

FOR SALE

01



1710 PORTER WAGONER BLVD WEST PLAINS, MO 65775

**FREESTANDING
RESTAURANT | ± 0.73 AC**

REECE COMMERCIAL REAL ESTATE

For More Information:

SAM R. CRAFT

417.955.1232

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THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.



OFFERING OVERVIEW

Offering Price:	\$400,000
SF:	± 3,647
Price/SF:	\$109.68
Land Area:	± 0.73 AC ± 31,799 SF
Zoning:	C-2
Taxes:	\$3,329.23 (2025)
County:	Howell

PROPERTY DESCRIPTION

Now available, as an exclusive offering, is this freestanding restaurant building with FF&E on West Plains' premier major thoroughfare. Equipment includes walk-in, hood, cooking surfaces, and other fixtures and furniture. The property offers a plethora of parking with 11.5 spots per one-thousand square feet. West Plains Missouri is a regional retail destination, being the largest hub with a 100-mile radius.

HIGHLIGHTS

- AADT: 11,116 (MoDOT)
- Dense Retail Trade Area | Regional Trade Center, Largest Hub Within 100-Mile Radius
- High Visibility & Traffic Off HWY 63
- Educational Partner: Missouri State University - West Plains Campus



SAM R.
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04



3626 S. Campbell Ave. Springfield, MO 65807

reececommercial.com | 417-882-5710

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05

11,116

SITE

POPULATION

Median Age

HOUSEHOLDS & INCOME

Average Household Income	\$62,760	\$59,207	\$62,283
Total Households	4,026	7,098	9,781
Average Household Size	2.3	2.3	2.4
Consumer Spending	\$100.8M	\$177.2M	\$256.2M

SITE

BROKER BIOGRAPHY



SAM R. CRAFT

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Office:

3626 S. Campbell Ave. Springfield, MO 65807

BACKGROUND

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

EDUCATION

Missouri State University - B.S.
CCIM Institute

