AEG VISION
ANCHORED RETAIL STRIP

3251 Bagnell Dam Blvd, Lake Ozark, MO | Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049

EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to offer the opportunity to acquire a 100% occupied, multi-tenant commercial property located along Bagnell Dam Boulevard in Lake Ozark, Missouri. The site is anchored by Family Eyecare, who was acquired by AEG Vision in 2022, and complemented by three service-oriented tenants spanning personal care, wellness, and retail uses, providing investors with diversified income from an established tenant mix.

AEG Vision has over 500 locations nationally and occupies approximately 52% of the building. The remaining suites are leased by Lake Area Cleaners, Profiles Hair Salon, and Peaceful Escape Massage and Spa. The service-based nature of the tenant roster supports recurring, in-person customer demand while limiting exposure to traditional e-commerce competition. Recent leasing activity further demonstrates tenant commitment to the location, with two tenants entering into new 5-year leases in 2026.

The property is strategically positioned along Bagnell Dam Boulevard, one of the primary commercial corridors serving Lake Ozark and the broader Lake of the Ozarks region. As one of the Midwest's premier recreation and vacation destinations, Lake of the Ozarks attracts approximately 5 million visitors annually in addition to its substantial second-home and seasonal resident base, significantly expanding the market's consumer population beyond its year-round residents.

Offered at $899,000, or approximately $97/SF, the property provides investors with an attractive basis, 100% occupancy, contractual rent growth, and diversified cash flow.

INVESTMENT HIGHLIGHTS

- **100% Occupied Multi-Tenant Investment -** The property is 100% occupied across four suites by a mix of medical and service-oriented tenants, providing investors with diversified income. Featuring scheduled rent increases across the leases, the property also offers contractual rent growth throughout the hold period.

- **Nationally Backed Anchor Tenant -** AEG Vision serves as the property's anchor tenant, occupying 3,600 SF and nearly 52% of the building's GLA. AEG Vision is a leading eyecare platform with a growing network of practices across the U.S., providing the property with a nationally backed medical tenant that helps drive consistent traffic to the center.

- **Complementary, Service-Oriented Tenant Mix -** In addition to AEG Vision, the property is leased to Lake Area Cleaners, Profiles Hair Salon, and Peaceful Escape Massage and Spa. Each business provides an in-person service that is difficult to replicate online, creating a tenant mix centered around recurring, locally driven consumer demand.

- **Recent Leasing Activity Demonstrates Tenant Commitment -** Two of the property's four tenants recently entered into new 5-year leases, commencing in March 2026 and September 2026. Together, these leases account for approximately 38% of the property's leased square footage, adding fresh contractual term and demonstrating continued tenant commitment to the location.

- **Premier Midwest Tourism & Second-Home Destination -** Lake of the Ozarks is a premier Midwest vacation destination, attracting ~5 million visitors annually and a significant seasonal population, with approximately 34% of housing units designated for part-time residents. The combination of tourism and seasonal residency supports year-round commercial demand.

- **High Visibility Along Major Thoroughfare -** Located along Bagnell Dam Blvd, a primary corridor serving Lake Ozark, the property sits directly across from one of the lake's largest marinas, featuring 189 wet slips and storage for 200+ additional boats. The location offers convenient access and visibility among an established mix of retail, dining, entertainment, and recreational uses.

- **Attractive, Below $100/SF Price Point -** Offered below replacement cost at $97.29/SF, the property provides investors with an attractive basis for a fully occupied, multi-tenant asset with diversified tenancy, scheduled rent increases, and a prime location within the Lake of the Ozarks market.


Osage National Golf Course
±22,000 Annual Golf Rounds
TARGET
HyVee
LOWE'S
ROSS DRESS FOR LESS
OLD NAVY
Marshalls
petco
Walgreens
OUTBACK
THE HOME DEPOT
Applebee's GRILL + BAR
SE
KOHL'S
MENARDS
Casey's
CVS pharmacy
Osage High
±678 Students
Walmart Supercenter
Osage Beach Blvd ± 19,399 VPD
SCOOTER'S COFFEE
ALDI
BIG THUNDER MARINE
LAKE MOVERS
Family Eyecare
Subject Property
Bagnell Dam Blvd ± 11,681 VPD
THE RESORT AT LAKE OF THE OZARKS
The Resort At Lake Of The Ozarks
±145 Rooms
The Rusty Rooster

3251 Bagnell Dam Blvd,
Lake Ozark, MO 65049

±6,983 SF
Leasable SF

1995
Year Built

±2.3 Years
Remaining WALT

7.00%
Cap Rate

$97.29
Price Per SF

FINANCIAL OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049

FINANCIAL SUMMARY

$899,000	**7.00%**	**$97.29**	**$62,852**	**100%**
List Price	Cap Rate	Price Per SF	NOI	Occupied

