

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

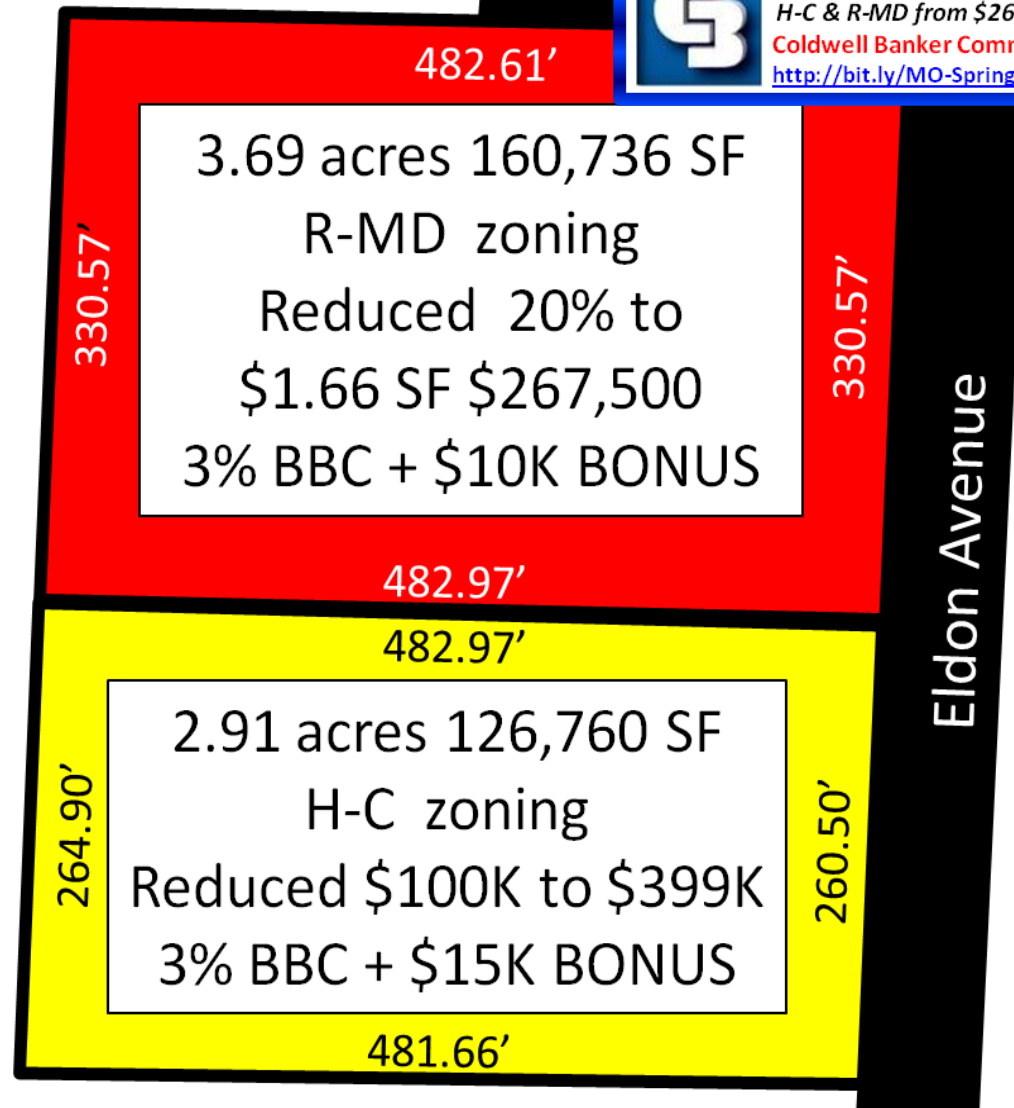


REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



I44B West Ches

4001 W Chestnut EXPY:
individual offering

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482.61'

611.69'

6.6 acres 287,496 SF
H-C & R-MD zoning
Was \$798K Now \$665K
3% BBC + \$35K BONUS

612.81'

Eldon Avenue

481.66'

144B West Ches

4001 W Chestnut EXPY:
entire offering

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Available

Eldon Avenue

482.97'

264.90'

2.91 acres 126,760 SF
H-C zoning
Reduced \$100K to \$399K
3% BBC + \$15K BONUS

260.50'

481.66'

I44B West Ches

4001 W Chestnut EXPY:
HWY frontage H-C zoned



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482.61'

330.57'

