

Property Website: <http://www.swpre.com/listing/Young-Lilley-Commons/>

Collaborative CLOUD Listing with CCIM Owner Broker. Was \$835,000. Now \$586,040. 6.6 ac. 2.91 ac Highway Commercial and 3.69 ac multi-family up to 107 units. 723' frontage. Detention In. No multi-family in 3 MI. Great schools. Major unmet retail demand. Vs. Benchmarks, 5 MIN drive-time has highest % increase in population, income & high incomes; highest % single family homes, highest % increase in values, lowest % homes for rent and lowest % multi-family homes. Each tract separately offered.

3 OFFERINGS

Young/Lilley Commons. The Pavilion & Condo offerings combined. 6.6 acres. Was \$835,000. Now \$586,040 US or \$2.19 US per SF.

Young/Lilley Commons. 4003 W Chestnut EXPY. REDUCED 26%. Adjacent with 242' Billings ST frontage. Zoned R-MD. Approved for up to 107 units. 3.69 ac. Was \$333,000. Now \$244,020 US or \$1.60 US per SF.

Young/Lilley Pavilions. 4001 W Chestnut EXPY. REDUCED 30%. 481' frontage. Zoned H-C: 2.91 ac. Was \$499,000. Now \$342,020 US or \$2.70 US per SF.

OWNER IS A REAL ESTATE BROKER

The owner, Julie Broadbent, CCIM, is a licensed Missouri Broker and the Broker of Record.

CONTACT

COLLABORATIVE CLOUD LISTING® with **Julie Broadbent**, CCIM, Owner Broker. Listing Managers are the **RAINMAKERS®** of Southwest Partners® & Global Partners International Realty®. Contact the **RAINMAKERS®** at 1+ 979.421.9996 or therainmakers@swpre.com.

Southwest Partners® & Global Partners International Realty® **COLLABORATIVE CLOUD LISTING®** Team members include **George Verar**, MBA, CPA, Collaborative Broker Associate, **Nasir Bajwa**, MA, CCIM, CPM, Collaborative Broker Associate, **George Alexander**, MA, Staff Broker Associate and **RAINMAKER®** Recruiter and **Diane Alexander**, MBA, CEO, Broker of Record, Listing Team Leader.

BUYER BROKER COMMISSION

3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings to earn commission. No showing appointment required.

HIGHLIGHTS

(1) CCIM Owner-Broker. Was \$835K now \$586,040. 6.6 acres. 723' frontage. Zoned R-MD & H-C. Enhanced Enterprise Zone, potential govt. incentives

(2) Outstanding multi-family potential. No competitors within 3-MI. 585 new units projected by 2016 Census. Adjacent tracts available

(3) Unmet retail gap at 5 MIN drive-time, top 3 opportunities avg. \$4.8M+, top 5 avg \$3.9M+, top 10 avg. \$2.7M+

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

(5) 2 MI to regional Airport and 400 acre industrial park; 7 colleges w/37K students, 20 major employers w/20K employees within 5 MI

(6) In very high performing Willard R-II ISD with elementary students attending the newest school in the district

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

PROPERTY DATA

(7) **Land:** 6.60 acres

Pavilions: 2.91 acres

Condos: 3.69 acres

(8) **Frontage:** 724.3' per survey

Pavilions: 481.66' on W Chestnut EXPY

Condos: 242.64 on Billings ST (482.61' once Billings ST extension is completed)

(9) **Zoning:**

Pavilions: Highway-Commercial (H-C)

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

Condos: Residential-Medium Density (R-MD) up to 33 units per acre

Link: http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154

(10) **Maximum units on Condos tract:** 107

(11) **Potential government incentives**

Enhanced Enterprise Zone

Multiple potential City, County and State incentives

(12) **Detention:** In on-site and off-site

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

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

(15) **In MUD?** No

(16) **Elevation:** 1,259' to 1,264' EST. sloping gently up from south to north

(17) **% in flood plain:** 23% EST

Pavilions: 17% EST

Condos: 6% EST

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

(19) **Legal**

Pavilion: Parcel # 881317314043 JUNCTION CITY AMD W 80 FT LOT 61 & BEG 80 FT E SW COR LOT 61 N 630 FT E 69 FT S 630 FT W TO BEG (EX HWY).

Link:

<http://beacon.schneidercorp.com/Application.aspx?AppID=328&LayerID=3509&PageTypeID=4&PageID=2306&Q=243936153&KeyValue=881317314043>

Condos: Parcel # 881317314047 JUNCTION CITY LOT 60 (EX NEW R/W)

Link:

<http://beacon.schneidercorp.com/Application.aspx?AppID=328&LayerID=3509&PageTypeID=4&PageID=2306&Q=2066502024&KeyValue=881317314047>

(20) **Minerals:** None

NOTE: All measurements from Appraisal District or Survey unless "EST". "EST" are our estimates.

LOCATION

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

(22) **Across W Chestnut EXPY from Young/Lilley Park:** Popular local 2 acre park with 7/10th MI walking fitness trail

Link: http://missouri.sierraclub.org/wrg/local/kg/kg_pg_86.html

(23) **Easy I44 access**

- 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

(24) **Springfield accolades from Springfield Chamber of Commerce**

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

HIGHEST AND BEST USES

(25) **Multi-family**

- 585 NEW renter occupied units projected to be built by 2016
- Nearest major competitors located 3-MI SE near downtown
- No major competitors W to Airport
- No major competitors NW to PIC West

(26) **Retail:** Several specific retail opportunities defined through Retail Gap analysis

Retail Gap Graphics Pack: <http://www.swpre.com/wp-content/uploads/2012/11/Young-Lilley-Pavilion-Retal-Gap-Pack.pdf>

RETAIL GAP

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

(28) **Indicators**

Top 3 opportunities avg. \$48M+
Top 5 avg \$3.9M+
Top 10 avg \$2.7M+

(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+

Retail Gap Detailed Table: <http://www.swpre.com/wp-content/uploads/2012/11/Young-Lilley-Retail-Gap-Table.pdf>

SCHOOLS AND SCHOOL DISTRICT REVIEW

Outstanding schools and School District with all schools recently constructed. The School District and all 4 schools attend received 8 of 10 "Distinguished" GreatSchools ratings. 2 of the schools attended received 5 of 5 Stars GreatSchools rating. The other two schools attended received 4 of 5 Stars GreatSchools ratings.

All school data from GreatSchools: <http://www.greatschools.org>

Details: <http://www.swpre.com/wp-content/uploads/2012/11/Young-Lilley-Schools.pdf>

DEMOGRAPHICS & ECONOMETRICS

Outstanding indicators for retail and multi-family development. Compared to Benchmarks*, 5 MIN drive-time has highest % increases in population, income and high household (HH) incomes. Same Benchmark comparisons in housing indicators: highest % single family homes, highest % increase in values, lowest % homes for rent and lowest % multi-family homes.

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

Details: <http://www.swpre.com/wp-content/uploads/2012/11/Young-Lilley-Demographics.pdf>

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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