

**6.3 Acres
CALL FOR PRICE**



VAN BUREN, MO

VAN BUREN, MO 63965



Westmore Group, Inc.

15455 Conway Road, Suite 205

Chesterfield, MO 63017

Office: 636-534-5900

westmoregroup.com

David Elkan

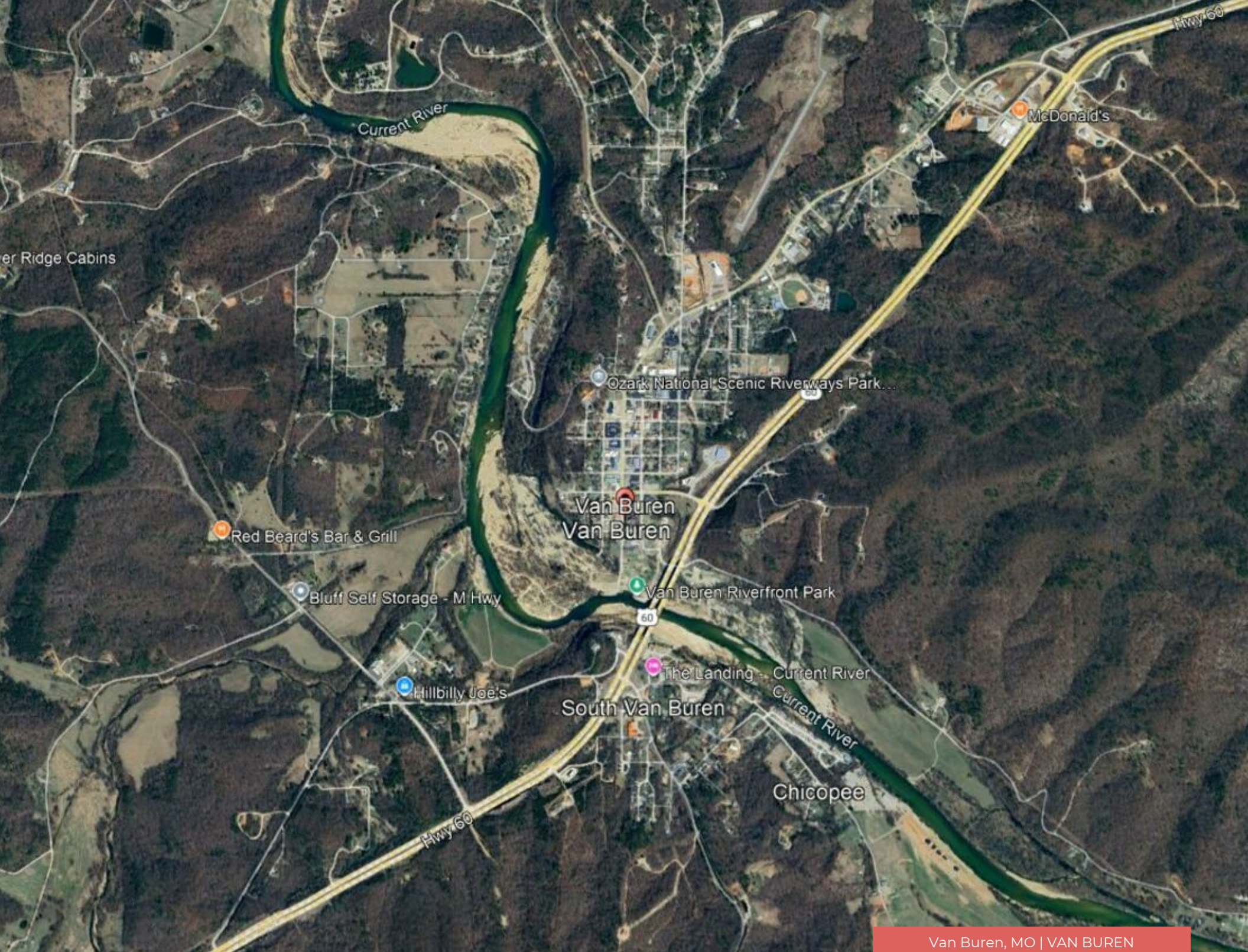
Broker

Phone: 636-534-5900

info@westmoregroup.com

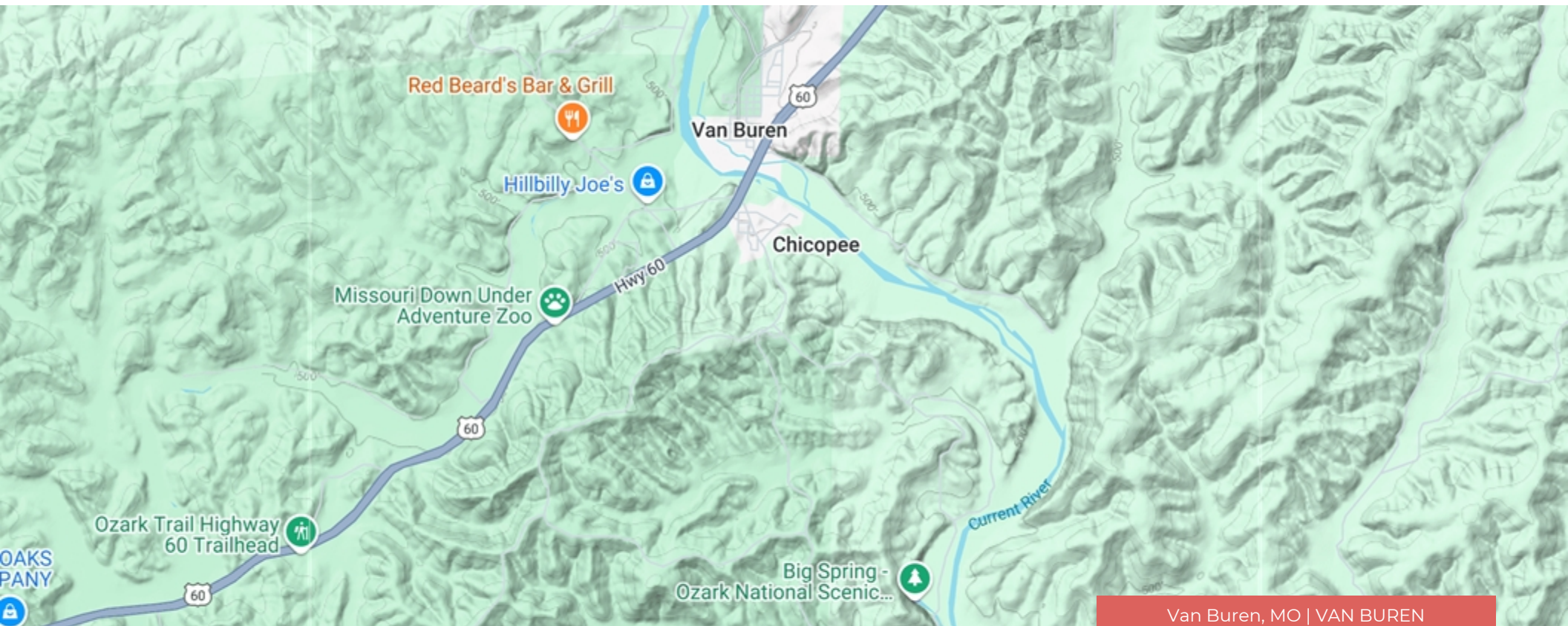
License #: 2006016265





INVESTMENT HIGHLIGHTS

- Property is strategically located in Van Buren, MO with direct frontage on Main Street.
- A new National Park Service (NPS) report shows that 1,291,305 visitors to Ozark National Scenic Riverways in 2022 spent \$63,766,000 in communities near the park. That spending supported 873 jobs in the local area and had a cumulative benefit to the local economy of \$73,310,000.
- Van Buren, MO offers an investor or developer the opportunity to own property at the entrance to this vibrant tourist destination. Located at the intersection of Main Street and Hwy 60 the 6.30 acre site is ideal for several uses. The site is zoned commercial and would be a great location for just about any retail or tourist based business that anyone could think of. This is a pad ready graded site with all utilities located right at the property line.
- Within 4 miles of one of the most popular state parks, Big Springs State Park.
- Parcel 06-4.0-18-00-000-008.02

