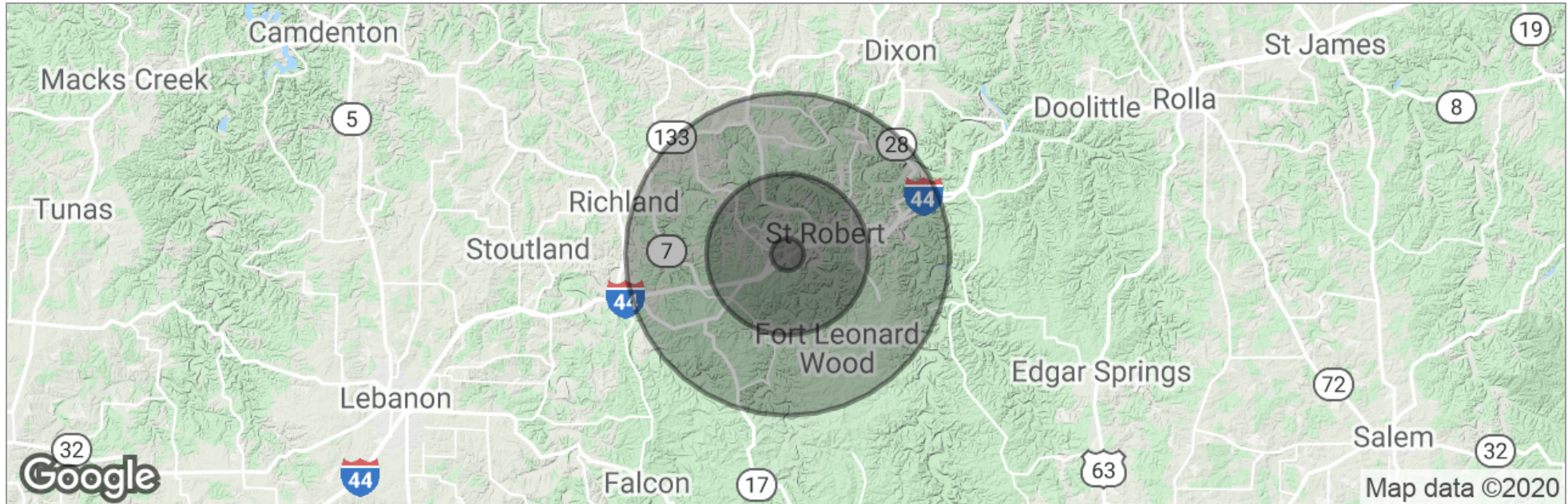
Patriot Landing Pad Sites



1000 GW LN, WAYNESVILLE, MO 65583

DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	601	14,323	43,781
Population Density	191	182	139
Median Age	33.4	31.9	29.3
Median Age (Male)	32.4	30.9	28.4
Median Age (Female)	34.8	33.3	29.7
Total Households	233	5,258	13,197
# of Persons Per HH	2.6	2.7	3.3
Average HH Income	\$56,507	\$55,711	\$52,172
Average House Value		\$145,991	\$141,657

* Demographic data derived from 2010 US Census

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Patriot Landing Pad Sites



1000 GW LN, WAYNESVILLE, MO 65583

CONTACT

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Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR