



Vacant Land for Sale | 1713 James River Rd, Ozark, MO 65721

LAND FOR SALE

- Now for sale, this vacant lot in Ozark, MO is located on James River Road near Hwy CC/Hwy J
- This lot is surrounded by retail and restaurants in one of Ozark's most traveled corridors
- The property has excellent Hwy 65 visibility
- Property located adjacent to James River Assembly, one of the largest churches in SW Missouri

EST. 1909

Mitchell Jenkins, MBA | 417.881.0600 | mitchell@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



Executive Summary



PROPERTY SUMMARY

Sale Price:	\$499,000
Taxes:	\$10,294 (2016)
Lot Size:	2.38 Acres
Zoning:	C-2 General Commercial
Market:	Ozark
Available:	Immediately
Condition:	Existing

PROPERTY OVERVIEW

Now for sale, this vacant lot in Ozark, MO is located on James River Road near Hwy CC/ Hwy J. This lot is surrounded by retail and restaurants in one of Ozark's most traveled corridors. The property has excellent Hwy 65 visibility. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Now for sale, this vacant lot in Ozark, MO is located on James River Road near Hwy CC/ Hwy J
- This lot is surrounded by retail and restaurants in one of Ozark's most traveled corridors
- The property has excellent Hwy 65 visibility

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

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Retailer Map



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Location Maps



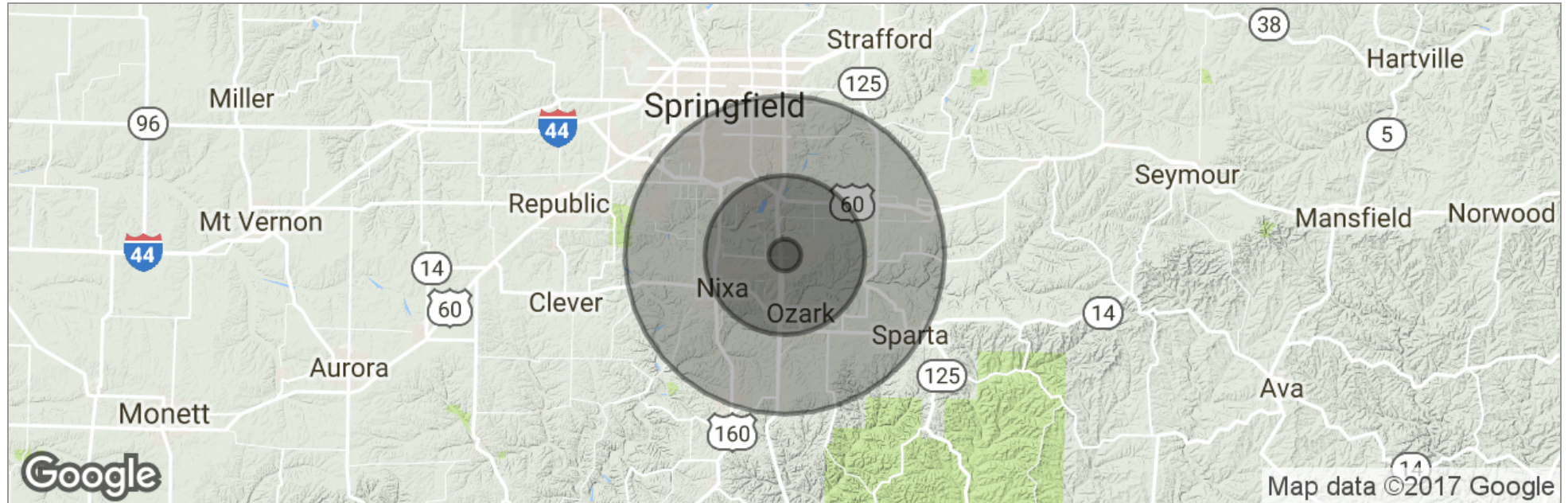
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,598	45,840	213,828
Population Density	509	584	681
Median Age	34.1	38.3	37.1
Median Age (Male)	34.4	37.4	35.6
Median Age (Female)	34.0	39.2	38.4
Total Households	635	18,286	91,620
# of Persons Per HH	2.5	2.5	2.3
Average HH Income	\$71,128	\$80,022	\$62,101
Average House Value	\$186,534	\$234,785	\$202,382

* Demographic data derived from 2010 US Census

Advisor Bio

MITCHELL JENKINS, MBA
Sales & Leasing Associate



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Professional Background

As Southwest Missouri's only commercial real estate professional with a Masters in Business Administration (M.B.A.) Mitchell is uniquely qualified to understand and implement clients and their business's operational real estate needs. Mitchell specializes in commercial sales, leasing, investment disposition, and tenant representation. As an associate for R.B. Murray Company, Mitchell is fulfilling his aspiration to influence and impact economic growth in Southwest Missouri.

Mitchell earned his Masters of Business Administration (M.B.A.) degree from Missouri State University, undergoing a rigorous program studying operations management, economic and market trend analysis, ethics training, leadership theory, and budget management.

Prior to completing his M.B.A., Mitchell graduated from Hillcrest High School, where he received first team all-state honors as Quarterback for the football team and helped lead the men's basketball program to its second state championship. He later accepted a full scholarship as Quarterback for the Missouri State University (MSU) Bears football program. Mitchell later transferred to Evangel University. He finished his undergrad studies and received magna cum laude honors while playing football for the Crusaders.

Mitchell currently serves an active role in the Rotaract of Springfield, a service club whose primary goal is to serve the needs of Springfield's youth at Great Circle. He also volunteers his time, with his fiancé, at the Betty & Bobby Allison Miracle League Ball Field.

Memberships & Affiliations

EST. 1909