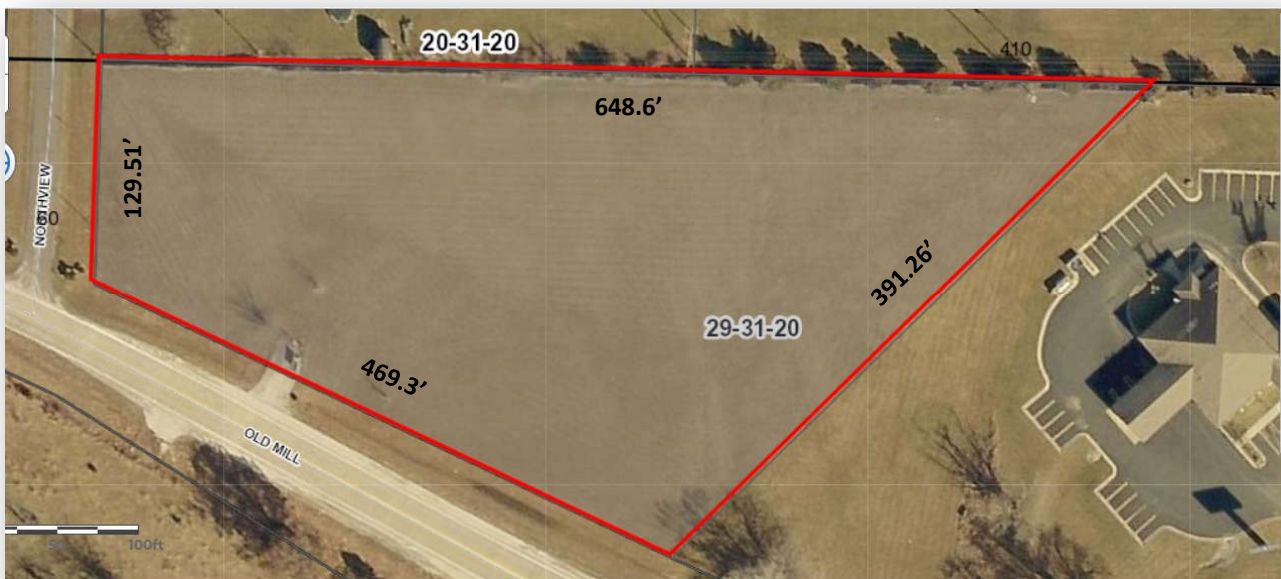




www.billbeall.com

## 3.3 +/- Acre Tract - For Sale

425 W Old Mill Rd., Fair Grove, MO 65648



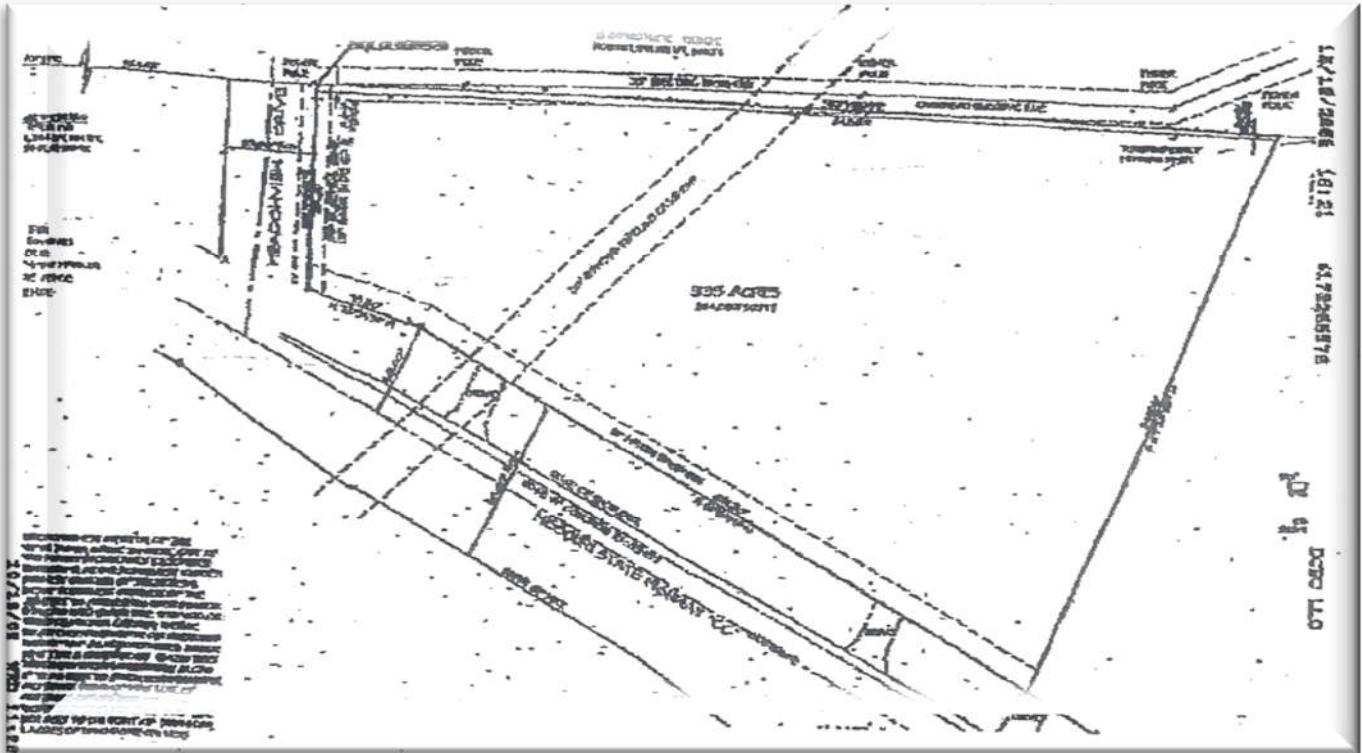
### HIGHLIGHTS

- +/- 3.3 Acre Tract  
+/- 143,748 SF
- Zoned C1, General Commercial District
- All utilities to site
- Fair Grove exit, just west of O'Bannon Bank
- Highway 65 visibility
- Sales Price:  $\$2.75 / \text{SF} = \$395,307.00$

### FOR ADDITIONAL INFORMATION CONTACT

Bill Beall Co., Inc.  
2921 S. National Ave., Springfield, MO 65804  
(417) 887-5535 email: [beall@billbeall.com](mailto:beall@billbeall.com)

425 W. Old Mill Rd., Fair Grove, MO 65648



FOR ADDITIONAL INFORMATION CONTACT

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Information furnished regarding property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, prior sale or lease or withdrawal, without notice.

## Chapter 405. Zoning Regulations

### Article V. Zoning District Regulations

#### Section 405.320. "C-1" General Commercial District.

[Ord. No. 06-04-01 §507, 4-25-2006; Ord. No. 07-03-01, 3-19-2007; Ord. No. 07-08-02, 8-14-2007]

