

4001 W CHESTNUT EXPY, MASSIVE REDUCTIONS, 3% BBC + CASH BONUSES, INSIDE LOOP, SPRINGFIELD, MO, USA

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You Tube: <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>

CLOUD multi-family and retail commercial listings with Julie Chestnut, CCIM, Cincinnati. W Chestnut EXPY inside loop big reductions bonus BBC!

- (1) **Frontage on W Chestnut EXPY zoned H-C:** 482' frontage on W Chestnut EXPY. 2.91 acres 126,760 SF. Reduced \$100K to \$399K. 3% BBC + \$15K BONUS.
- (2) **Adjacent with frontage on Walnut ST zoned R-MD:** Approved for up to 107 units. 3.69 acres 160,796 SF. Reduced 20% per SF. Was \$2.09 now \$1.66 SF. \$267,500. 3% BBC + \$10K BONUS.
- (3) **All of 4001 W Chestnut EXPY:** 6.6 acres 287,496 SF. Was \$798K now \$664.9K! 3% BBC + \$35K BONUS.

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HIGHLIGHTS

- (4) 3 offerings reduced up to \$135K, inside loop, 482' on W Chestnut EPWY, all detention in, utilities to site, R-MD and H-C zoning
- (5) 3% BBC + up to \$35K BONUS
- (6) Enhanced Enterprise Zone, potential local and State incentives
- (7) 2 mi to regional Airport and 400 acre industrial park; 7 colleges w/37K students, 20 major employers w/20K employees within 5 mi
- (8) In very high performing Willard R-II ISD with elementary students attending the newest school in the district
- (9) 5-min. drive vs. Benchmarks*, highest projected annual % growth in: population, households, families, \$100K+ & \$250K incomes

*Benchmarks include: Census Tract; 1, 3 and 5-mile radiuses; 5, 10 and 15-minute drive-times; 65802 zip code; City of Springfield; and Greene County.

HIGHEST AND BEST USE

Key findings from CCIM, CBC & our proprietary tools:

- (10) **Multi-family:** Only one major multi-family competitor in the northwest market
- (11) **Unmet local retail demand in 5-min. drive:** Top 3 avg. \$6.4M+ annual potential revenues, top 5 avg \$4.9M+ & top 10 avg \$2.8M+
- (12) **Top retail opportunities:** Auto dealer, food & beverages, clothing & accessories, health & personal care, & furniture & home furnishings within 5-minute drive
- (13) **Demographics and econometrics:** High projected demographic & economic growth within 5-minute drive
- (14) **Growing demand and employment:** Growing employment, retail & housing demand via EDC Industrial Center & Airport

OWNER IS A REAL ESTATE AGENT

The owner is a licensed Missouri Broker and CCIM and is the listing broker of record.

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3% BUYER BROKER COMMISSION (BBC) + BBC BONUSES

- (15) Frontage on W Chestnut EXPY zoned H-C: \$10K BONUS BBC
- (16) Adjacent with frontage on Walnut ST zoned R-MD: \$15K BONUS BBC
- (17) All of 4001 W Chestnut EXPY: \$35K BONUS BBC on simultaneous sale

A buyer broker does NOT have to accompany their buyer to any showings.

CONTACT INFORMATION

Call 01.979.421.9996 for appointment, additional information or answer any questions.

PROPERTY

- (18) **Zoning**
 - (a) H-C: http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=204
 - (b) R-MD: http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154
- (19) **Detention:** In on-site and off-site
- (20) **Utilities:** All City utilities in place
- (21) **In City limits?** Yes
- (22) **In MUD?** No
- (23) **School district:** Willard R-II Independent School District
- (24) **Legal:**
 - (a) **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)
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-tax-ID-043>
 - (b) **Parcel # 881317314047:** JUNCTION CITY LOT 60
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-tax-ID-047>

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LOCATION

- (25) **Directly on Chestnut EXPY (I44 Business):** Inside the loop on north side of Chestnut
- (26) **Easy I44 access:** 1.4 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 key rankings from Springfield Chamber of Commerce**
 - (a) **America's Promise:** 100 Best Community for Young People
 - (b) **Biz Journals:** Top 40 Best Quality of Life
 - (c) **Entrepreneur Magazine:** Top 10 Hot City for Entrepreneurs
 - (d) **Expansion Management:** Top 12 Metros for Recruitment & Attraction
 - (e) **Expansion Management Magazine:** 5-Star Quality of Life
 - (f) **Forbes Magazine:** Top Place for Business & Careers
 - (g) **Inc. Magazine:** Top 20 Mid-Sized City for Entrepreneurs
 - (h) **Milken Institute:** Top 50 Best Performing City
 - (i) **National Geographic Adventure Magazine:** Top 50 Adventure Towns
 - (j) **World Health Organization:** "Safe Community" designation

