

FOR SALE

249 W Old Mill Road
Fair Grove, MO



*Not actual subject site

16+ Years Remaining | Absolute NNN | Corporate Guaranty | (4) 5-Year Renewal Options

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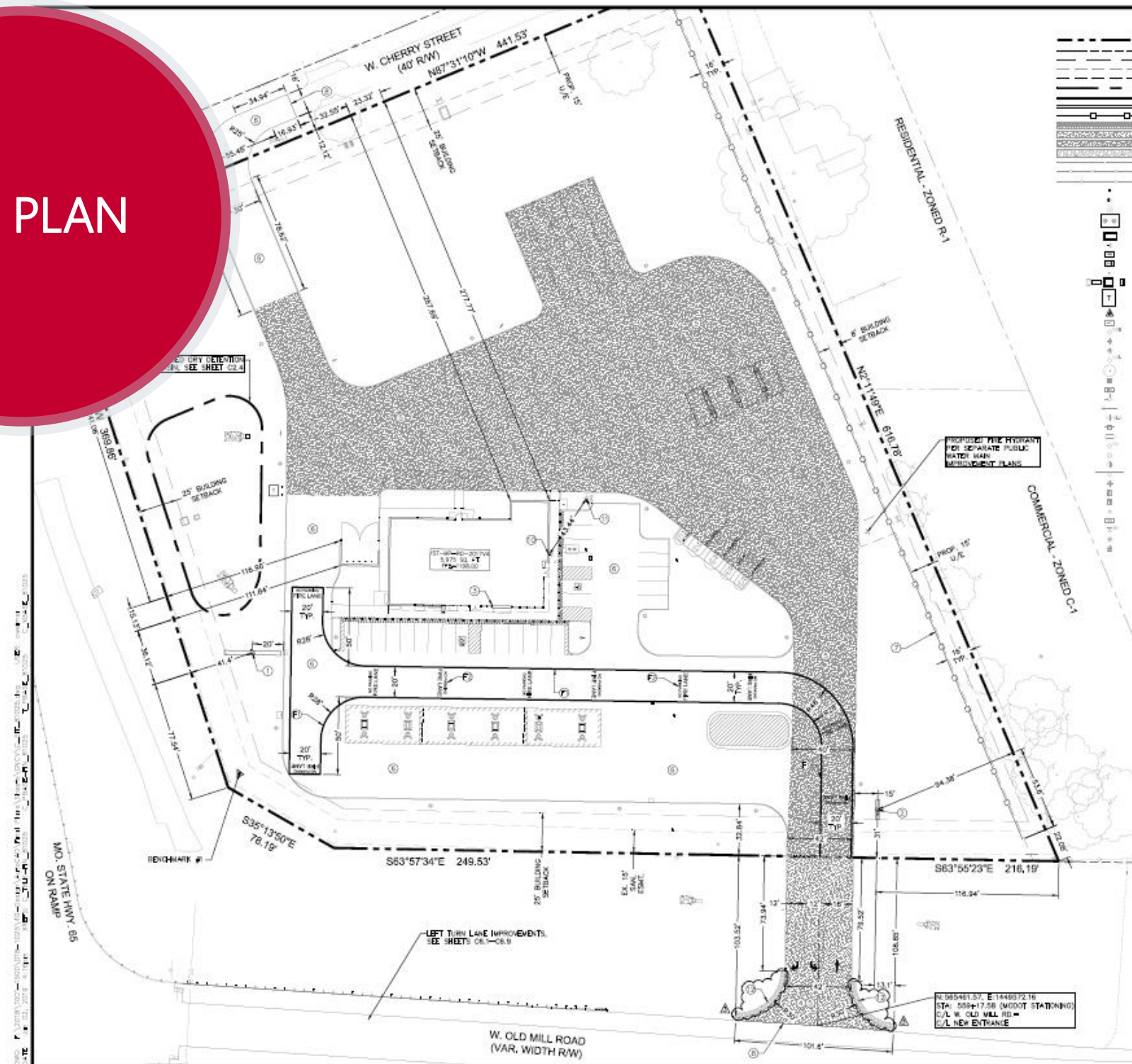
249 W OLD MILL ROAD FAIR GROVE, MO

PRICE	\$7,451,941
CAP RATE	5.15%
NOI	\$383,775
LEASE TYPE	Absolute NNN
RENT ESCALATIONS	7.5% every 5 years during base term 5% every 5 during options
RENEWAL OPTIONS	(4) 5-Year Options
TMS	0129200077
SQUARE FOOTAGE	6,040+/- SF
YEAR BUILT	2019
ROFR	Yes (14 days)
LOT SIZE	5.42 Acres
GUARANTY	Corporate
LOAN ASSUMPTION	*See broker for details



Oswald Cooke & Associates is pleased to 249 W Old Mill Road in Fair Grove, MO for sale to qualified investors. Originally commencing in 2019, the property is subject to a 20-year absolute NNN corporate lease with Kum & Go. The 5.42 acre site is located on the far corner heading towards I-65 at the intersection of Old Mill Road and Hwy 65. The base term will expire in May 2039 and has (4) 5-Year renewal options. Fair Grove is located in Greene County. The gas station is located in the center of the community and is a relocation store from the previous site that is just down the street. There are no other gas stations in this corridor.