3.69 acres 160,736 SF

R-MD zoning

Reduced 20% to

\$1.66 SF \$267,500

3% BBC + \$10K BONUS

330.57'

Eldon Avenue

482.97'

Available

I44B West Ches

4001 W Chestnut EXPY:
Maple ST R-MD zoned

BOUNDARY SURVEY & ADMINISTRATION FOR STEVEN & JULIE BROADBENT

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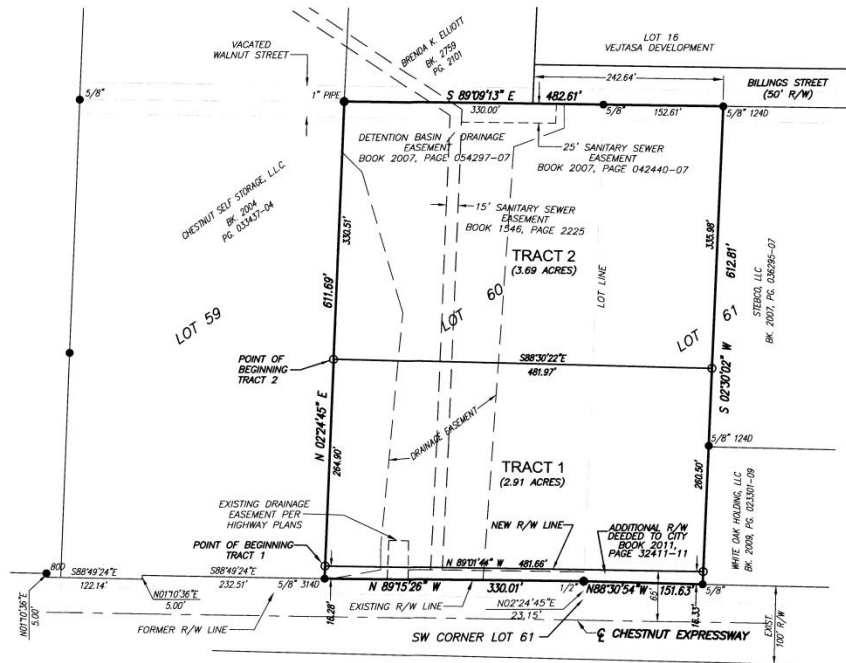
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100' 0' 100'
SCALE: 1 INCH = 100 FEET

LEGEND

- FOUND IRON PIN (AS NOTED)
- SET IRON PIN CAPPED "GREAT RIVER 2001011476"



PROPERTY DESCRIPTIONS

PARENT TRACT

LOT 60 AND PART OF LOT 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 0, PAGE 45 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY FOR THE POINT OF BEGINNING; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-3140" ON THE WEST LINE OF SAID LOT 60; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°24'45"E ALONG SAID WEST LINE, 511.69 FEET TO A FOUND 5/8" IRON PIN; THENCE N89°09'13"E, 330.00 FEET TO A FOUND 5/8" IRON PIN CAPPED "2001011476"; THENCE S89°09'13"E, 152.61 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-1240"; THENCE S02°30'02"W, 612.81 FEET TO AN EXISTING 5/8" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N88°30'54"W ALONG SAID RIGHT-OF-WAY LINE, 151.63 FEET TO THE POINT OF BEGINNING, CONTAINING 2945.53 SQUARE FEET OR 6.762 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

(REFERENCE: CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION, BOOK 2006, PAGE 015651-06)

TRACT 1

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 162.28 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 264.90 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING SAID WEST LINE, S89°30'22"E, 481.97 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'02"W, 260.50 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°01'44"W, 481.68 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 281.18 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 330.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 60; THENCE S89°09'13"E ALONG THE NORTH LINE OF SAID LOT 60, A DISTANCE OF 482.61 FEET TO A 5/8" IRON PIN (CAPPED "LS-1240"); THENCE S02°30'02"W, 335.98 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°30'22"W, 481.97 FEET TO THE POINT OF BEGINNING.

NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCES OF TITLE: BOOK 2006, PAGE 004777-06 AND PAGE 004779-06; BOOK 2011, PAGE 037343-11
4. EASEMENTS SHOWN HEREON ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
5. ZONING: TRACT 1 - HC; TRACT 2 - R-MD
6. ADMINISTRATIVE SUBDIVISION CERTIFICATE OF APPROVAL IS RECORDED IN BOOK 2011, PAGE 32405-11.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO STEVEN AND JULIE BROADBENT THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND THAT SAID SURVEY WAS PERSONALLY SUPERVISED, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2).