- A. **Permitted Uses.** The following uses shall be permitted in the "C-1" General Commercial District. They shall be permitted only upon the condition that no manufacturing, processing or treating of products other than that which is clearly incidental and essential to retail business and where all such products are sold at retail on the premises.
1. Arcades and game rooms, bowling alleys, theaters and other such similar place of entertainment, provided that no such building or premises is closer than fifty (50) feet to the boundary of any "R" district.
  2. Ambulance service offices or garages.
  3. Banks.
  4. Bakeries and delicatessens, with on premise sales.
  5. Boat sales.
  6. Car wash.
  7. Clinics, dental laboratories and similar medical service facilities.
  8. Day care center.
  9. Drive-in restaurant and other restaurant establishments.
  10. Dry cleaning and laundromat.
  11. Farm implement, sales and service.
  12. Funeral home.
  13. Greenhouse or nursery, on premises sales permitted.
  14. Health and fitness centers, including dance studios.
  15. Heating, air-conditioning and plumbing shop.
  16. Library, museum, art gallery and similar uses.
  17. Liquor store and tavern.
  18. Miniature golf courses and driving ranges not accessory to golf courses.
  19. New or used automobile, trailer or motorcycle sales and service facilities, outside storage permitted, but excluding the wrecking of motor vehicles. The buildings housing any of the uses permitted herein shall be at least fifty (50) feet from the boundary of any "R" District.
  20. Nursing care facilities.
  21. Offices, clerical, research and services not related to goods and merchandise, such as offices of attorneys, physicians, other professions, insurance and stock brokers, travel agents and government.
  22. Off-street parking lot.
  23. Personal services such as barber or beauty shop, dressmaking, tailoring, shoe repair, household appliance repair, interior decorating, catering, photography studio, furniture repair and other similar uses.
  24. Public utilities and buildings.
  25. Retail sales and rental of goods, merchandise and equipment.
  26. Self-service storage facilities, provided that no activity other than the rental of storage units shall be conducted on the premises and there is no outdoor storage.
  27. Service stations or gas stations, including repair shops.
  28. Veterinarian and small animal hospital, provided there are no boarding facilities outside of the building.
  29. Single-family detached dwellings existing at the time the district was mapped.
  30. Accessory uses, in accordance with Article VI.
  31. Temporary uses, in accordance with Article VI.
  32. Type I and II wireless facilities, in accordance with the provisions of Article VI.
- B. **Conditional Uses.** The following uses are permitted as conditional uses, subject to the provisions of this Chapter and approval by the Board of Aldermen.
1. Motels and hotels, when located on a State or Federal highway.
  2. Lumber yards.
  3. Substance abuse treatment facilities.
  4. Type V wireless facilities, in accordance with Article VI.
  5. Other towers, exceeding one hundred (100) feet in height and related facilities, provided the maximum height does not exceed two hundred (200) feet, only one (1) tower is permitted on a lot and all other provisions of Article VI are met.
- C. **Lot Size Requirements.**
1. *Minimum lot area.* No minimum.
  2. *Minimum lot width.* No minimum.
  3. *Minimum lot depth.* No minimum.
  4. *Maximum floor area ratio.* One (1.0).
- D. **Height, Bulk And Open Space Requirements.**

1. *Maximum structure height.*
  - a. *Primary structure.* Thirty-five (35) feet.
  - b. *Accessory structure.* Thirty-five (35) feet.
2. *Minimum yard requirements (additional bufferyard may be required according to Article X, Screening, Buffering and Landscaping Requirements).*
  - a. *Front yard.* Twenty-five (25) feet.
  - b. *Side yard.* None, except on the side of a lot adjoining any residential district, in which case a setback of six (6) feet shall be provided. See Section 405.400.
  - c. *Rear yard.* None, except on the side of a lot adjoining any residential district, in which case a setback of twenty-five (25) feet shall be provided.
  - d. In no event shall a structure be erected closer to the right-of-way centerline of an existing or planned street than as established in the following table:

<b>STREET CLASSIFICATION</b>	<b>REQUIRED SETBACK FROM RIGHT-OF-WAY CENTERLINE</b>
Highway	60 feet plus the required yard setback
Arterial	45 feet plus the required yard setback
Collector — "R-1", "R-2", "R-3" and "R-4"	30 feet plus the required yard setback
Collector — "C-1", "C-2" and "M-1"	30 feet plus the required yard setback
Local residential — single-family	25 feet plus the required yard setback
Local residential — multi-family	30 feet plus the required yard setback

3. *Maximum building coverage (including accessory structures).* Fifty percent (50%).
  4. *Minimum open space.* Not less than twenty percent (20%) of the total lot area shall be devoted to open space including required yards and bufferyards. Open space shall not include areas covered by buildings, parking areas, driveways or internal streets.
- E. *Design Requirements.*
1. All off-street parking and loading areas shall be provided in accordance with the requirements set forth in Article IX.
  2. All off-street parking and vehicular use areas shall be screened from all residential uses in accordance with Article X.
  3. Refuse storage areas, storage for maintenance, mechanical and electrical equipment or other equipment incidental to the use shall be screened from public view.
  4. A landscaping plan, including bufferyard plan if applicable, meeting the requirements of Article X, shall be submitted for all uses.
  5. Lighting shall be designed to reflect away from adjacent residential districts.
  6. A site plan in accordance with the provisions of Article III shall be submitted for all uses.