KEY LINKS

New Plans

- (28) **Property website:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-website>
- (29) **Photo gallery:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-photo-gallery>
- (30) **Interactive site:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-interactive>

Sample listings

- (31) **CBC:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-CBC-listing>
- (32) **LoopNet:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-LoopNet-listing>

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- (33) **Lands of America:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-LOA-listing>
- (34) **Other primary real estate listing sites:** Catalyst, CCIM, CIMLS, Commercial Gateway, Commercial IQ, Commercial Source, E List It, Estately, Globe Street, Google Base, HAR, Home Finder, Land Broker, Land Farm and Ranch, Lands of America, Letting Agent, Move Channel, Movoto, MyIRENS, Oklu, Point 2 Homes, Postlets, Property Line, Property Showcase International, Proxio, Real Estate Funding, Real Up, Red Fin, Trulia, World MLS, Zap, Zillow

Social Media

- (35) **You Tube:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>
- (36) **Facebook:** <http://on.fb.me/MO-Springfield-4001-W-Chestnut-EXPY-Facebook>
- (37) **Word Press:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-Word-Press>
- (38) **Other primary blogs:** Twitter, Linked In (9,763 Groups & Subgroups), Plaxo (983 Networks), Plaxo Pulse, AEB, Active Rain, AIM Status, ApnaCircle, Badoo, Bebo, Blogger, Bright Kite, Broker Agent Social, Centrum.sk, Cyworld, Delicious, deviantART, Douban, Excite.It, Flickr, Four Square, Friend Feed, Friendster, Glozal, Gmx.De, Good Reads, Google +, Google Profiles, Gowalla, GTalk Status, Google+, Google Buzz, hi5, Hyves, Identi.ca, iWiW, Jaiku, Kaixin001, Mixi (Japan), LiveJournal, MeinVZ, Multiply, My Life, My Space, My Yearbook, Nasza Klasa, Netlog, Ning, Odnoklassniki, Onet.pl, Orange.Es, Orkut, Photobucket, Plurk, POST.sk, Posterous, Qzone, Rambler.Ru, Renren, sapo, Skynet.be, Skyrock, Sonico, Street Mavens, Tagged, Taringa!, Telefonica, Telenet.be, TerraEs, tiscali.cz, Tripit, Tuenti, Tumblr, USHI (China), Vimeo, vKontatke, Voila.Fr, volny.cz, Wer-kennt-wen, Yammer, Yahoo Profiles, Yahoo!, Yandex.Ru, You Are, Yushi, Zoznam.sk, Zuklu

Custom

- (39) **Springfield Partnership for Economic Development incentives and financing:** <http://www.business4springfield.com/site-selection-location/incentives-financing/>
- (40) **CBC Southwest 349 newspaper sites:** <http://bit.ly/CBC-Southwest-newspaper-sites>
- (41) **CBC Southwest 39 regional business journal sites:** <http://bit.ly/CBC-Southwest-business-journal-sites>
- (42) **Google:** <http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-Google>

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If any link does not directly connect, just copy and paste the link into your web browser. Feel free to call or email us for technical assistance.

RETAIL GAP ANALYSIS

- (43) **Definition:** Unmet annual potential revenues in local retail demand at 5-min. drive-time (annual potential revenues)
- (44) **Top opportunities summary:**
 - (a) **Top 3:** Avg. \$6.4M+ annual potential revenues
 - (b) **Top 5:** Avg. \$4.9M+ annual potential revenues
 - (c) **Top 10:** Avg. \$2.8M+ annual potential revenues
- (45) **Top opportunities**
 - (a) **Auto dealer:** \$8.5M+ annual potential revenues
 - (b) **Food & beverages:** \$7.3M+ annual potential revenues
 - (c) **Clothing & accessories:** \$3.5M+ annual potential revenues
 - (d) **Health & personal care:** \$3.0M+ annual potential revenues
 - (e) **Furniture & home furnishings:** \$2.0M+ annual potential revenues