Brian D. Velle
BRIAN D. VELLE LS-2472

October 12, 2011
DATE



LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY NO. 2001011476

4001 W Chestnut EXPY: survey



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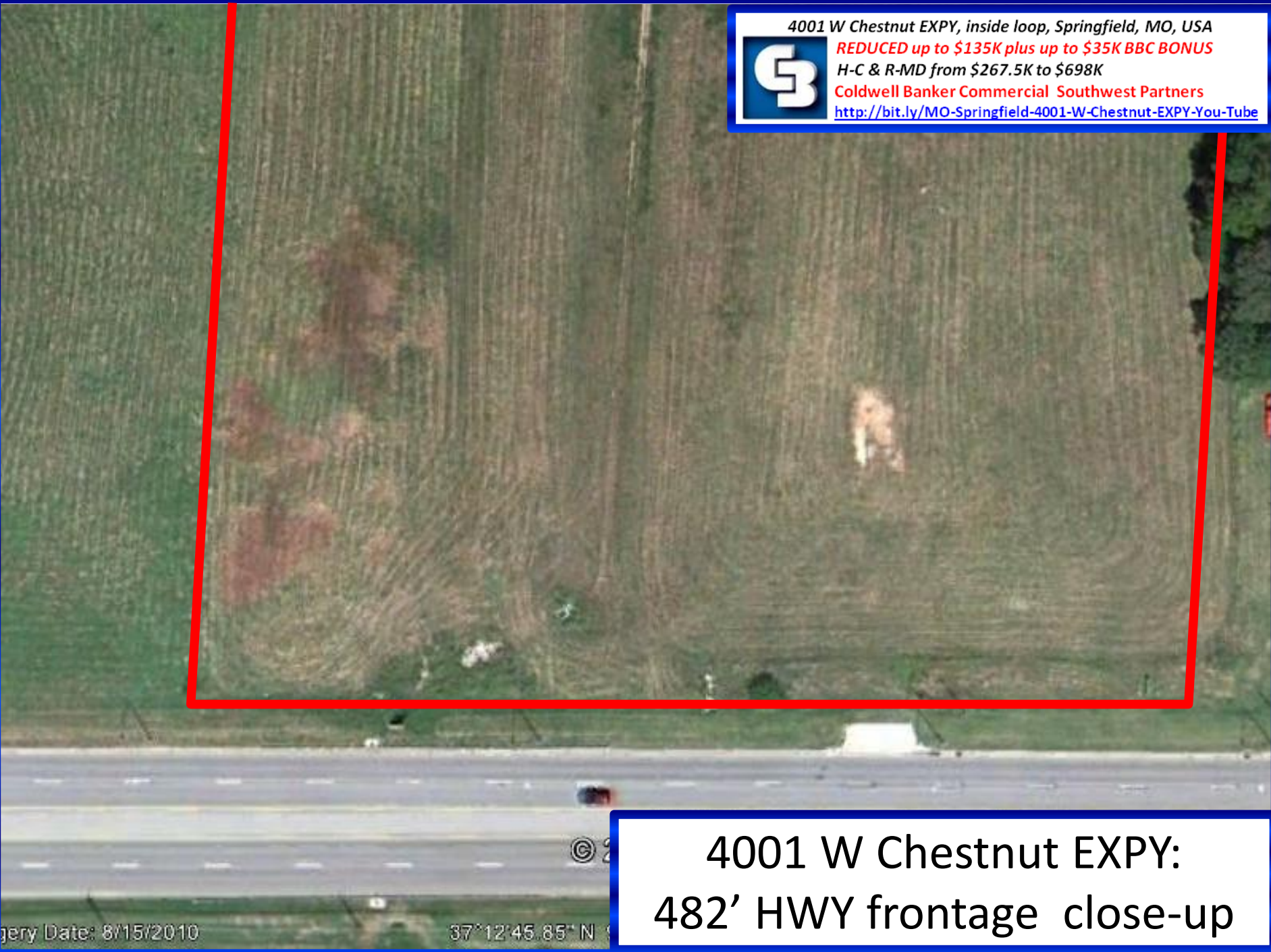
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N Eldon Ave

4001 W Chestnut EXPY:
satellite



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4001 W Chestnut EXPY:
482' HWY frontage close-up