# Business Summary

425 W Old Mill Rd, Fair Grove, Missouri, 65648 3  
425 W Old Mill Rd, Fair Grove, Missouri, 65648  
Rings: 1, 5, 10 mile radii

Prepared by Esri  
Latitude: 37.38705  
Longitude: -93.16232

	1 mile			5 miles			10 miles			
	Businesses			Businesses			Businesses			
	Number	Percent	Employees	Number	Percent	Employees	Number	Percent	Employees	
<b>Data for all businesses in area</b>										
Total Businesses:	51		115	532						
Total Employees:	363		664	4,904						
Total Residential Population:	938		5,915	23,974						
Employee/Residential Population Ratio (per 100 Residents)	39		11	20						
<b>by SIC Codes</b>										
Agriculture & Mining	3	5.9%	17	4.7%	8	7.0%	33	5.0%	135	5.8%
Construction	7	13.7%	19	5.2%	17	14.8%	45	6.8%	61	11.5%
Manufacturing	2	3.9%	6	1.7%	3	2.6%	11	1.7%	23	4.3%
Transportation	1	2.0%	10	2.8%	4	3.5%	27	4.1%	34	6.4%
Communication	1	2.0%	11	3.0%	1	0.9%	18	2.7%	3	0.6%
Utility	1	2.0%	4	1.1%	2	1.7%	7	1.1%	4	0.8%
Wholesale Trade	1	2.0%	1	0.3%	2	1.7%	7	1.1%	30	5.6%
Retail Trade Summary	8	15.7%	76	20.9%	17	14.8%	135	20.3%	90	16.9%
Home Improvement	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	1.3%
General Merchandise Stores	1	2.0%	6	1.7%	2	1.7%	10	1.5%	12	2.3%
Food Stores	3	5.9%	45	12.4%	5	4.3%	72	10.8%	11	2.1%
Auto Dealers, Gas Stations, Auto Aftermarket	1	2.0%	3	0.8%	2	1.7%	13	2.0%	21	3.9%
Apparel & Accessory Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%
Furniture & Home Furnishings	0	0.0%	0	0.0%	1	0.9%	2	0.3%	7	1.3%
Eating & Drinking Places	2	3.9%	17	4.7%	3	2.6%	31	4.7%	15	2.8%
Miscellaneous Retail	1	2.0%	4	1.1%	3	2.6%	7	1.1%	15	2.8%
Finance, Insurance, Real Estate Summary	8	15.7%	26	7.2%	13	11.3%	45	6.8%	43	8.1%
Banks, Savings & Lending Institutions	2	3.9%	15	4.1%	4	3.5%	25	3.8%	10	1.9%
Securities Brokers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%
Insurance Carriers & Agents	2	3.9%	4	1.1%	3	2.6%	7	1.1%	12	2.3%
Real Estate, Holding, Other Investment Offices	4	7.8%	7	1.9%	6	5.2%	13	2.0%	20	3.8%
Services Summary	15	29.4%	170	46.8%	34	29.6%	296	44.6%	172	32.3%
Hotels & Lodging	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.6%
Automotive Services	3	5.9%	5	1.4%	5	4.3%	10	1.5%	25	4.7%
Motion Pictures & Amusements	1	2.0%	0	0.0%	2	1.7%	1	0.2%	11	2.1%
Health Services	0	0.0%	0	0.0%	0	0.0%	1	0.2%	5	0.9%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%
Education Institutions & Libraries	3	5.9%	125	34.4%	4	3.5%	197	29.7%	14	2.6%
Other Services	9	17.6%	39	10.7%	23	20.0%	87	13.1%	115	21.6%
Government	2	3.9%	23	6.3%	5	4.3%	41	6.2%	17	3.2%
Unclassified Establishments	3	5.9%	0	0.0%	8	7.0%	0	0.0%	25	4.7%
Totals	51	100.0%	363	100.0%	115	100.0%	664	100.0%	532	100.0%

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.  
Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.





