



OFFICE BUILDING FOR SALE

INCOME PRODUCING OFFICE BUILDING FOR SALE | 1484 STATE HWY 248, BRANSON, MO 65616

- This beautiful, all brick and glass office building is 100% leased
- Recently renovated and updated interior
- Located on one of Branson's most traveled thoroughfares
- Price Reduced

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

| | |
|-----------------------|--|
| Sale Price: | \$575,000 |
| Taxes: | \$4,435.80 (2019) |
| Lot Size: | 0.43 Acres |
| Building Size: | 3,520 SF |
| Egress: | Five shared curb cuts along State Hwy 248 |
| Year Built: | 1992 |
| Zoning: | Commercial |
| Tenants: | Single tenant - 100% Leased Welch & DeRossett |

PROPERTY OVERVIEW

This beautiful, all brick and glass office building is 100% leased. The property is home to the Welch & DeRossette CPA firm. With a recently renovated and updated interior this building looks brand new inside and out. The property is located on one of Branson's most traveled thoroughfares, State Hwy 248. This well traveled highway serves substantial local and tourist traffic. The building is of brick/masonry construction with a concrete parking lot along and five shared driveway access points without median. The easternmost driveway access point is served by a dedicated stoplight. The property is 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 property is located just 0.22 miles north of the Branson Primary and Elementary Schools, and the traffic light for the development serves most school traffic. Contact listing agent for more information. Full financial package available upon execution of a confidentiality agreement. Price Reduced.

PROPERTY HIGHLIGHTS

- This beautiful, all brick and glass office building is 100% leased
- 100% leased to Welch & DeRossette CPA firm
- Recently renovated and updated interior
- Looks brand new inside and out
- Located on one of Branson's most traveled thoroughfares
- Five shared driveway access points without median
- Price Reduced

EST. 1909

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

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 TOURISM IMPACT

Est. 7.5 million visitors in 2014, which is approx. 7% increase since 2013. Tourism is the Branson/Lakes Area's chief industry, with an estimated \$2.9 billion in tourism-related spending in Taney and Stone Counties in 2014.

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.

EST. 1909

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

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.

THEATERS & SHOWS

The Branson/Lakes Area offers 50 theaters and more than 100 shows with 64,057 seats (more than Broadway). Audiences can see shows throughout the day - breakfast shows, matinees and evening performances. Country, pop, swing, rock 'n' roll, gospel, classical and Broadway-style music and productions join comedy, acrobatics and magic shows to provide visitors a wide array of entertainment choices.

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.



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

OFFICE BUILDING
FOR SALE

INCOME PRODUCING OFFICE BUILDING FOR SALE

1484 STATE HWY 248, BRANSON, MO 65616



Retailer Map



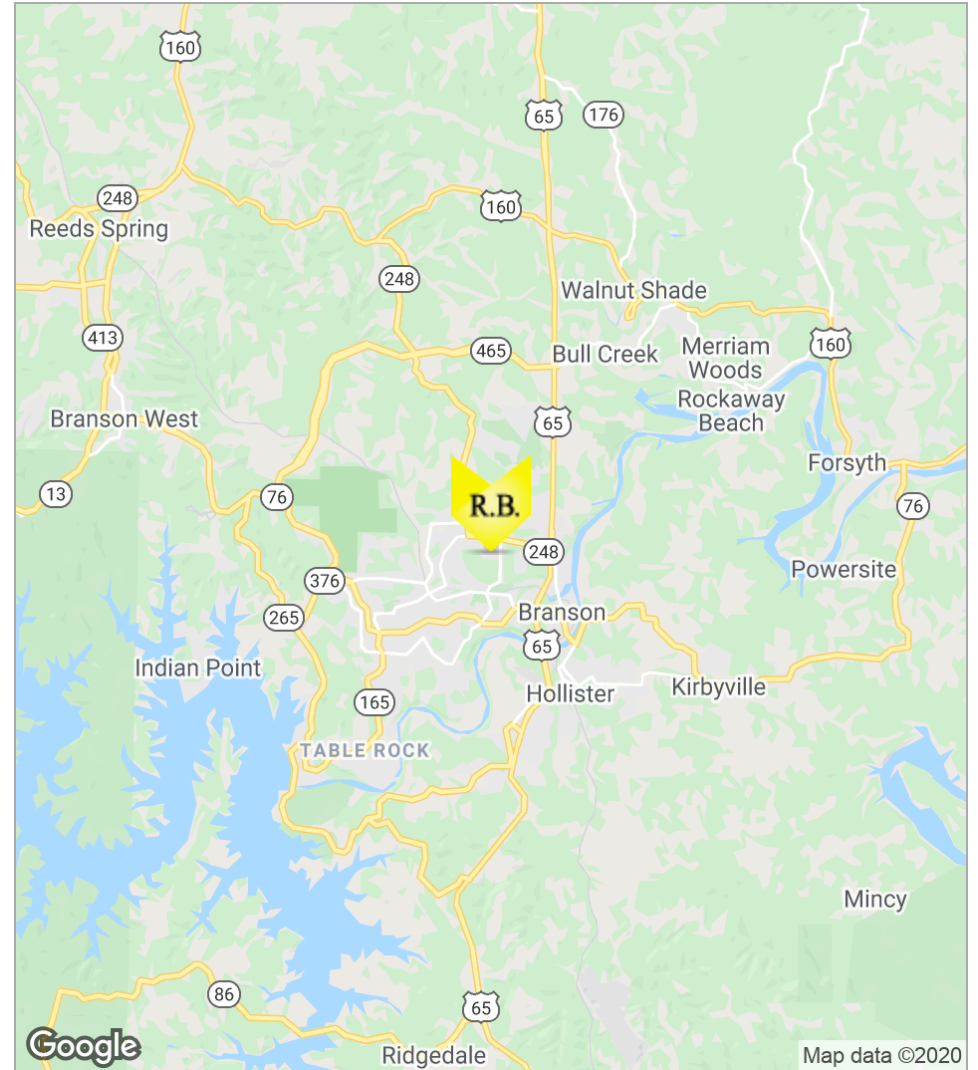
OFFICE BUILDING
FOR SALE

INCOME PRODUCING OFFICE BUILDING FOR SALE

1484 STATE HWY 248, BRANSON, MO 65616



Location Maps



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

Advisor Bio

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



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ryan@rbmurray.com
MO #2007030465

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