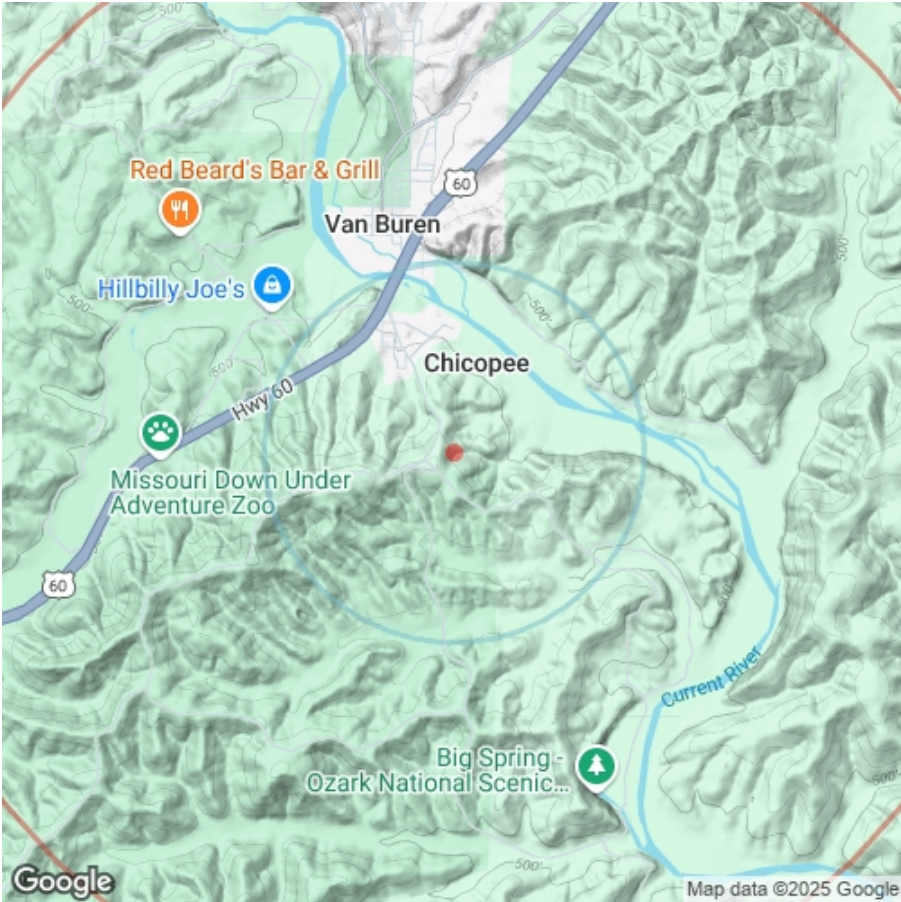


DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	353	1,497	2,129
2010 Population	365	1,540	2,216
2024 Population	304	1,200	1,686
2029 Population	299	1,175	1,652
2024-2029 Growth Rate	-0.33 %	-0.42 %	-0.41 %
2024 Daytime Population	314	1,493	1,806

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	51	166	189
\$15000-24999	21	76	96
\$25000-34999	11	46	69
\$35000-49999	17	65	91
\$50000-74999	12	48	66
\$75000-99999	12	62	95
\$100000-149999	10	62	102
\$150000-199999	6	34	55
\$200000 or greater	0	12	24
Median HH Income	\$ 23,662	\$ 34,319	\$ 40,446
Average HH Income	\$ 43,336	\$ 58,471	\$ 66,993

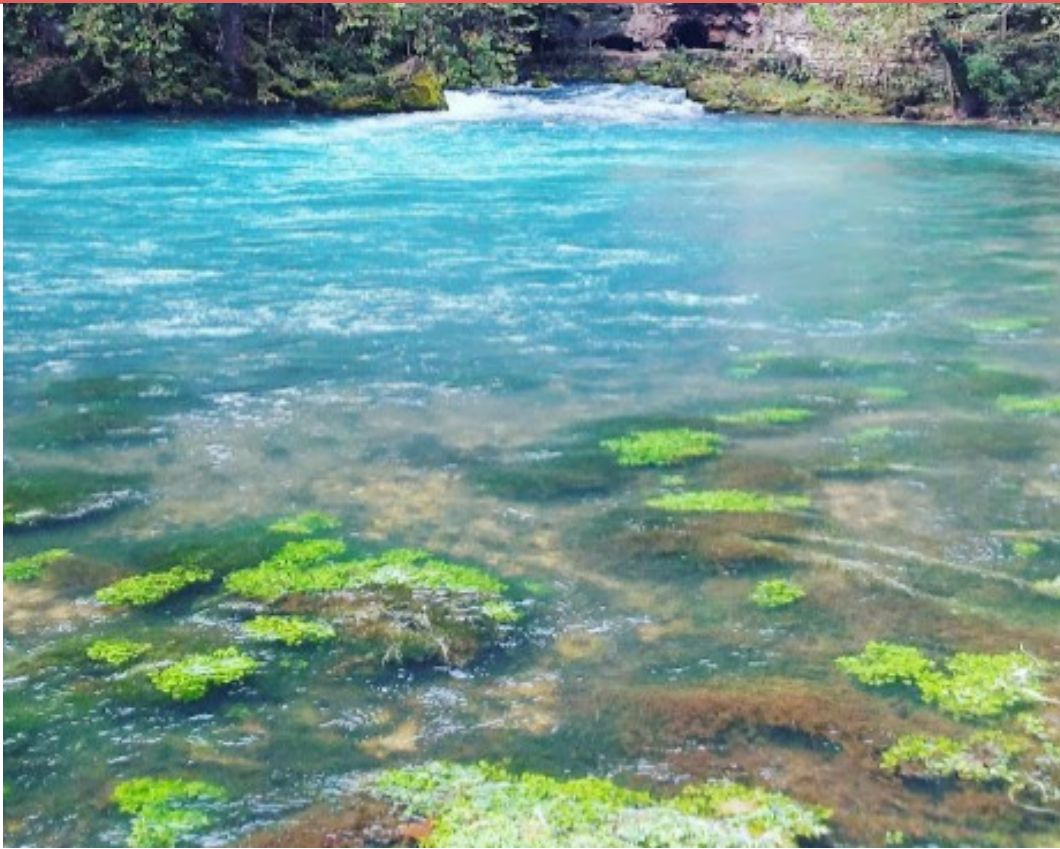
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	154	659	935
2010 Total Households	156	675	969
2024 Total Households	141	571	787
2029 Total Households	140	568	782
2024 Average Household Size	2.09	2.05	2.1
2024 Owner Occupied Housing	84	377	550
2029 Owner Occupied Housing	84	376	549
2024 Renter Occupied Housing	57	194	237
2029 Renter Occupied Housing	57	192	233
2024 Vacant Housing	28	169	232
2024 Total Housing	169	740	1,019





