

6.35 Acres W Washington St



790 W WASHINGTON ST, MARSHFIELD, MO 65706

COVER PAGE

For Sale



For more information please contact:

David Havens

Senior Broker

417.877.7900 x101

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6.35 Acres W Washington St



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EXECUTIVE SUMMARY

For Sale



PROPERTY SUMMARY

Sale Price:	\$1,150,000
Lot Size:	6.35 Acres
APN #:	
Zoning:	Commercial
Market:	Marshfield, MO
Cross Streets:	Rte 66

PROPERTY OVERVIEW

Parcel can be divided into 4 Lots:

Lot A: 1.95 Acres Frontage

Lot B: 1.86 Acres

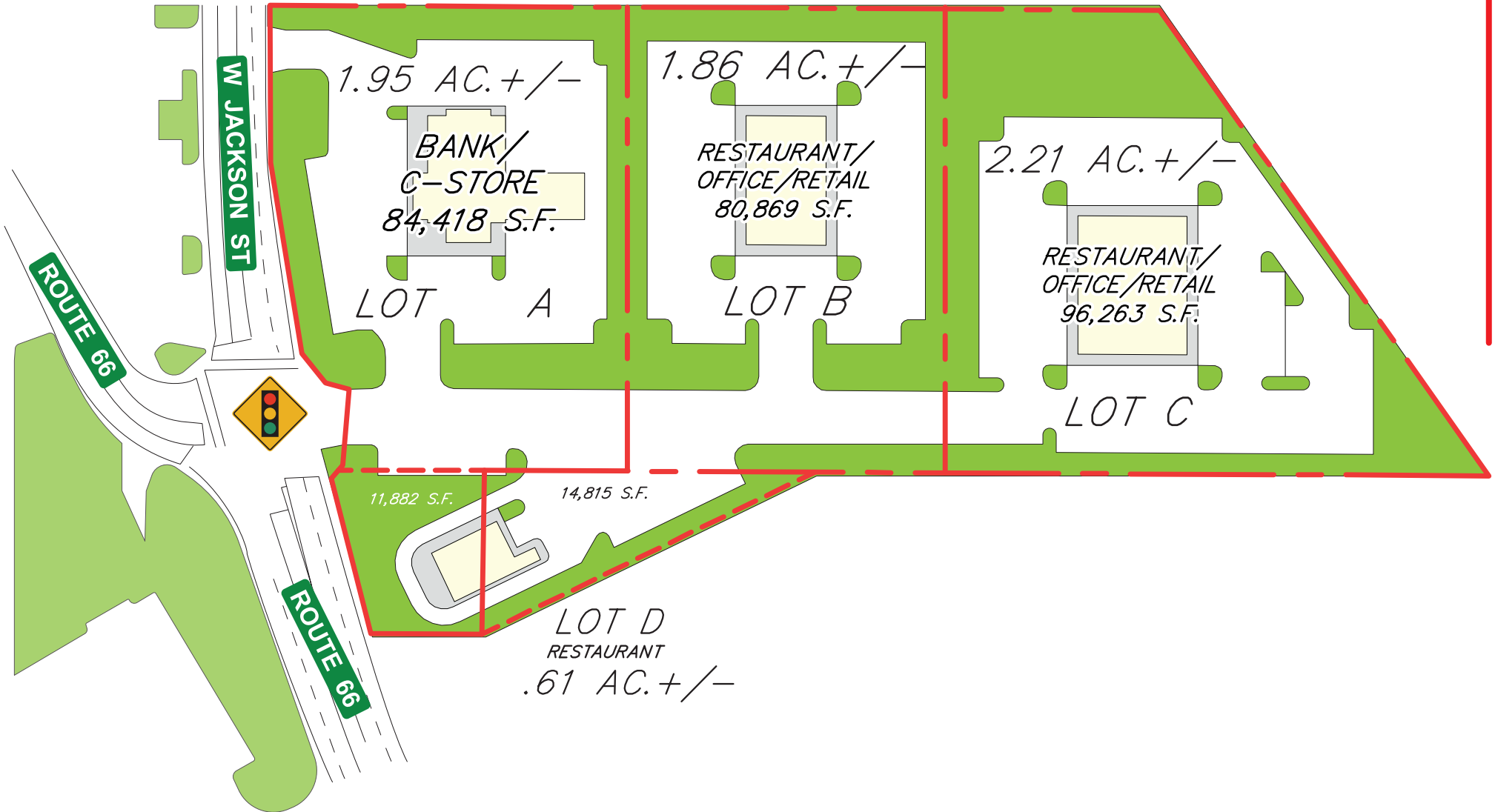
Lot C: 2.21 Acres

Lot D: 0.61 Acres

PROPERTY HIGHLIGHTS

- Signalized Intersection.
- High Traffic Area.
- Easy Access.
- Great Visibility.
- Corner Lot.