# Business Summary

425 W Old Mill Rd, Fair Grove, Missouri, 65648 3  
 425 W Old Mill Rd, Fair Grove, Missouri, 65648  
 Rings: 1, 5, 10 mile radii

Prepared by Esri  
 Latitude: 37.38705  
 Longitude: -93.16232

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	2.0%	9	2.5%	3	2.6%	17	2.6%	10	1.9%	52	1.1%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%	8	0.2%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	8	0.2%
Construction	7	13.7%	19	5.2%	18	15.7%	48	7.2%	63	11.8%	448	9.1%
Manufacturing	2	3.9%	6	1.7%	3	2.6%	11	1.7%	24	4.5%	573	11.7%
Wholesale Trade	1	2.0%	1	0.3%	2	1.7%	7	1.1%	30	5.6%	243	5.0%
Retail Trade	6	11.8%	58	16.0%	13	11.3%	105	15.8%	74	13.9%	680	13.9%
Motor Vehicle & Parts Dealers	1	2.0%	3	0.8%	1	0.9%	7	1.1%	11	2.1%	108	2.2%
Furniture & Home Furnishings Stores	0	0.0%	0	0.0%	0	0.0%	1	0.2%	3	0.6%	37	0.8%
Electronics & Appliance Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%	3	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	7	1.3%	38	0.8%
Food & Beverage Stores	3	5.9%	45	12.4%	5	4.3%	72	10.8%	11	2.1%	121	2.5%
Health & Personal Care Stores	1	2.0%	3	0.8%	1	0.9%	4	0.6%	4	0.8%	21	0.4%
Gasoline Stations	0	0.0%	0	0.0%	1	0.9%	6	0.9%	10	1.9%	193	3.9%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	5	0.1%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	1	0.9%	2	0.3%	5	0.9%	14	0.3%
General Merchandise Stores	1	2.0%	6	1.7%	2	1.7%	10	1.5%	12	2.3%	117	2.4%
Miscellaneous Store Retailers	1	2.0%	1	0.3%	2	1.7%	3	0.5%	7	1.3%	13	0.3%
Nonstore Retailers	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	10	0.2%
Transportation & Warehousing	1	2.0%	10	2.8%	4	3.5%	26	3.9%	27	5.1%	581	11.8%
Information	1	2.0%	13	3.6%	2	1.7%	22	3.3%	7	1.3%	120	2.4%
Finance & Insurance	4	7.8%	19	5.2%	7	6.1%	32	4.8%	23	4.3%	102	2.1%
Central Bank/Credit Intermediation & Related Activities	2	3.9%	15	4.1%	4	3.5%	25	3.8%	10	1.9%	62	1.3%
Securities, Commodity Contracts & Other Financial	0	0.0%	0	0.0%	0	0.0%	0	0.0%	2	0.4%	8	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	2	3.9%	4	1.1%	3	2.6%	7	1.1%	12	2.3%	32	0.7%
Real Estate, Rental & Leasing	5	9.8%	8	2.2%	8	7.0%	14	2.1%	33	6.2%	108	2.2%
Professional, Scientific & Tech Services	2	3.9%	11	3.0%	6	5.2%	20	3.0%	23	4.3%	88	1.8%
Legal Services	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.2%	2	0.0%
Management of Companies & Enterprises	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%
Administrative & Support & Waste Management & Remediation	1	2.0%	3	0.8%	3	2.6%	8	1.2%	24	4.5%	117	2.4%
Educational Services	2	3.9%	123	33.9%	3	2.6%	194	29.2%	14	2.6%	520	10.6%
Health Care & Social Assistance	2	3.9%	17	4.7%	3	2.6%	31	4.7%	15	2.8%	291	5.9%
Arts, Entertainment & Recreation	0	0.0%	0	0.0%	1	0.9%	2	0.3%	8	1.5%	75	1.5%
Accommodation & Food Services	2	3.9%	17	4.7%	3	2.6%	31	4.7%	18	3.4%	199	4.1%
Accommodation	0	0.0%	0	0.0%	0	0.0%	0	0.0%	3	0.6%	5	0.1%
Food Services & Drinking Places	2	3.9%	17	4.7%	3	2.6%	31	4.7%	15	2.8%	194	4.0%
Other Services (except Public Administration)	9	17.6%	25	6.9%	20	17.4%	56	8.4%	94	17.7%	497	10.1%
Automotive Repair & Maintenance	2	3.9%	4	1.1%	4	3.5%	8	1.2%	19	3.6%	181	3.7%
Public Administration	2	3.9%	23	6.3%	5	4.3%	41	6.2%	17	3.2%	190	3.9%
Unclassified Establishments	3	5.9%	0	0.0%	8	7.0%	0	0.0%	25	4.7%	1	0.0%
Total	51	100.0%	363	100.0%	115	100.0%	664	100.0%	532	100.0%	4,904	100.0%

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