© 2010

W State Hwy Ea

Division St

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W Nichols St

NW Bypass

W Chestnut Expy

65802

160

W Farm Rd 136

4001 W Chestnut EXPY:
½ & 1-mi. satellite radius





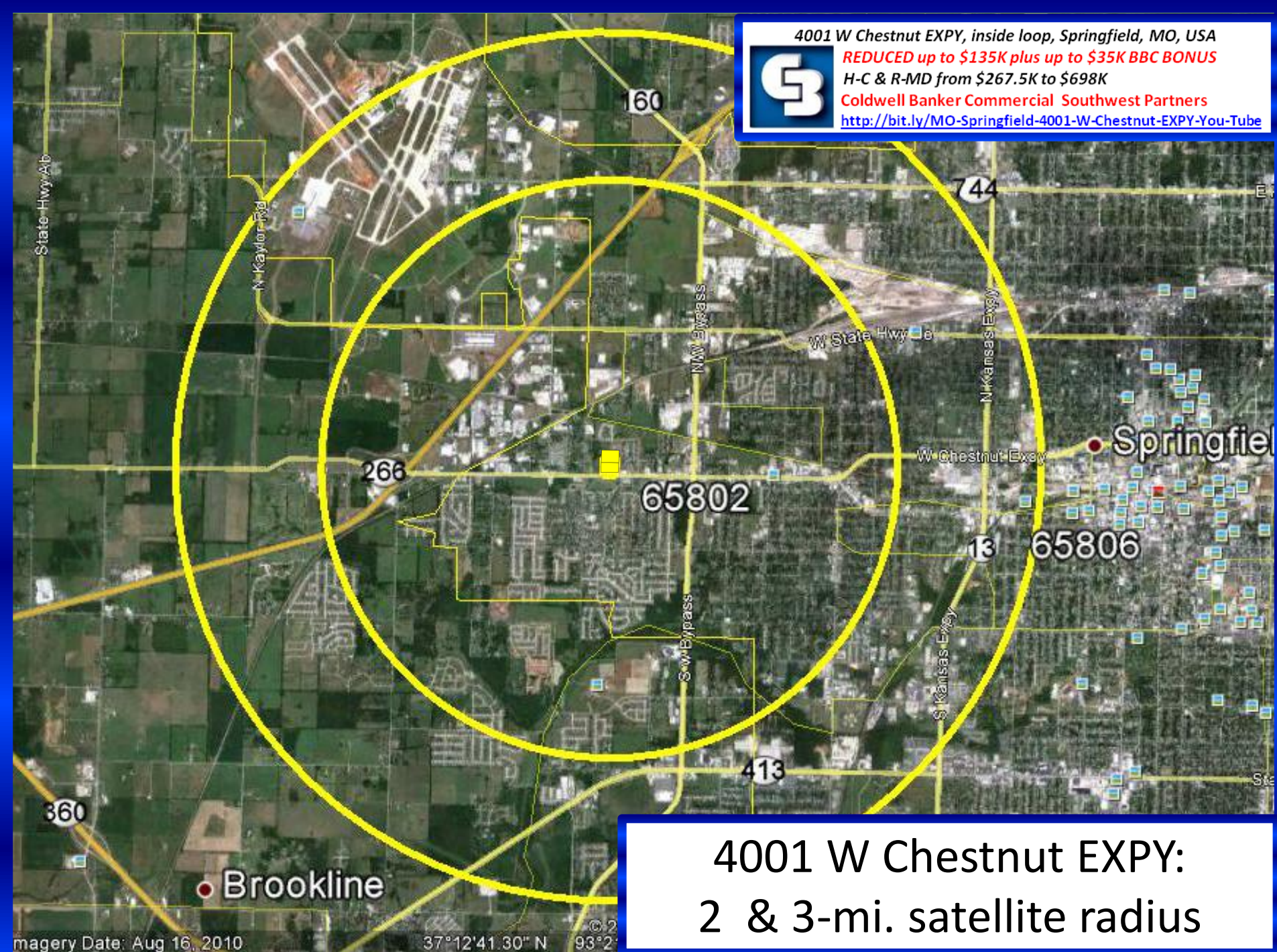
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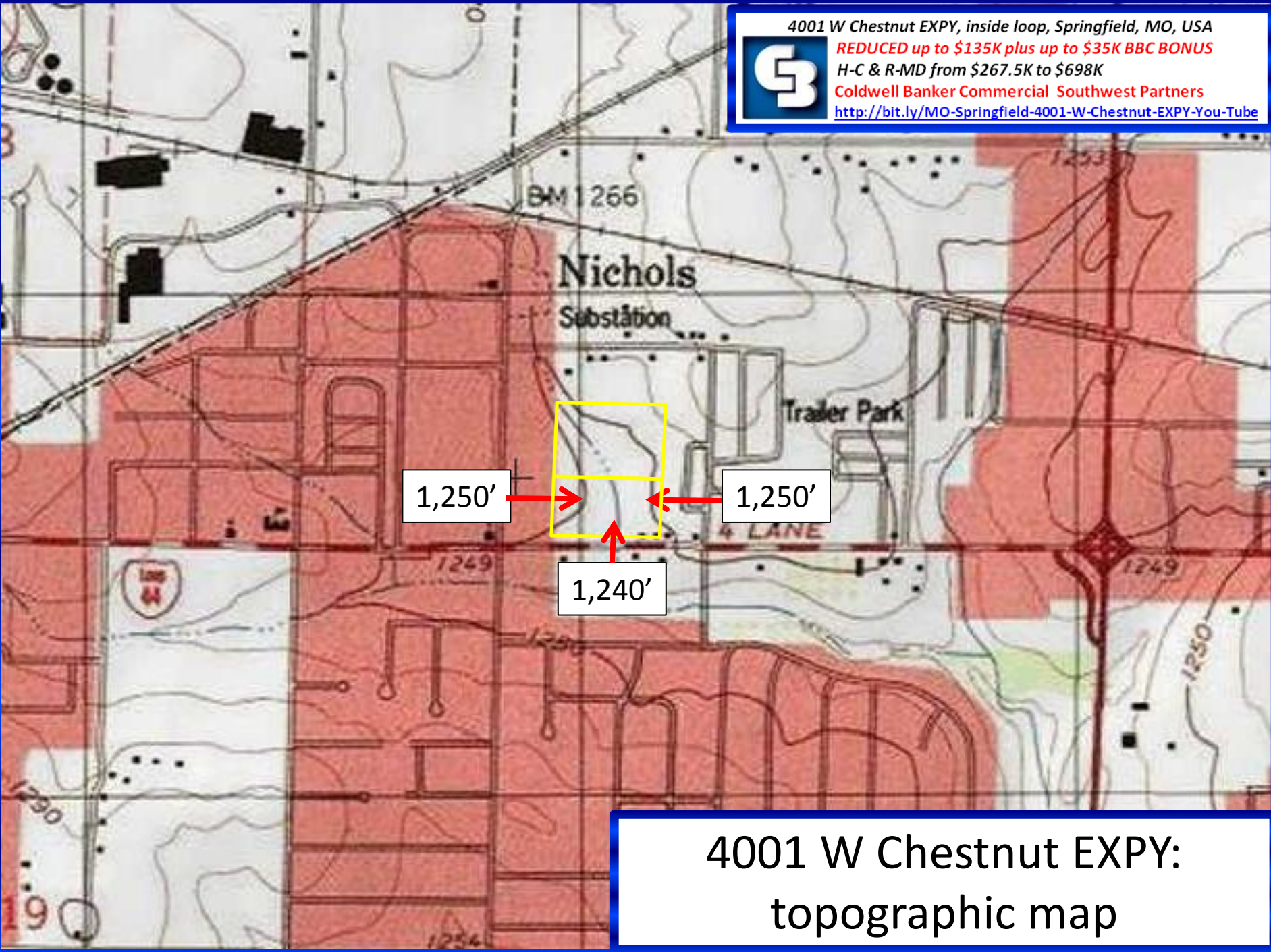
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



