



**BIG O TIRES**

# BIG O TIRES

HOLLISTER, MO

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OFFERING MEMORANDUM

# MARKET AERIAL



# INVESTMENT OVERVIEW

**\$1,294,000**

PURCHASE PRICE

**7.75%**

CAP RATE

## OFFERING DETAILS

ADDRESS	200 Financial Dr, Hollister, MO 65672
TENANT	MFA Oil Company
LEASE TYPE	NNN
NOI	\$100,287
LEASE TERM REMAINING	5.5 Years
LEASE EXPIRATION DATE	5/31/2030
TOTAL GLA	5,516 SF
LOT SIZE	1.00 AC
YEAR BUILT	2005
RENT PSF	\$18.18
PRICE PSF	\$234.59
REMAINING OPTIONS	(1) 5 Year
INCREASES	1% Annually

## RENT SCHEDULE

LEASE YEARS	ANNUAL RENT	RENT PSF
Current - 5/31/2026	\$100,287	\$18.18
6/1/2026 - 5/31/2027	\$101,289	\$18.36
6/1/2027 - 5/31/2028	\$102,302	\$18.55
6/1/2028 - 5/31/2029	\$103,325	\$18.73
6/1/2029 - 5/31/2030	\$104,359	\$18.92
Opt. 3 - Year 1	\$105,402	\$19.11
Opt. 3 - Year 2	\$106,456	\$19.30
Opt. 3 - Year 3	\$107,521	\$19.49
Opt. 3 - Year 4	\$108,596	\$19.69
Opt. 3 - Year 5	\$109,682	\$19.88

## DEMOGRAPHICS

1 MILE POP	1 MILE AHHI	3 MILE POP	3 MILE AHHI	5 MILE POP	5 MILE AHHI
1,317	\$54,414	16,293	\$59,251	31,528	\$66,512

## INVESTMENT HIGHLIGHTS



### Recent Lease Extension

Big O has recently exercised their second 5-year renewal option, leaving just one 5-year option remaining. Each option period offers annual rental increases of 1.00%, offering a stable growth trajectory for the landlord.



### Highway Visibility & Strong Traffic Counts

Positioned roughly 9 miles from Branson, Big O Tires is located near the intersection of U.S. 65 (21,806 VPD) and Opportunity Ave (9,205 VPD), providing excellent access to and from Branson, MO—a renowned tourist destination attracting over 9 million visitors annually and known as the "Live Entertainment Capital of the World."



### Excellent Trade Area

Big O Tires benefits from its proximity to Lowes, which is just north of the site and draws traffic to the area on the weekdays and weekends. This site is only 3 miles from Branson Landing, an outdoor shopping mall offering over 100 specialty shops. Nearby tenants at Branson Landing include Bass Pro Shop, Belk, Boot Barn, H&M, Sunglass Hut, Victoria Secret, Bath & Body Works and many more.



# TENANT SUMMARY

Marcus & Millichap



## BIG O TIRES®

COMPLETE  
AUTO  
CARE



**Palm Beach Gardens, FL**  
Headquarters



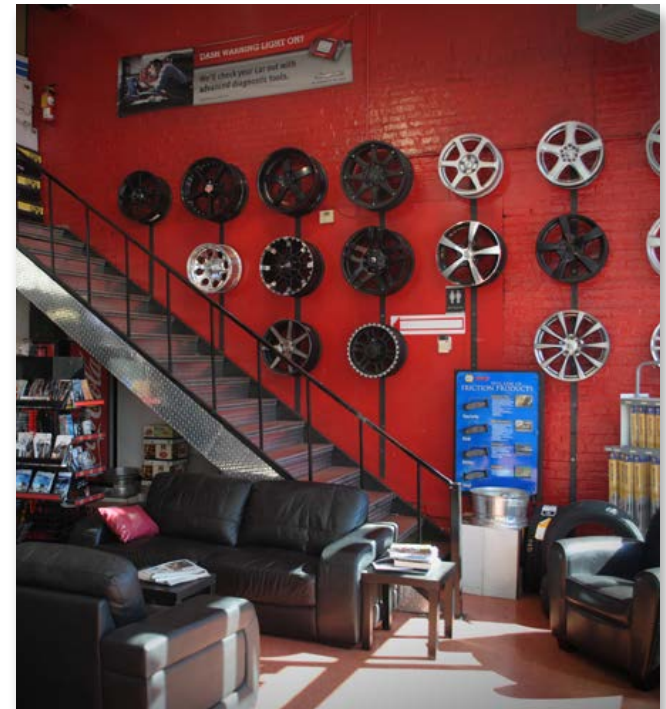
**450+**  
Locations in U.S.



**3,000**  
Employees

## TENANT OVERVIEW

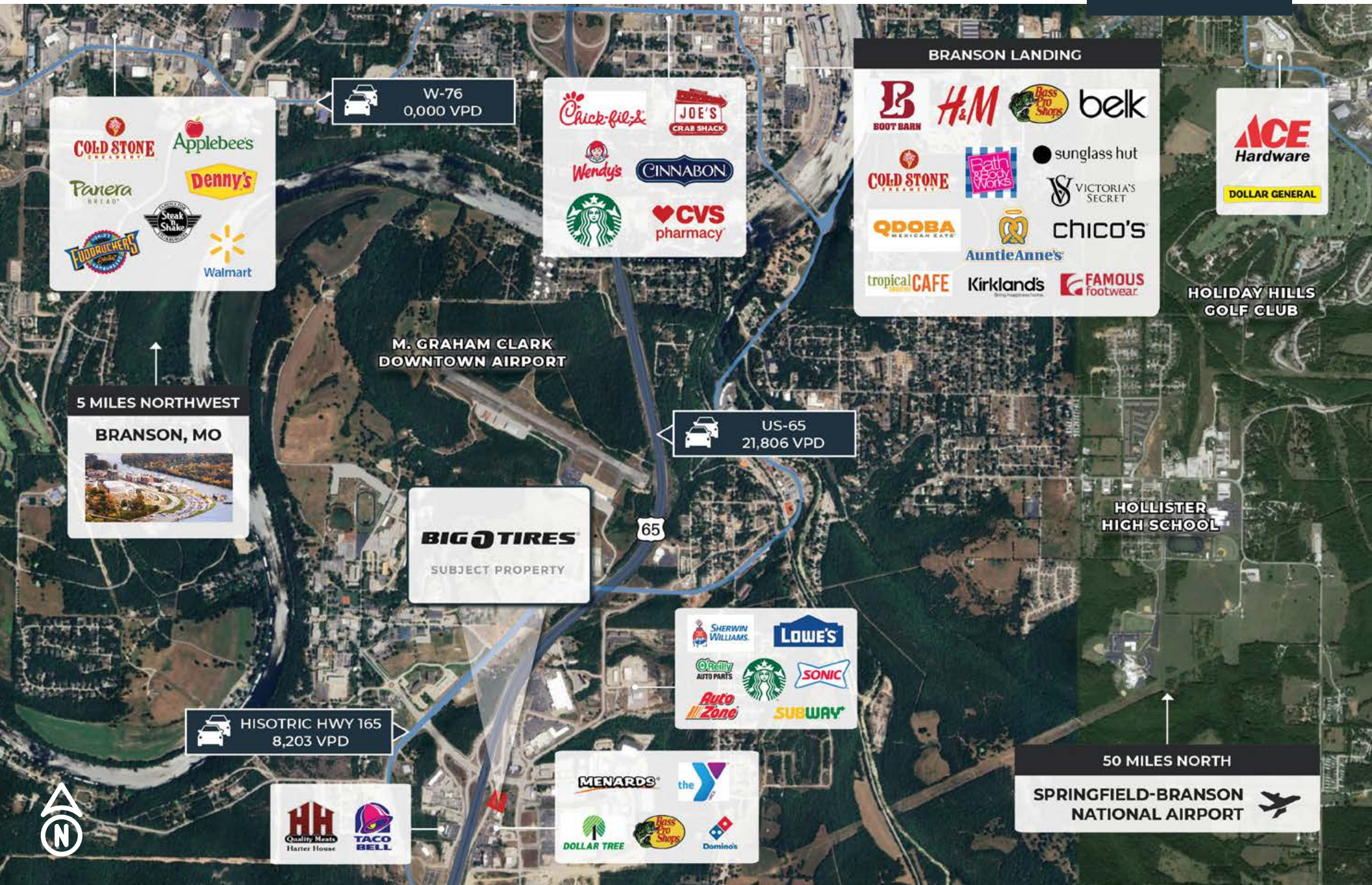
MFA OIL COMPANY is an energy cooperative that is headquartered in Columbia, Missouri. MFA Oil was started in 1929 by the Missouri Farmers Association based in Columbia. Its first subsidiary Break Time store opened in 1985. MFA Oil employs over 1,600 people. It produces fuel and lubrication products, and manages bulk petroleum and propane plants in the central US. Additionally, the company operates a chain of gas stations and more than 70 Break Time retail convenience stores in Missouri and Arkansas. MFA Oil owns Big O Tires franchise stores in Missouri, Arkansas and Kansas. The company is one of the area's largest distributors of E85 and E10 corn-based ethanol fuels.



# PROPERTY PHOTOS



# MARKET AERIAL





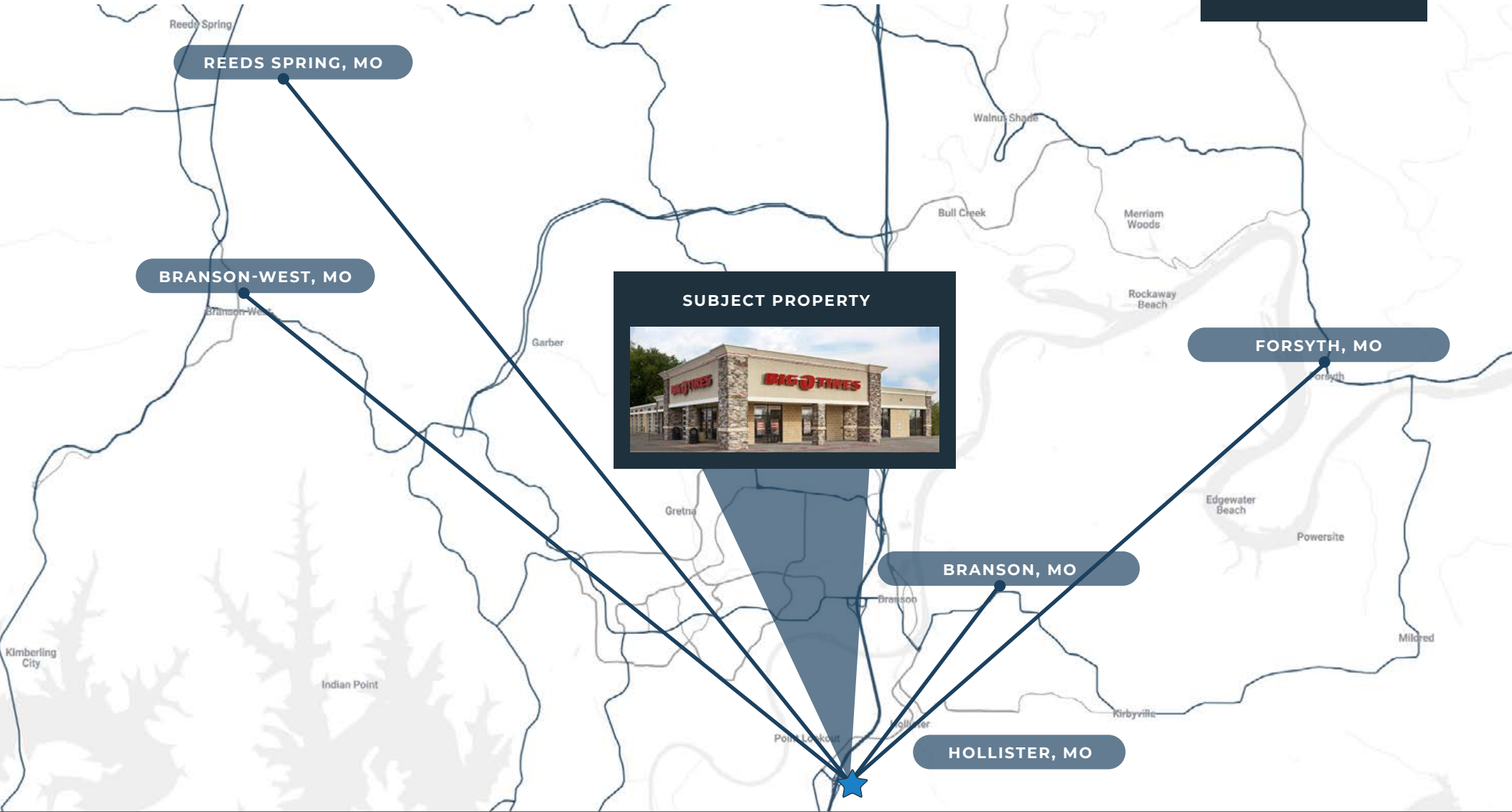
# SITE PLAN

5,516 SF  
GLA | 1 AC  
LOT SIZE | 2005  
YEAR BUILT





# REGIONAL OVERVIEW



## TRAVEL DISTANCES



### FORSYTH, MO

13 MILES

### BRANSON, MO

9 MILES

### BRANSON-WEST, MO

15 MILES

### REEDS SPRING, MO

20 MILES

# DEMOGRAPHICS



## HOLLISTER, MO

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population	1,317	16,293	31,528
2029 Projection	1,346	16,820	32,764
<b>HOUSEHOLDS</b>			
2024 Households	338	6,274	12,878
2029 Projection	343	6,486	13,398
<b>HOUSEHOLD INCOME</b>			
Avg Household Income	\$54,414	\$59,251	\$66,512
Median Household Income	\$49,317	\$50,631	\$52,593
<b>EDUCATION</b>			
Some College, No Degree	233	4,075	7,918
Associate Degree	175	2,349	4,103
Bachelor's Degree	34	1,621	3,626
Advanced Degree	42	705	1,580
<b>EMPLOYMENT</b>			
Civilian Employed	622	7,657	15,076
Civilian Unemployed	36	404	718
Civilian Non-Labor Force	463	5,527	10,402
U.S. Armed Forces	0	4	6

# LOCATION SUMMARY

Marcus & Millichap



**Population: 4,384**  
ACS 2022



**Households: 1,797**  
ACS 2022



**2.74% Population Increase**  
2020 Census

## Known for Its Scenic Beauty and Vibrant Community

Hollister, MO, located just south of Branson in Taney County, is a charming town renowned for its stunning views of the Ozarks and proximity to Table Rock Lake. The town attracts both residents and visitors with its outdoor recreation, rich history, and welcoming atmosphere. Popular activities like boating, fishing, and hiking are easily accessible, with nearby Table Rock State Park and Branson Landing just minutes away.

Hollister is experiencing steady growth, driven by new developments like a 200-acre industrial park aimed at bringing businesses and jobs to the area. Additionally, the town is investing \$15 million in a new community center and recreational facilities, including sports fields, walking trails, and a multi-purpose event space. With its thriving local economy, small-town charm, and natural beauty, Hollister is an ideal place to live, work, and explore.



## TABLE ROCK LAKE

Table Rock Lake, just minutes from Hollister, is a beautiful destination with clear waters and abundant recreational activities. Spanning 43,000 acres, it offers excellent boating, fishing, and water sports year-round. Its proximity to Hollister provides easy access to scenic parks, hiking trails, and Table Rock State Park. Surrounded by the stunning Ozarks, it's ideal for both relaxation and outdoor adventures.

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HOLLISTER, MO

OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO

**7,546 Closed**  
Transactions in 2023

**\$43.6B Total**  
Volume Closed in 2023

**30 Transactions**  
Every Business Day

**80+ Offices**  
Across the U.S. & Canada