SITE PLAN



LEGEND

- PROPOSED BOUNDARY
- EXISTING RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED DITCH OR SWALE
- PROPOSED INTEGRAL CONCRETE CURB
- PROPOSED BUILDING
- PROPOSED WOODEN FENCE
- PROPOSED DECORATIVE SCREEN TREATMENT
- PROPOSED RIGHT-OF-WAY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 18"-24"
- EXIST ASPHALT PAVEMENT
- EXIST BARRIED WIRE FENCE
- EXIST CHAINLINK FENCE
- PROPOSED BILLIARD
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED SAMPLING MANHOLE
- PROPOSED GREASE INTERCEPTOR
- PROPOSED BACKFLOW PREVENTER
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATER METER
- PROPOSED IRRIGATION METER
- PROPOSED STORM SEWER CLEANOUT
- PROPOSED STORM SEWER STRUCTURE
- PROPOSED TRANSFORMER
- RENEWABLE
- EXIST AIR CONDITIONER
- EXIST BASKETBALL HOOP
- EXIST BILLIARD
- EXIST BUSH
- EXIST CULINARY
- EXIST DECIDUOUS TREE
- EXIST ELECTRIC BOX
- EXIST ELECTRIC METER
- EXIST FIRE HYDRANT
- EXIST GUY WIRE
- EXIST MAIL BOX
- EXIST POWER POLE
- EXIST PROPANE TANK
- EXIST ROOF DRAIN
- EXIST SANITARY SEWER MANHOLE
- EXIST SANITARY SEWER CLEANOUT
- EXIST SIGN
- EXIST STEEL POST
- EXIST TELEPHONE CABINET
- EXIST TELEPHONE RING
- EXIST WET PHE
- EXIST WATER METER
- EXIST WATER VALVE
- EXIST WALL
- EXIST WOOD POST

MoDOT R/W NOTES:

1. CONTRACTOR SHALL COORDINATE ALL WORK WITH RIGHT-OF-WAY WITH MODOT AND IS RESPONSIBLE FOR ALL ASSOCIATED PERMITS AND FEES.
2. CONTRACTOR SHALL COORDINATE WITH MODOT FOR ANY T-POST REQUIRED FOR THE CONSTRUCTION.

NOTE:

PROPERTY BOUNDARY LABELS AND INFORMATION IS SHOWN FOR REFERENCE ONLY.

FLAG NOTES:

- ① PROPOSED POLE SIGN (100') SEE DETAIL SHEET CS.7
- ② PROPOSED POLE SIGN (40') SEE DETAIL SHEET CS.7
- ③ APPROXIMATE LOCATION OF INBOX BOX REFER TO ARCHITECTURAL PLANS FOR DETAILS & SPECIFICATIONS
- ④ PROPOSED MODOT COMMERCIAL DRIVEWAY, SEE MODOT STANDARD DETAILS 808.034 ON SHEET CS.6
- ⑤ PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE SHEET CS.2
- ⑥ PROPOSED CONCRETE PAVEMENT, SEE SHEET CS.2
- ⑦ RUSTALL 480 UP 12' 6" WOOD SCREEN FENCE SEE DETAIL SHEET CS.5
- ⑧ WIDTH OF PROPOSED PAVEMENT
- ⑨ ENTRANCE PAVEMENT MARKINGS, SEE SHEET CS.1
- ⑩ PROPOSED FIRE DEPARTMENT CONNECTION, SEE DETAIL SHEET CS.6
- ⑪ PROPOSED PRIVATE FIRE HYDRANT ASSEMBLY, SEE DETAIL SHEET CS.6
- ⑫ PROPOSED ROLLUP PAVEMENT, SEE DETAIL SHEET CS.6

FIRE LANE FLAG NOTES:

- ① PAVEMENT SHALL BE STRIPPED BY 4" STUD RED LINE FOR DEMARKATING LIMITS OF EMERGENCY ACCESS
- ② 12" MIN. HEIGHT FIRE LANE TEXT SHALL BE PAINTED RED AND OCCUR EVERY 50' O.C. MAX SPACING

FIRE FLOW CALCULATIONS:

FOR 2012 IFC SECTION 9105, THE REQUIRED FIRE FLOW IS AS FOLLOWS:

PROPOSED BUILDING 5,975 SF, TYPE U-B CONSTRUCTION, FULLY SPRINKLED, 2,000 GPM FOR 2 HOUR DURATION. A 75% REDUCTION IS ALLOWED DUE TO 100% FULLY SPRINKLED, RESULTING IN 1,500 GPM MINIMUM REQUIRED PER FIRE CODE B1 1,500 GPM.