4001 W Chestnut EXPY:
2 & 3-mi. satellite radius

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4001 W Chestnut EXPY:
topographic map

W MAPLE ST

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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N ORCHARD CREST AVE

ZONE X

N ELDON AVE

ZONE AE

ZONE X

C

ZONE AE

ZONE X

Nichols Branch

B

LIMIT OF
DETAILED STUDY

ZONE X

1247

1245

124

1247

1240

ANK ST

AVE

ZONE X

4001 W Chestnut EXPY:
flood plain map





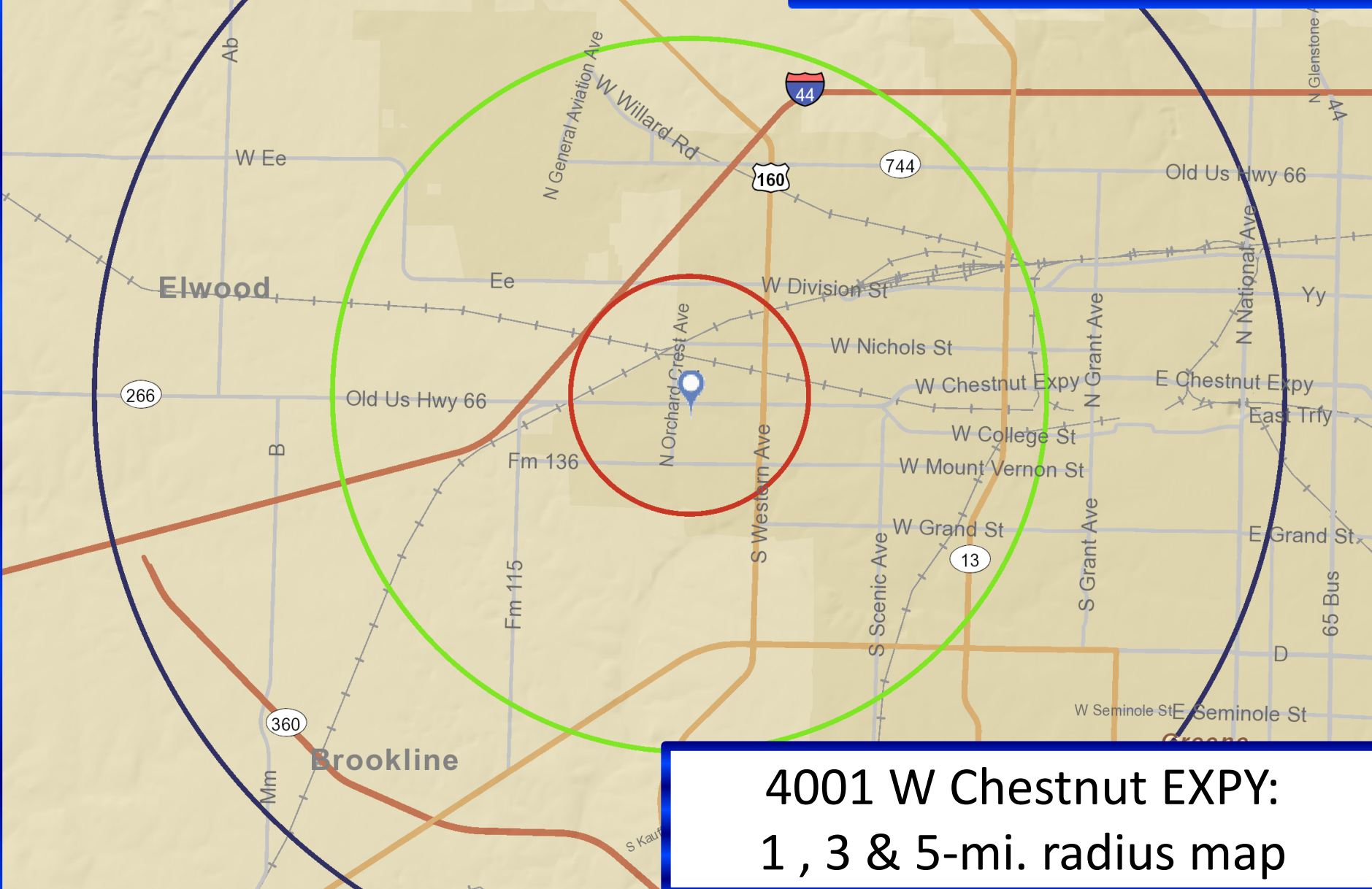
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**4001 W Chestnut EXPY:
1 , 3 & 5-mi. radius map**



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**4001 W Chestnut EXPY:
Springfield map**



