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950 E. State Highway 76
Branson, MO

For Sale - \$395,000



4.7 Acre Commercial zoned lot for sale in Branson, MO on Hwy 76. 315 feet of Hwy 76 frontage. Property has water, sewer, and electricity service available. Front area is fenced with clear area to develop. Located right next to a busy O'Reilly Auto Parts store. Great opportunity site for a multitude of businesses.

Please call if you need further information

or would like to view the property.

Contact: **Trip Rhodes**

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Contact: **Brett Heintz**

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Demographics

Population	1-mi.	3-mi.	5-mi.
2015 Male Population	1,121	5,240	12,566
2015 Female Population	1,252	5,585	13,578
% 2015 Male Population	47.24%	48.41%	48.06%
% 2015 Female Population	52.76%	51.59%	51.94%
2015 Total Population: Adult	1,828	8,308	20,759
2015 Total Daytime Population	7,825	18,462	44,421
2015 Total Employees	6,524	12,209	30,255
2015 Total Population: Median Age	42	39	38
2015 Total Population: Adult Median Age	53	50	49
2015 Total population: Under 5 years	116	662	1,557
2015 Total population: 5 to 9 years	142	714	1,483
2015 Total population: 10 to 14 years	161	698	1,444
2015 Total population: 15 to 19 years	190	714	1,895
2015 Total population: 20 to 24 years	135	704	2,600
2015 Total population: 25 to 29 years	113	655	1,719
2015 Total population: 30 to 34 years	145	740	1,615
2015 Total population: 35 to 39 years	136	634	1,411
2015 Total population: 40 to 44 years	142	647	1,472
2015 Total population: 45 to 49 years	132	656	1,450
2015 Total population: 50 to 54 years	158	734	1,696
2015 Total population: 55 to 59 years	162	714	1,628
2015 Total population: 60 to 64 years	147	693	1,582
2015 Total population: 65 to 69 years	154	594	1,515
2015 Total population: 70 to 74 years	123	494	1,175
2015 Total population: 75 to 79 years	87	339	864
2015 Total population: 80 to 84 years	78	257	568
2015 Total population: 85 years and over	52	176	470



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Trip Rhodes



Trip Rhodes has been a licensed real estate Broker and specializing in Commercial Real Estate over the last decade. During this time, Trip has amassed an extensive amount of experience representing all facets of Commercial real estate. Trip Specializes in the Sale and Leasing of Industrial, Retail, Multi Family, and Office property. He has represented clients from local businesses to Fortune 500 clients. In addition to being a full time Commercial Real Estate Broker, he is an avid investor in commercial real estate. Trip's experience owning and managing multi- family, office/warehouse, and office buildings has allowed him to identify ways to help his clients to maximize their returns while helping them minimize their risk. Prior to attaining his Real Estate Broker License Trip worked in the Pharmaceutical Sales industry representing Johnson and Johnson as well as Schering Plough Pharmaceuticals companies. Trip has also worked for his family's construction business which he learned the value of hard work and how to maximize profits and minimize expenses. Trip earned a Bachelor of Science in Finance from Missouri State University, Springfield, Missouri. Trip is an active member with the Springfield Chamber of Commerce, the Missouri Association of REALTORS, National Association of REALTORS, and the Greater Springfield Board of REALTORS.



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