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OWNER FINANCING. 2.91 acres **REDUCED** \$100K. **Build to Suit.** Was **FSBO.** Government Incentives available. In Enhanced Enterprise Zone. Detention in on & off-site. 24,000 traffic. Zoned Highway-Commercial. 126,760 Gross SF priced at \$1.93 SF. 61,128 Net Usable SF priced at \$4.00 SF. 481 feet W Chestnut EXPY (I44B) frontage with curb cut. Neighboring land sales for new Fire Station and new Multi-Family Development. At 5 MIN drive-time, excellent demographics & unmet local retail demand. Owner is Realtor Broker. 5% Buyer Broker Commission. Was \$344,512, now \$244,512 (\$4.00 per net usable SF).

OWNER FINANCING AND BUILD TO SUIT OPTIONS

Submit proposed terms, plan/concept and provide credit information for confidential consideration.

BUYER BROKER COMMISSION

5% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany buyer to ANY showings. No appointment required.

OWNER IS A REAL ESTATE BROKER

Owner is a real estate broker and the broker of record.

CONTACT

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OFFERINGS

Tract 1: 2.91 Acres Zoned Highway-Commercial (H-C). Reduced \$100,000 to \$244,512 (\$4 per net usable SF). 61,128 net usable SF. 481' frontage. W Chestnut curb cut.
<http://www.swpre.com/listing/w-chestnut-hwy-commercial/>

Tract 2: 3.51 Acres Zoned Multi-Family Medium Density up to 107 units (R-MD). Reduced \$30,000 to \$218,559 (\$3 per net usable SF). Priced below 2 multi-family tracts on same street that just closed. 72,853 net usable SF. 242' Billings ST frontage. <http://www.swpre.com/listing/w-chestnut-multi-family/>

Both Tracts 6.42 Acres. Reduced \$130,000 to \$463,071 (\$3.46 per net usable SF). 133,981 net usable SF. <http://www.swpre.com/listing/west-chestnut-commons/>

HIGHLIGHTS

(1) Owner Finance. Build to Suit. REDUCED \$100,000. Was FSBO. 2.91 ac. Zoned HWY-COMM. 24,000 traffic. 481' W Chestnut/I44B frontage. Curb cut

(2) Adjacent 3.52 ac. multi-family to 107 units. Reduced \$30,000. Priced below 2 comps. Great demographics. Enhanced Enterprise Zone. 5% BBC

(3) Combined offering. 6.51 acres. Reduced \$130,000 to \$463,071 (\$3.46 per net usable SF). 133,981 net usable SF. 5% BBC

(4) 5-MIN drive-time vs. Benchmarks*, has higher projected annual % growth in: population, home values, \$100K+ & \$250K+ household incomes

(5) 2 MI to regional Airport and 400 acre industrial park; 7 colleges and 20 major employers w/20K employees within 5 MI

(6) In very high performing Willard R-II ISD. Elementary students attend newest school in the District

Benchmarks*: Census Tract; 1, 3 & 5-MI; 10 & 15 MIN drive-times; 65802; Springfield; Greene County

PROPERTY

(7) PDF Sets

Pictures: <http://www.swpre.com/wp-content/uploads/2013/07/WCHC-Pictures.pdf>

Satellites, Maps & Graphics: <http://www.swpre.com/wp-content/uploads/2013/07/WCHC-Satellites-Maps-Graphics.pdf>

Retail Gap Graphics: <http://www.swpre.com/wp-content/uploads/2013/07/WCHC-Retail-Gap-Graphics.pdf>

Retail Gap Table*: <http://www.swpre.com/wp-content/uploads/2013/07/WCHC-Retail-Gap-Table.pdf>

*North American Industry Classification System (NAICS) table (All NAICS categories, sorted from biggest to lowest gap, including per household and per person calculations)

PDF Sets Available "UN-Branded" On Request

(8) **Address:** No address on West Chestnut Expressway

(9) **Coordinates:** 37.212832,-93.359177

(10) **Land:** 2.91 acres /126,760 SF. Net usable: 61,128 SF / 1.4 acres

(11) **Frontage:** 481.66' on W Chestnut EXPY (I44B)

(12) **Zoning:** Highway-Commercial

http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=204

(13) Potential Government Incentives

Enhanced Enterprise Zone

Various Cities, County & State Incentives

<http://www.business4springfield.com/site-selection-location/incentives-financing/>

(14) **Detention:** on-site and off-site

(15) **Utilities:** All City utilities in place

(16) **In City limits?** Yes

(17) **In MUD?** No

(18) **Elevations**

NW Corner: 1,248 EST
NE Corner: 1,256 EST
SW Corner: 1,248 EST
SE Corner: 1,252 EST

(19) **School District:** Willard R-II Independent School District

(20) **Legal:** PIDN 881317314065: JUNCTION CITY AMD BEG 39.43 FT N SW COR LOT 60 N 264.90 FT E 481.97 FT S 260.50 FT W TO BEG

(21) **Minerals:** None

NOTE: All measurements from Appraisal District or Survey unless EST. EST is our estimate.