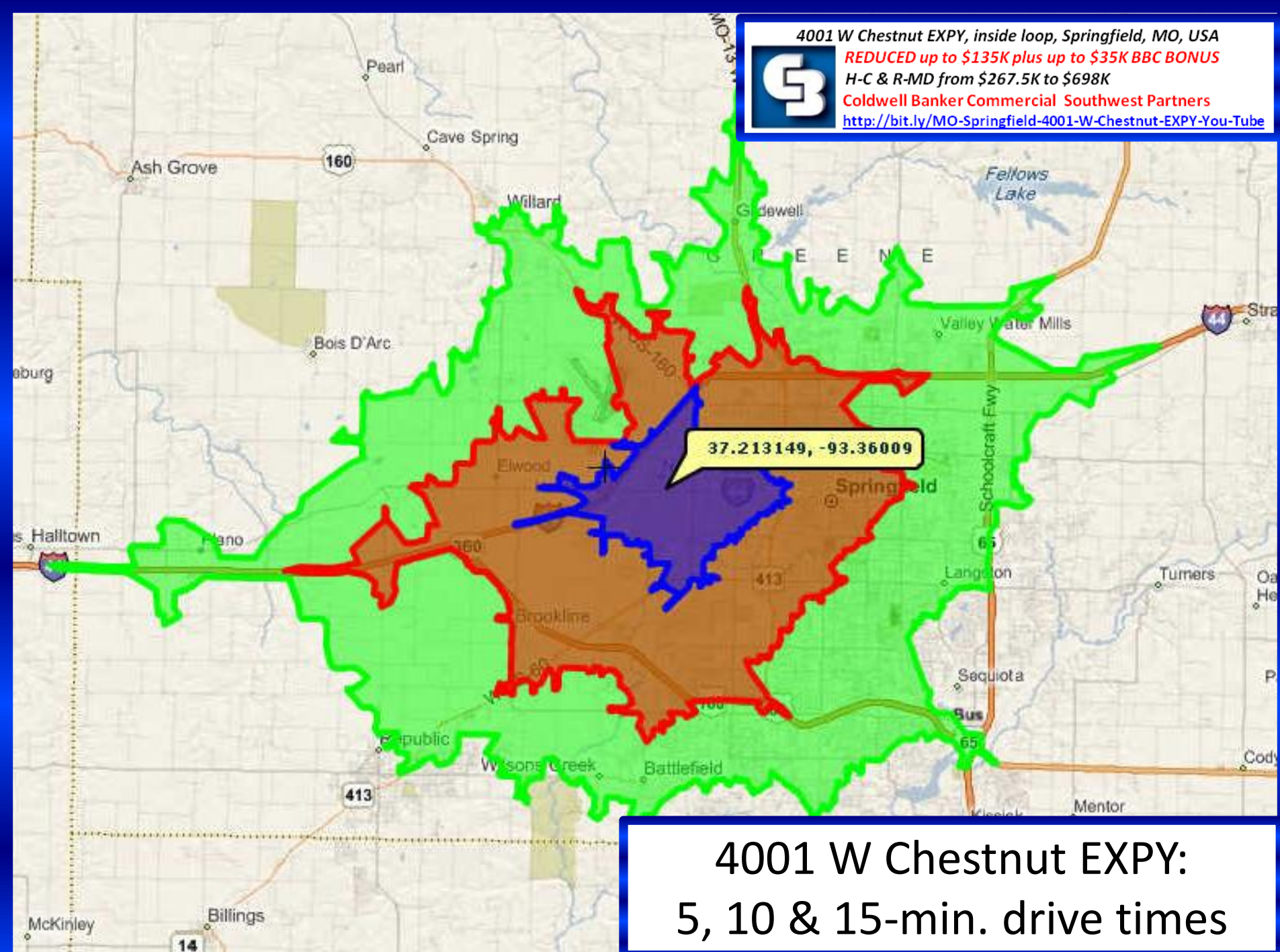
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4001 W Chestnut EXPY:
5, 10 & 15-min. drive times



