

ONLINE REAL ESTATE AUCTION

66,165± SF Industrial Building on 10.2± Acres

1475 S. Sam Houston Boulevard (US 63)
Houston, Missouri 65483

Begins: Tuesday, June 19th @ 12 PM ET
Ends: Thursday, June 21st @ 3 PM ET

Exclusively Presented By:





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EXCLUSIVE MARKETING REPRESENTATIVES

Lead Broker

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EXECUTIVE SUMMARY



OVERVIEW

Fisher Auction Company with ReallNSIGHT Marketplace and VIP Properties, as exclusive marketing agents, are pleased to offer a 66,165± SF Industrial Building on 10.2± Acres in Houston, Missouri located in the Springfield MSA.

PROPERTY HIGHLIGHTS

- Prime Industrial Building perfect for Manufacturing / Distribution
- Ideal Access Capabilities fronting US Highway 63
- Excellent location with close proximity to Walmart Supercenter, Texas County Memorial Hospital, Retail/Commercial Development.
- Within minutes to Downtown Houston and Houston Memorial Airport
- Easy Access to Metropolitan Area of Springfield, Missouri which is 85 miles west of Houston

IMPROVEMENTS

- 66,165± SF Industrial Building Built in 1969(Approximately 4,750± SF Office or 7%)
- Concrete Foundation with Concrete Slab Floor and Steel Frame with Built-Up Membrane Roof New in 2003
- Steel Frame Exterior with Brick in Front and Metal Siding on Sides and Rear
- Frame and Drywall Interior Walls with Paneling in Offices
- Heat is provided by Fuel Oil Fired Boiler supplied by 10,000 Gallon Propane Tank
- 4 Restrooms in Office Area and 2 – 10 Stall Restrooms in Warehouse Area
- 5 Dock Height Overhead Doors with 1 Forklift Ramp
- 103,161± SF of Paved Parking
- Sprinkler System and Security Alarm
- Insulated Walls / Ceiling and Fluorescent Lighting Throughout

EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	1475 S. Sam Houston Boulevard(US Highway 63), Houston, Texas County, Missouri 65483
Location	West Side of US Highway 63 / Northwest Corner of US Highway 63 and S Industrial Drive
Zoning	I – Industrial
Flood Zone	Zone X – Not located in established flood zone. Community Panel # 290440 0001 B
Utilities	Municipal Sewer and Water Sho-Me Power Electric Cooperative 10,000 Gallon Propane Tank
Area	Lot Size – 10.2± Acres / 444,312± SF
Frontage	540± Feet along S Sam Houston Boulevard 920± Feet along S Industrial Drive
Real Estate Taxes	\$9,511.90 / Tax Assessment- \$179,500 Parcel No. 20-04-18-000-000-004.00
Clear Height	14 Feet
Electric	3-Phase / 440

AUCTION DETAILS

Minimum Bid	\$500,000.00
Online Only Auction:	Online Bidding Only; Visit fisherauction.com to become a Qualified Registered Bidder!
Auction Start Date / Time: Auction End Date / Time:	Tuesday, June 19, 2018 @ 12:00 PM ET Thursday, June 21, 2018 @ 3:00 PM ET
Property Tours:	By Appointment Only. Please contact Jan Watson at 417.257.4532 or janwatson526@gmail.com to schedule
Qualifying Bidder Requirements:	Bidders must provide Proof of Funds in the amount of their anticipated maximum bid or higher
Buyer Broker Participation:	2% of the Final Bid Price Call 800.331.6620 or visit www.fisherauction.com for the Mandatory Real Estate Buyer Broker Participation Registration Form

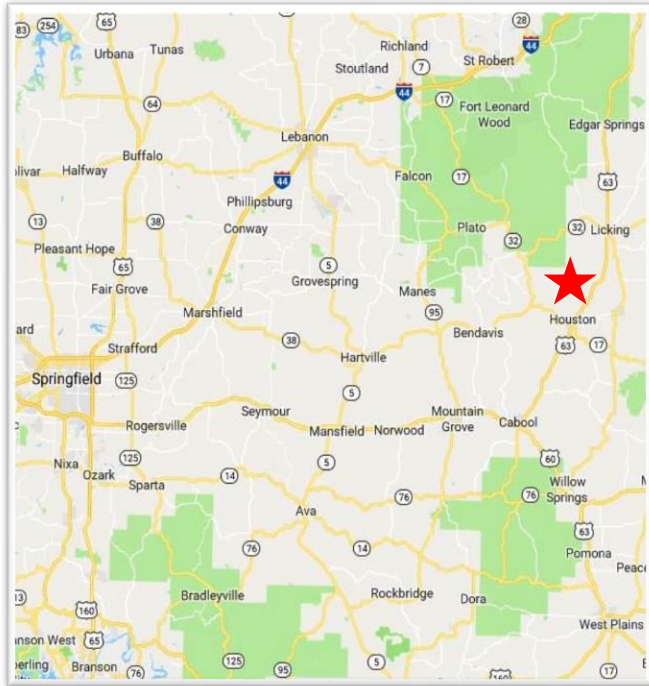
AREA OVERVIEW





AREA OVERVIEW

LOCATION MAPS AND DIRECTIONS



DIRECTIONS TO PROPERTY

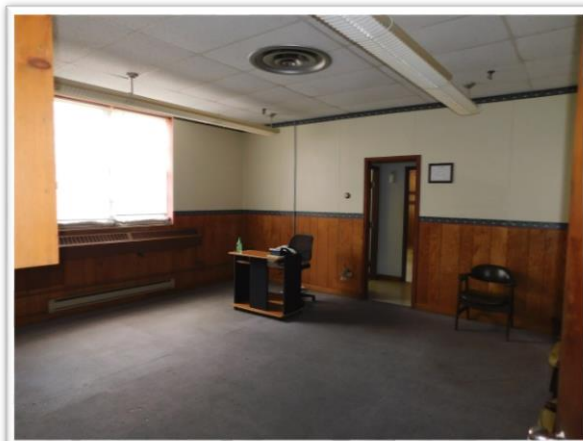
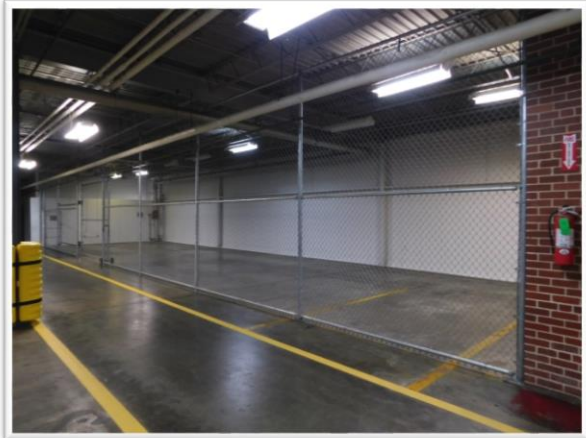
Address: 1475 Sam Houston Boulevard
Houston, Missouri 65483

Directions: From Springfield Area travel East on US 60 and continue to US 63 into Houston and Property Address.
From St. Louis Area travel West on Interstate 44 and go South on US 63 into Houston and Property Address

PHOTOGRAPHS



INTERIOR PHOTOS



EXTERIOR PHOTOS



For additional information, contact:
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