

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

Collaborative CLOUD Listing with CCIM Owner Broker. Was \$499,000. Now \$342,020. 2.91 acres. 481' frontage. Detention In. Significant retail demand. No multi-family in 3 MI. Great schools. Compared to Benchmarks*, 5 MIN drive-time has highest % increases in population, income and high household (HH) incomes. Benchmark housing indicators: highest % single family homes, highest % increase in values, lowest % homes for rent and lowest % multi-family homes. Adjacent 3.3 acres zoned MF-33 for sale.

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

3 OFFERINGS

Young/Lilley Pavilion: 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.

Young/Lilley Condos. 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 Commons. The Pavilion & Condo offerings combined. 6.9 acres. Was \$835,000. Now \$586,040 US or \$2.19 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

This is a COLLABORATIVE CLOUD LISTING® with **Julie Broadbent**, CCIM, Owner and Broker of Record with 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 and George Alexander, MA, Staff Broker Associate and RAINMAKER® Recruiter.

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.

Willard R-II Independent School District 7 schools, 4,095 students

8 of 10 "Distinguished" GreatSchools rating

Willard East Elementary School (PK-4) 625 students

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

Willard Intermediate School (5-6) 625 students

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

Willard Middle School (7-8) 629 students

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

Willard High School (9-12) 1,220 students

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

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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