LOCATION

(22) **Google Map:** <http://goo.gl/maps/o3K84>

(23) **Inside Loop on West Chestnut Expressway (I44 Business)**

(24) **Across from Young/Lilley Park:** Popular local 2 acre park with 7/10th MI walking fitness trail
http://missouri.sierraclub.org/wrg/local/kg/kg_pg_86.html

(25) **1.3 MI to I44**

(26) **Distances to Key Intersections**

1.3 mi. to I44 and Chestnut EXPY
2.7 mi. to I44 and US160 N
4.9 mi. to I44 and James River Freeway
9.8 mi. to I44 and US65 N

(27) **Springfield Accolades**

Forbes Magazine: Top Place for Business & Careers

Inc. Magazine: Top 20 Mid-Sized City for Entrepreneurs

Milken Institute: Top 50 Best Performing City

America's Promise: 100 Best Community for Young People

Biz Journals: Top 40 Best Quality of Life

Entrepreneur Magazine: Top 10 Hot City for Entrepreneurs

Expansion Management: Top 12 Metros for Recruitment & Attraction and 5-Star Quality of Life

National Geographic Adventure Magazine: Top 50 Adventure Towns

World Health Organization: "Safe Community" Designation

RETAIL GAP

(28) **Baseline:** 5 MIN drive-time

(29) **Top Opportunities**

1 Auto Dealer: \$5.4M+

2 Food & Beverages: \$4.5M+

- # 3 Groceries: \$4.3M+
- # 4 Clothing & Accessories: \$2.9M+
- # 5 Clothing: \$2.2M+
- # 6 General Merchandise: \$2M+
- # 7 Health & Personal Care: \$1.7M+
- # 8 Sports, Hobbies & Music: \$1.3M+
- # 9 Furniture: \$1.3M+
- # 10 Special Food Services: \$1.2M+

Per Person and Per Household Calculations Provided in Retail Gap PDF Sets

SCHOOLS AND SCHOOL DISTRICT REVIEW

(30) **Summary:** Outstanding schools and School District. All schools recently constructed. The District & all 4 schools attend received 8 of 10 "Distinguished" GreatSchools ratings. Two schools received 5 of 5 Stars and 2 schools received 4 of 5 Stars GreatSchools ratings.

(31) Willard R-II Independent School District

7 schools, 4,095 students
8 of 10 "Distinguished" GreatSchools rating

(32) Willard East Elementary School (PK-4)

625 students
8 of 10 "Distinguished" GreatSchools rating
4 of 5 Stars GreatSchools Community Rating

(33) Willard Intermediate School (5-6)

625 students
8 of 10 "Distinguished" GreatSchools rating
5 of 5 Stars GreatSchools Community Rating

(34) Willard Middle School (7-8)

629 students
8 of 10 "Distinguished" GreatSchools rating
5 of 5 Stars GreatSchools Community Rating

(35) Willard High School (9-12)

1,220 students
8 of 10 "Distinguished" GreatSchools rating
4 of 5 Stars GreatSchools Community Rating

DEMOGRAPHICS & ECONOMETRICS

(36) **Summary:** Outstanding indicators for retail and multi-family development. We compared the 5 MIN drive-time to several Benchmarks*. The 5 MIN drive-time demographics have higher % increases in: population, income, single family homes & home values. And the 5 MIN drive-time demographics have the lowest %: homes for rent and multi-family homes.

(37) **Baseline:** 5-MIN drive-time

(38) **Benchmarks*:** Census Tract; 1, 3 & 5-MI; 10 & 15 MIN drive-times; 65802; Springfield; Greene County

(39) **Baseline Compared to All Benchmarks***

Basic Demographics

Highest % annual population growth
Highest % less than 10 years old
Highest % at least 45 years old
Highest % married & living together

Income

Highest % annual growth in \$100K+ household (HH) incomes
Highest % annual growth in \$250K+ HH incomes
Highest % annual growth in median HH incomes
Lowest % under \$25K HH incomes

Housing

Lowest % homes for rent
Lowest % single family attached homes
Lowest % low density (3-49 units) multifamily homes
Lowest % medium density (50-99 unit) multifamily homes
Highest % single family homes
Highest % annual growth in home values

Note: All data for 2010. 2012 CCIM updates available upon request.

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,184 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

Available CCIM Reports: <http://www.swpre.com/wp-content/uploads/2013/04/Available-CCIM-Reports.pdf>

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