

FOR SALE



4100 WILSON CREEK MARKETPLACE RD. BATTLEFIELD, MO

± 1.24 ACRE RETAIL OR OFFICE SITE

REECE COMMERCIAL REAL ESTATE

For More Information:

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OFFERING OVERVIEW

Offering Price:	\$495,000
Price/SF:	± \$9.16
Land Area:	± 1.24 AC
Zoning:	C-2, City of Battlefield
Utilities:	E,W,S,G
Taxes (Including NID):	\$14,086.80
County:	Greene

PROPERTY DESCRIPTION

Now available, as an exclusive offering, is this ± 1.24 acre site within Wilson Creek Marketplace. Also offered on this site, is proposed construction of 8,625 sf of multi-tenant retail for lease. The proposed construction includes a drive-thru end cap. Wilson Creek Marketplace offers regional water detention, finished streets and curb, all utilities, & a signalized intersection at West Republic Road and State Highway FF. The lot is within a NID, TIF & CID district with the seller paying off the NID balance at closing.

HIGHLIGHTS

- Shadowed by Silverleaf - Institutional Grade, 158-Unit, Multi-Family Asset with Best in Class Rents.
- Development Anchored by New Russell Cellular Headquarters: ± 42,000 sf.
- Affluent Sub-Market: 1-Mile AAHI of \$103,000 | Missouri's Fastest Growing MSA 2020-2023
- AADT (State Highway FF): 18,045



DOLLAR GENERAL





SITE

DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	21,725	105,224	300,110
Median Age	38.1	37.3	37.0
Annual Growth (2025-2030)	0.3%	0.5%	0.6%
Bachelor's Degree or Higher	36%	33%	30%
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	\$90,023	\$81,383	\$80,883
Total Households	8,906	45,023	131,674
Average Household Size	2.4	2.3	2.3
Consumer Spending	\$269.9M	\$1.2B	\$3.6B

CoStar Data