Property Summary

Address	3251 Bagnell Dam Blvd, Lake Ozark, MO 65049
Ownership Type	Fee Simple
GLA of Building	±6,983 SF
Total Building SF	±9,240 SF
Year Built	1995
Lot Size	±1.9 AC
Tenants	Four (4)

Financial Details

INCOME*	
Rental Income	$84,989
Reimbursements	$951
Effective Gross Income	$85,941
EXPENSES	
RE Taxes	$8,526
Insurance	$7,797
CAM	$6,766
Total Expenses	$23,089
Net Operating Income	**$62,852**

**Annualized from 09/01/2026 through 08/31/2027*

RENT ROLL

Suite	Tenant	Lease Start	Lease Through	SF Leased	% of GLA	Annual Rent	Rent Per SF	Rent Increases	Renewal Options	Expense Structure
A	Lake Area Cleaners, LLC	Sep. 2026	Aug 2031	±1,633 SF	23.39%	$15,600	$9.55	2.5% Annual	One, 5-Year	Modified Gross
B	Profiles Hair Salon	Aug 2023	Mar 2028	±750 SF	10.74%	$12,900	$17.20	$300 Annually	One, 5-Year	Modified Gross
C	Peaceful Escape Massage and Spa	Mar 2026	Mar 2031	±1,000 SF	14.32%	$13,200	$13.20	$50/Month Every 2 Years	Five, 1-Year	Modified Gross
D	NuCrown, LLC; d/b/a Family Eyecare (AEG Vision)	Aug 2022	Aug 2027	±3,600 SF	51.55%	$42,864	$11.91	2% Annual	One, 5-Year	Modified Gross
	Total Occupied	**±2.3 Year WALT**		**±6,983 SF**	**100.00%**	**$84,564**	**$12.11**			

**Additional ±2,257 SF of unfinished basement space currently used for storage and not accounted for in the building's leasable square footage. Features concrete, insulation, and electric, and may offer potential for future build-out into additional leasable area, subject to applicable approvals and requirements.*

ANCHOR TENANT

Family Eyecare was acquired by AEG Vision in 2022, joining **one of the nation's largest and fastest-growing optometric platforms**, with a network of **500+ practices across the United States**. The company provides full-scope optometric services supported by **more than 600 optometrists**, along with a comprehensive selection of eyewear products including prescription lenses, frames, contact lenses, and sunglasses.

AEG Vision operates through a **doctor-centric, community-based model**, partnering with established regional eyecare groups and independent practices while maintaining the local brands and patient relationships that have driven their success. Since its founding in 2017, AEG has **grown from approximately 60 locations to more than 500 practices**, serving **over 2,000,000 patients annually**. The company is **backed by Riata Capital Group**, a Dallas-based private equity firm focused on building market-leading companies across healthcare services, business services, and consumer sectors.

Year Founded
2017

Headquarters
Dallas, TX

Locations
500+

Private Equity Sponsor
Riata Capital Group

MARKET OVERVIEW

3251 Bagnell Dam Blvd
Lake Ozark, MO 65049

LAKE OF THE OZARKS REGION

At the Center of One of the Midwest's Premier Lake Destinations

Lake of the Ozarks is one of the Midwest's premier recreation and vacation destinations, attracting millions of visitors annually and supported by an extensive second-home and seasonal resident base. Spanning multiple communities across central Missouri, the region offers more than 1,100 miles of shoreline and a well-established mix of boating, golf, dining, entertainment, shopping, and resort amenities that drive year-round economic activity.

The market is also experiencing significant new investment across hospitality, entertainment, infrastructure, and commercial development. The $495 million Oasis development, ongoing revitalization of the Bagnell Dam Strip, and new entertainment projects are expanding the region's year-round offerings while reinforcing Lake Ozark and Osage Beach as its primary commercial and tourism hubs.

+9.51% Population
Lake Ozark Growth 2020-2025

5 Million+
Annual Visitors

$205 Million+
Annual Tourism Spending

70,000+
Lakefront Homes

Major Investments & Developments

$495M OASIS AT LAKEPORT

Major mixed-use entertainment and resort development in Osage Beach. Phase I, set to open in 2027, features a nine-acre amusement park, 200-foot observation wheel, retail and dining, and public boat slips. Phase II, scheduled for 2028, includes a 400-room Marriott resort and conference center, 50,000 SF enclosed waterpark, and extensive resort, recreation, and dining amenities.

BAGNELL DAM STRIP REVITALIZATION

Ongoing public and private investment is transforming the historic Bagnell Dam Strip through redevelopment, demolition of obsolete structures, improvement of existing infrastructure, and new commercial uses.