FOR 2012 IFC SECTION 9105, C104 AND C105, THE NUMBER OF HYDRANTS REQUIRED IS 2. THERE EXISTING HYDRANT, ONE LOCATED APPROX. 100' NORTH OF THE SITE (L-142) AND ONE LOCATED APPROX. 100' EAST OF THE SOUTHWEST PROPERTY CORNER (L-162). DUE TO THE DISTANCE THE EXISTING HYDRANT CANNOT BE USED, WE ARE PROPOSING TWO HYDRANTS LOCATED WITHIN 400' OF THE BUILDING, ONE AT THE SOUTHWEST CORNER AND ONE AT THE NORTHEAST CORNER OF THE SITE. FLOW TEST & PRESSURE READINGS BELOW HAVE PROVIDED BY THE CITY.

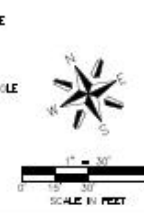
PUBLIC WATER SUPPLY DISTRICT NO. 5 PROVIDED FLOW TEST INFORMATION ON HYDRANT (L-162) WHICH IS LOCATED 110' EAST OF THE SOUTHWEST PROPERTY CORNER.

BENCHMARKS:

BENCHMARK #1 - TOP OF SANITARY MANHOLE LOCATED APPROXIMATELY 9.6' IN AN EASTERLY DIRECTION FROM THE SOUTHWEST CORNER OF THE PROPERTY. ELEVATION = 1198.14 (NAVD 88).

BENCHMARK #2 - TOP OF SANITARY MANHOLE LOCATED APPROXIMATELY 16.2' IN A NORTHEASTERLY DIRECTION FROM THE NORTHEAST PROPERTY CORNER. ELEVATION = 1198.49 (NAVD 88).

FRITZ PRESSURE 56 PSI
FLOW 1,270 GPM
RESIDUAL PRESSURE 73 PSI
STATIC PRESSURE 105 PSI
CALCULATED AVAILABLE FIRE FLOW AT EXISTING HYDRANT L-162 (SEE CALCULATION BELOW)
 $QR = Q \times (H/N)^{0.54}$
 $QR = \text{FLOW AVAILABLE AT EXISTING RESIDUAL PRESSURE (DEFINED) RESIDUAL PRESSURE} = 20 \text{ PSI}$
 $QF = \text{FLOW OBTAINED DURING FLOW TEST}$
 $HP = \text{PRESSURE DROP TO THE DEFINED RESIDUAL PRESSURE}$
 $HF = \text{PRESSURE DROP DURING THE TEST}$
 $QR = 1,270 \text{ GPM} \times [(105 \text{ PSI} - 20 \text{ PSI}) / (105 \text{ PSI} - 73 \text{ PSI})]^{0.54}$
 $QR = 2,153 \text{ GPM}$
WITH THE EXISTING FLOW, FRITZ AND FITTING LOSS, FLOW AT EXISTING HYDRANT WILL BE EXCEEDING THE MINIMUM OF 1,500 GPM AS REQUIRED IN SECTION 9105 OF THE 2012 IFC.



OLSSON ASSOCIATES

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Kum & Go

STORE #1435 - FAIR GROVE, MO
249 W. OLD MILL ROAD

SITE PLAN

PROJECT TEAM
SRM: DM
SRM: DS
SRM: BM

DATE: 11/12/2024
DRAWN BY: J. OLSSON
CHECKED BY: J. OLSSON
IN CHARGE: J. OLSSON
PROJECT COMMENTS: KUM & GO, FAIR GROVE, MO
REVISIONS:

SHEET NUMBER
1435-01-01

3 OF 51

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AERIAL



Fair Grove Fire
Department



Fair Grove
High School

DOLLAR
GENERAL



Summer Fresh
Grocery

Fair Grove
Middle School



W Old Mill Road

Fair Grove
Elementary
School



VICINITY

- ◆ 17 Miles to Springfield, MO
- ◆ 53 Miles to Branson, MO
- ◆ 86 Miles to Joplin, MO
- ◆ 162 Miles to Kansas City

DEMOGRAPHICS

	ONE MILE	THREE MILE	FIVE MILE
2022 Population	1,520	2,846	6,181
Population Growth (2010-2021)	12.01%	11.17%	8.92%
2022 Average Household Income	\$74, 629	\$76,686	\$78,639

CC&A
OSWALD COOKE & ASSOCIATES

ABOUT KUM & GO



- 400 Stores
- 11 Midwest States
- 60 Years in Business
- Fresh Perspective
- Sustainable



Over 60 years ago, Bill Krause & Tony Gentle established more than a convenience store. They created a welcoming hot spot where locals could get gas, groceries & connect with one another. Although times have certainly changed, a few things remain the same—our family's commitment to the community. Giving 10% back to their communities since their doors first opened. They give back to their community & always seek to provide a refreshing moment of respite, wherever they can. Giving back reflects their values of respect & camaraderie, & their stance as part of the communities in which they stand.

At Kum & Go, They are rethinking the whole convenience experience. From a new menu full of variety & flavor, to making everything even more convenient with their &Rewards app. They bring a fresh attitude to the way they treat their customers—meeting them where they are and offering all the choices you deserve.

For more information visit: www.kumandgo.com



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Broker of Record:

Jeff Hawley License #: 1999084040

Block Hawley Commercial Real Estate Services, LLC

License #: 2008000700

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