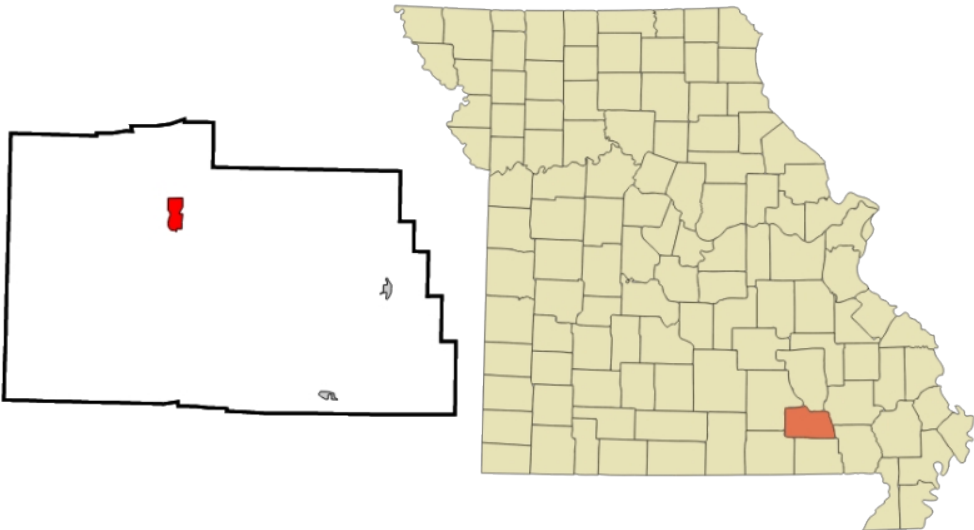
ABOUT VAN BUREN

Van Buren is a city in Carter County, Missouri, United States. It is the county seat and largest city in Carter County. Van Buren was founded in 1833 as the county seat of Ripley County and was named after then Vice President of the United States, Martin Van Buren.



CITY OF VAN BUREN

COUNTY		CARTER	
AREA		POPULATION	
CITY	2 SQ MI	POPULATION	747
LAND	2 SQ MI	DENSITY	373.69 SQ MI
ELEVATION	472 FT		



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WESTMORE GROUP, INC. and it should not be made available to any other person or entity without the written consent of WESTMORE GROUP, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WESTMORE GROUP, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WESTMORE GROUP, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WESTMORE GROUP, INC. has not verified, and will not verify, any of the information contained herein, nor has WESTMORE GROUP, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WESTMORE GROUP, INC. ADVISOR FOR MORE DETAILS.**

VAN BUREN, MO

VAN BUREN, MO 63965



Westmore Group, Inc.

15455 Conway Road, Suite 205
Chesterfield, MO 63017
Office: 636-534-5900
westmoregroup.com

David Elkan

Broker
Phone: 636-534-5900
info@westmoregroup.com
License #: 2006016265