18,000 SF ENTERTAINMENT COMPLEX

New five-level, 18,000 SF entertainment venue is under construction adjacent to Bagnell Dam featuring restaurants and bars, outdoor patios, a game room, pool and VIP deck, and direct boat access.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
2030 Projection	6,672	15,160	36,402
2025 Estimate	6,461	14,533	34,584
2020 Census	6,005	12,734	29,074
Growth 2025-2030	0.7%	0.9%	1.1%
Growth 2020-2025	1.5%	2.8%	3.8%
Households	**3-Mile**	**5-Mile**	**10-Mile**
2030 Projection	2,967	6,778	16,046
2025 Estimate	2,880	6,517	15,278
2020 Census	2,701	5,783	12,976
Growth 2025-2030	0.6%	0.8%	1.0%
Growth 2020-2025	1.3%	2.4%	3.3%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Avg. Household Income	$85,436	$89,697	$92,399

JEFFERSON CITY
MISSOURI

Jefferson City, Missouri's state capital, is centrally located along the Missouri River and serves as a major center for government, healthcare, education, and professional services. The city benefits from a stable employment base led by state government operations, alongside institutions such as Lincoln University and major regional healthcare providers. Its location along U.S. Route 50 and U.S. Route 54 provides convenient connectivity to Columbia, the Lake of the Ozarks, and other markets across central Missouri.

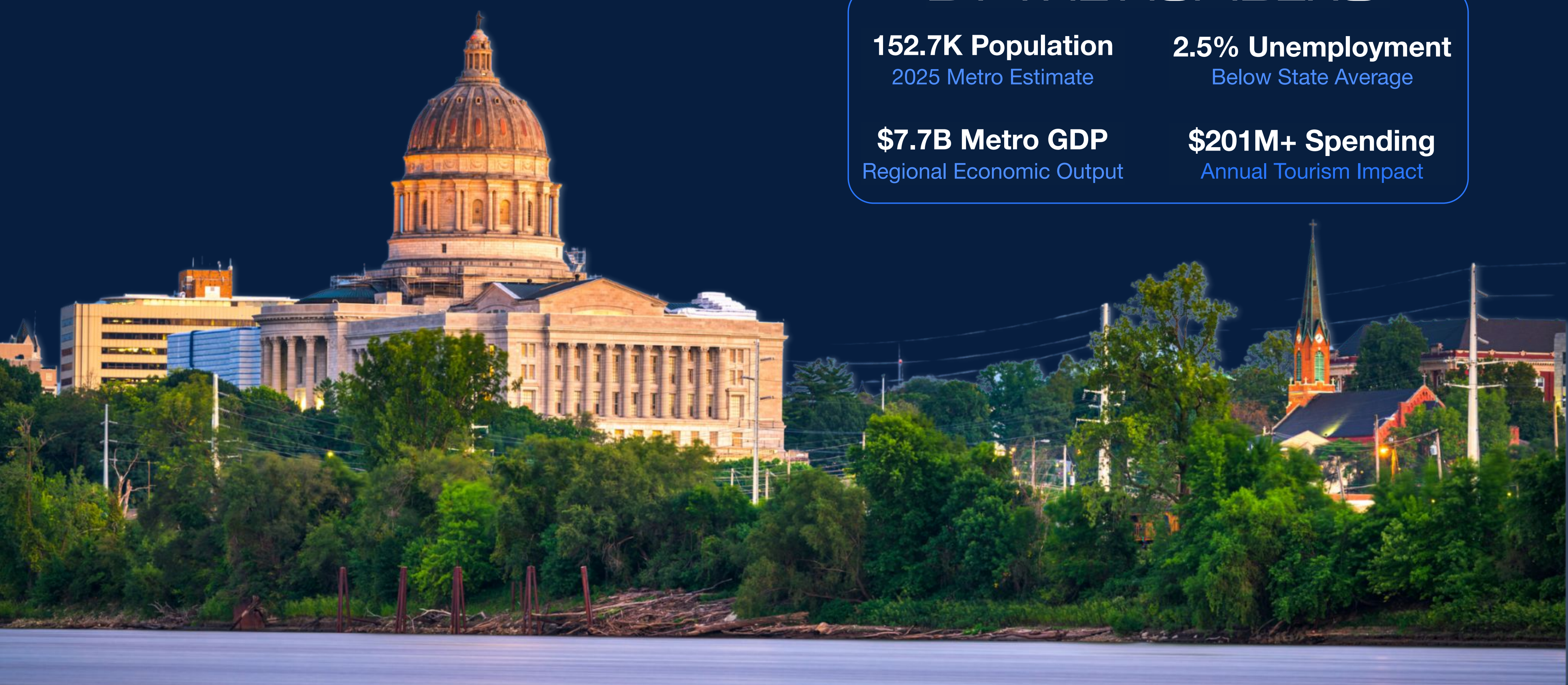
BY THE NUMBERS

152.7K Population
2025 Metro Estimate

2.5% Unemployment
Below State Average

$7.7B Metro GDP
Regional Economic Output

$201M+ Spending
Annual Tourism Impact



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