

**LoopNet Viewable by Anyone:** [http://www.crelisting.net/SW91\\_8\\_2A](http://www.crelisting.net/SW91_8_2A)  
**Listing Website:** <http://www.swpre.com/listing/west-chestnut-commons/>  
**YouTube:** <http://youtu.be/fsx4-TOT5fE>  
**Facebook:** <https://www.facebook.com/pages/Reduced-130000-Was-FSBO-Owner-Finance-Build-to-Suit-5-BBC-SWPRE/366134133489726>

**OWNER FINANCING.** 6.42 acres **REDUCED** \$130K. **Build to Suit.** Was **FSBO.** Government Incentives available. Enhanced Enterprise Zone. 724 feet frontage. Detention on & off-site. 24,000 traffic. 279,969 Gross SF priced at \$1.65 SF. 133,981 Net Usable SF priced at \$3.46 SF. 2.91 acres zoned H-C. Reduced \$100,000. 481' W Chestnut EXPY (I44B) frontage w/curb cut. 3.51 acres zoned R-MD up to 107 units. Reduced \$30,000. Excellent retail and multi-family demographics. Great retail gap. Owner is Realtor Broker. 5% Buyer Broker Commission. Was \$593,471 now \$463,071.

### **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**

**DIANE ALEXANDER,** MBA, Broker, Team Leader, RAINMAKER. Southwest Partners & Global Partners International Realty. M 713.591.9902. O 979.421.9996. [diane@swpre.com](mailto:diane@swpre.com).  
<http://www.swpre.com/?agent=diane>.

### **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 was FSBO. REDUCED \$130K. Build to Suit. HWY curb cut 19K traffic. 724' front. Enhanced Enterprise Zone. Govt Incentive. 5% BBC

(2) 2.91 acres zoned Highway Commercial. Reduced \$100,000. 481' W Chestnut EXPY (I44B) frontage w/curb cut. Excellent unmet retail gap at 5-MIN

(3) 3.51 acres zoned R-MD up to 107 units. Reduced \$30,000. Priced below 2 MF comparable tracts that just closed. Excellent multi-family demographics

(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/WCCA-Pictures.pdf>

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

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

**Retail Gap Table\*:** <http://www.swpre.com/wp-content/uploads/2013/07/WCCA-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 addresses assigned

**Tract 1:** West Chestnut Expressway

**Tract 2:** Billings ST

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

(10) **Land:** 6.42 acres / 279,969 **Gross SF. Net Usable:** 133,981 SF / 3.08 acres

**Tract 1** Gross: 2.91 acres /126,760 SF. Net usable: 61,128 SF / 1.4 acres

**Tract 2** Gross: 3.51 acres /153,209 SF. Net usable: 72,853 SF / 1.67 acres

(11) **Frontage:** 724.3' EST

**Tract 1:** 481.66' on W Chestnut EXPY (I44B)

**Tract 2:** 242.64' EST current on Billings ST (482.61' when extension completed)

### (12) Zoning

**Tract 1:** Highway-Commercial

[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=204](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=204)

**Tract 2:** Residential-Medium Density

[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=154](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154)

(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:** 1,259 EST

**SW Corner:** 1,248 EST

**SE Corner:** 1,252 EST

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

(20) **Legal**

**Tract 1:** 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

**Tract 2:** PIDN 881317314066: JUNCTION CITY AMD BEG 304.33 FT N SW COR LOT 60 E 481.97 FT N 335.98 FT W 149 FT S 20 FT W 330 FT S TO BEG

(21) **Minerals:** None

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

**LOCATION**

(22) **Google Map**

**Tract 1:** <http://goo.gl/maps/o3K84>

**Tract 2:** <http://goo.gl/maps/6AEgB>

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

(24) **Across from Young/Lilley Park:** Popular local 2 acre park with 7/10<sup>th</sup> MI walking fitness trail  
[http://missouri.sierraclub.org/wrq/local/kg/kg\\_pg\\_86.html](http://missouri.sierraclub.org/wrq/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>

## **DISCLOSURES & COPYRIGHTS**

Southwest Partners & Global Partners International Realty are registered trademarks and DBAs of Alexander Tiffany Southwest, LLC. **RAINMAKER** is a registered trademark of Alexander Tiffany Southwest, LLC. We support the principles of the Fair Housing Act and the Equal Opportunity Act. The information set forth on this site is based upon information which we consider reliable, but because it has been supplied by third parties to us, we cannot represent that it is accurate or complete, and it should not be relied upon as such. The offerings are subject to errors, omissions, changes, including price, or withdrawal without notice. All dimensions are approximate and have not been verified by the selling party and cannot be verified by us. It is recommended that you hire a professional in the business of determining dimensions, such as an appraiser, architect or civil engineer, to determine such information.

## **CONTACT**

**DIANE ALEXANDER**, MBA, Broker, Team Leader, RAINMAKER. Southwest Partners & Global Partners International Realty. M 713.591.9902. O 979.421.9996. [diane@swpre.com](mailto:diane@swpre.com).  
<http://www.swpre.com/?agent=diane>.