SCHOOLS AND SCHOOL DISTRICT REVIEW

- (46) **Summary:** The District and all schools have high GreatSchools and parent ratings
- (47) **Willard R-II Independent School District:** 7 schools, 4,095 students with 14:1 student/teacher ratio
 - (a) **8 of 10 GreatSchools rating:** Of 7 school districts within 15-miles, 5 scored lower and none scored higher
- (48) **Willard East Elementary School (PK-4):** 625 students with 14:1 student teacher ratio

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- (a) **8 of 10 GreatSchools rating:** Of 25 elementary schools within 10-miles, 21 scored lower and NONE scored higher
 - (b) **Distinguished GreatSchools recognition:** Among few public elementary schools in Missouri to receive a distinguished GreatSchools Rating
 - (c) **GreatSchools Parent based ratings**
 - **Community rating:** 4 of 5 stars
 - **Principal leadership:** 4 of 5 stars
 - **Teacher quality:** 4 of 5 stars
 - **Parent Involvement:** 4 of 5 stars
- (49) **Willard Intermediate School (5-6):** 625 students with 16:1 student teacher ratio
- (a) **8 of 10 GreatSchools rating:** Of 25 intermediate schools within 15-miles 21 scored lower and only 2 scored higher
 - (b) **Distinguished GreatSchools recognition:** Among the few public intermediate schools in Missouri to receive a distinguished GreatSchools Rating
 - (c) **GreatSchools Parent based ratings**
 - **Community rating:** 5 of 5 stars
 - **Principal leadership:** 5 of 5 stars
 - **Teacher quality:** 5 of 5 stars
 - **Parent Involvement:** 5 of 5 stars
- (50) **Willard Middle School (7-8):** 629 students with 16:1 student teacher ratio
- (a) **8 of 10 GreatSchools rating:** Of 25 middle schools within 15-miles, 20 scored lower and only 2 scored higher
 - (b) **Distinguished GreatSchools recognition:** Among the few public middle schools in Missouri to receive a distinguished GreatSchools Rating
 - (c) **GreatSchools Parent based ratings**
 - **Community rating:** 5 of 5 stars
 - **Principal leadership:** 4 of 5 stars
 - **Teacher quality:** 5 of 5 stars
 - **Parent Involvement:** 4 of 5 stars
- (51) **Willard High School (9-12):** 1,220 students with 18:1 student teacher ratio

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- (a) **8 of 10 GreatSchools rating:** Of 25 high schools within 15-miles, 18 scored lower and only 2 scored higher
- (b) **Distinguished GreatSchools recognition:** Among the few public high schools in Missouri to receive a distinguished GreatSchools Rating
- (c) **GreatSchools Parent based ratings**
 - **Community rating:** 4 of 5 stars
 - **Principal leadership:** 4 of 5 stars
 - **Teacher quality:** 4 of 5 stars
 - **Parent Involvement:** 4 of 5 stars

DEMOGRAPHICS & ECONOMETRICS

- (52) **Benchmarks include:** Census Tract; 1, 3 and 5-mile radiuses; 5, 10 and 15-minute drive-times; 65802 zip code; City of Springfield; and Greene County.
- (53) **Baseline comparison:** 5-minute drive time vs. Benchmarks
- (54) **Demographics**
 - (a) **Highest %**
 - 0-9 years old
 - 45 years old and older
 - Married and living together
 - Construction employees
 - Transportation employees
 - (b) **Highest annual % growth**
 - Population growth
 - Household growth
 - Family growth
- (55) **Homes**
 - (a) **Highest annual % growth**
 - Avg. home values
 - Median home values
 - (b) **Lowest %**

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- Homes for rent
- Single family attached homes
- Low density (3-49) multi-family homes
- Medium density (50+) multifamily homes

(c) Lowest leverage indicators

- Avg. mortgage / avg. household income
- Median mortgage / median household income

(d) Highest % single family detached homes

(56) Income and wealth

(a) Highest annual % growth

- \$100K+ household incomes
- \$250K+ household incomes
- Median household income

(b) Lowest % less than \$25K household incomes

(c) Highest % \$100K-\$150 household net worth

CCIM REPORTS AND LISTING ANALYSIS

(57) Certified Commercial Investment Member (CCIM) Institute reports: 2,138 utilized and available on request

(58) CBC Southwest packs: 11 packs available on request

(59) Defined and published source data: Unless noted all data from CCIM

DISCLOSURES & COPYRIGHTS

Julie Chestnut, CCIM, is the owner and broker of record for this STAR listing. Coldwell Banker Commercial Southwest Partners is managing this listing through a STAR MAKER strategic agreement with Julie Chestnut, CCIM.

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