EXISTING PARCEL 6.35 AC. +/-



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RETAILER MAP

For Sale



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

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



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LOCATION MAPS

For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	625	9,743	21,814
MEDIAN AGE	38.3	36.7	37.2
MEDIAN AGE (MALE)	38.7	36.5	36.9
MEDIAN AGE (FEMALE)	37.9	37.0	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	242	3,750	8,227
# OF PERSONS PER HH	2.6	2.6	2.7
AVERAGE HH INCOME	\$43,980	\$46,539	\$49,124
AVERAGE HOUSE VALUE	\$154,185	\$167,397	\$166,014

PROPERTY HIGHLIGHTS

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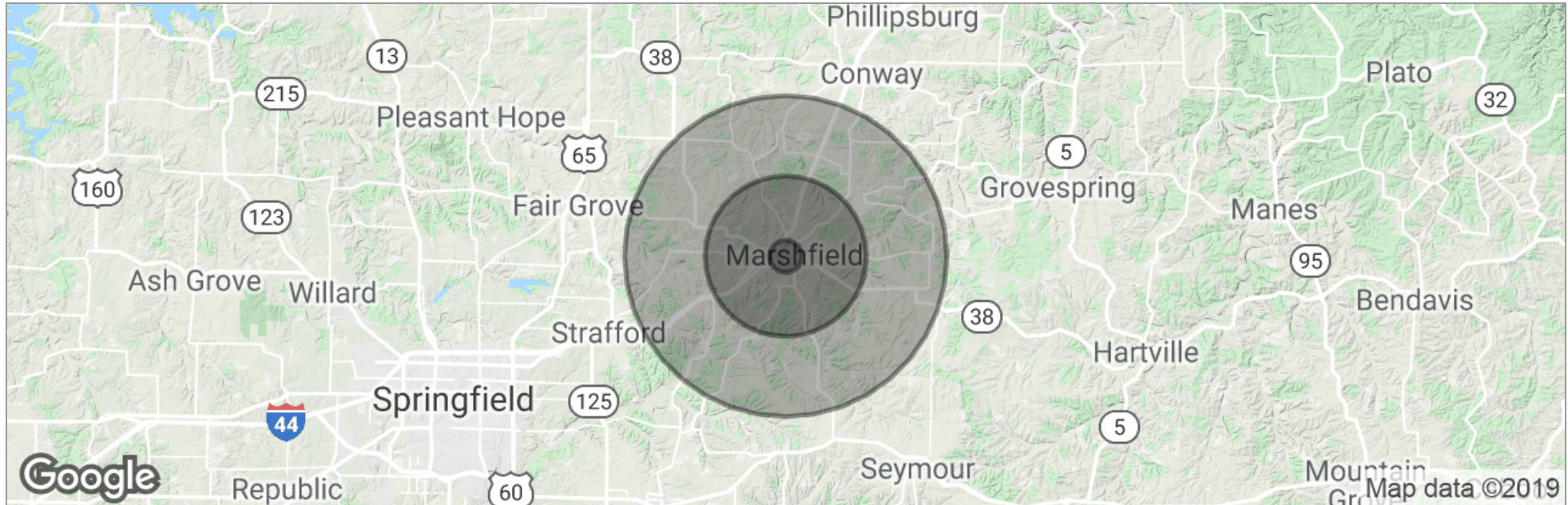
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DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	625	9,743	21,814
Population Density	199	124	69
Median Age	38.3	36.7	37.2
Median Age (Male)	38.7	36.5	36.9
Median Age (Female)	37.9	37.0	38.2
Total Households	242	3,750	8,227
# of Persons Per HH	2.6	2.6	2.7
Average HH Income	\$43,980	\$46,539	\$49,124
Average House Value	\$154,185	\$167,397	\$166,014

* Demographic data derived from 2010 US Census

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CONTACT

For Sale

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Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

Education

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR