



Building Type:	Hospitality
Available SF:	10,689
Total SF:	10,689
Number of Stories:	3
Year Built:	1991
Sale Price:	\$750,000
Last Updated:	Jan 25, 2025

### Economic Development Contact

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### Realtor/Owner Contact

Stephen Critchfield

### Property and Area Description

The subject site is currently improved as a limited-service motel comprising of 33 guest rooms, a lobby/registration area, a managers apartment, an outdoor pool, concrete parking and drive, landscaping, and signage. The current 33 units are proposed to be renovated into a 34-unit efficiency motel with semi-automation using an AirB&B rental and access model. Building plans, a furniture package, and new ptac units are included in the sale. The original configuration of the motel units will remain the same for the most part; however, the existing managers apartment will be converted into an additional rental unit. An extensive remodel of the exterior was planned for the property but the owner has proceeded with other opportunities. The exterior is proposed to have Sierra Core metal panel siding. Ingress doors to the building would have NFC or remotely controlled locks. All of the plate glass windows for each room would be treated with Luminance V28 window tinting. The plans are adaptable to become Efficiency Apartments, which would be considered a higher and better use in this location. This would require the combination of 6 smaller units and result in 30 efficiency apartments. Each unit would be designed to have a kitchenette added that would include upper and lower kitchen cabinets, a kitchen sink area, an apartment refrigerator, a microwave, and a 1 burner cooktop with circulating hood. By converting the units to efficiency apartments the developer will be required to update the buildings electrical system to account for individual metering and the kitchenette units. The bathroom will have a vanity with a decorative sink and a specialty toilet with a sink on top. This tourist market is in great need of affordable workforce housing properties and this is a prime prospect.

### Population



Source: ESRI®, 2024

### Households

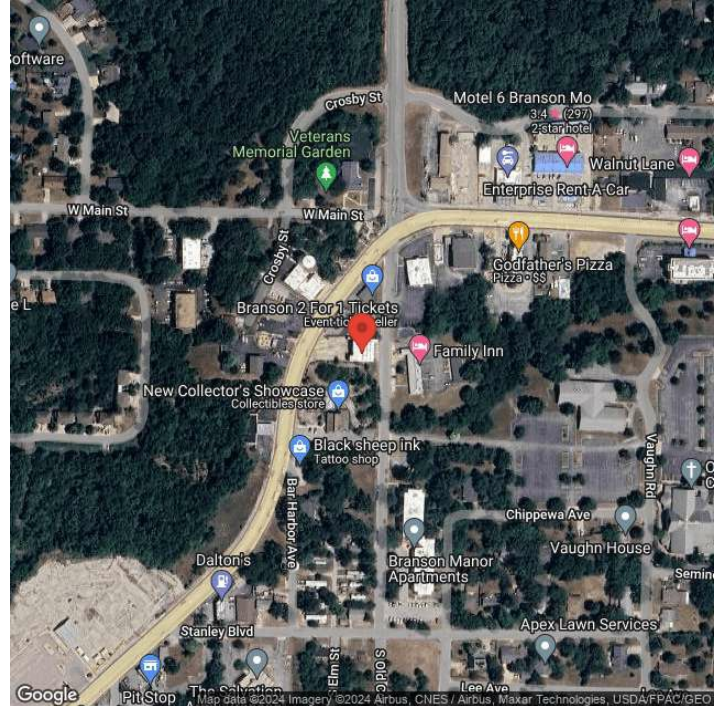


Source: ESRI®, 2024

### Transportation

**Rail Served:** No  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** Unknown

## Property Images



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