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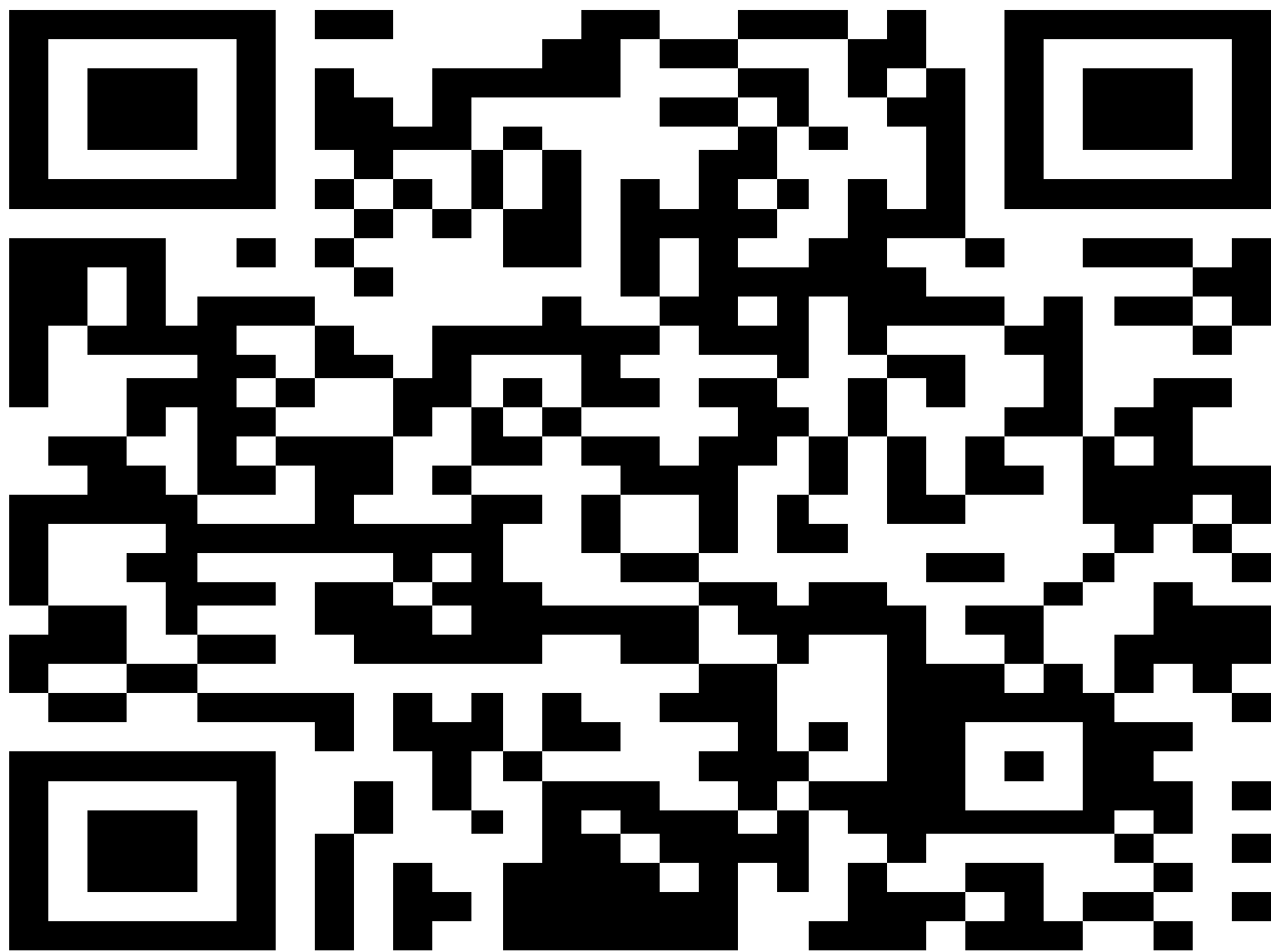
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4001 W Chestnut EXPY:
Missouri map



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Springfield area pictures:
Butterfly Palace & Rainforest

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Springfield area pictures:
did you see that?

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Springfield area pictures:
born to be wild

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Springfield area pictures:
rained out




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A photograph of a field of tall, golden-brown grasses in the foreground, with a dark building and a sunset sky in the background. The grasses are swaying in the wind. The sky is a mix of orange, yellow, and blue. The building is dark and has some lights on. The overall scene is peaceful and quiet.

Springfield area pictures:
MSU at rest



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Springfield area pictures:
Princess's Golden Tower



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A wide-angle photograph of the interior of a large, ornate theater. The seating area is filled with rows of dark, upholstered seats, all facing towards the back of the frame. The walls are made of a textured, reddish-brown material, possibly brick or stone, and are decorated with several small, circular medallions. A balcony with a dark railing is visible on the upper level. The ceiling is high and features a large, ornate chandelier. The lighting is warm and ambient, with several recessed lights visible in the ceiling and walls. The overall atmosphere is one of grandeur and elegance.

Springfield area pictures:
ready for royalty



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Springfield area pictures:
skyscraper city



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A close-up photograph of a large number of W Chestnut swallow nests. The nests are built into a light-colored, textured surface, likely a wall or ceiling. They are dark, cup-shaped structures with a small, circular entrance hole. The nests are arranged in a somewhat haphazard manner, with some overlapping and others spaced apart. The overall appearance is that of a large, active colony of these birds.

Springfield area pictures:
W Chestnut swallow's nests

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Springfield area pictures:
W Chestnut EXPY sunset

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Springfield area pictures:
Red Head at White River




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A large photograph of a cave interior with tall, vertical rock formations and a red vehicle in the distance.

Springfield area pictures:
which way is up?



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Springfield area pictures:
out of here

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Springfield area pictures:
Jordan Valley Park

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Springfield area pictures:
1979 in black and white

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A nighttime photograph of the Springfield, Missouri skyline. The foreground is dominated by dark, silhouetted trees. In the middle ground, several multi-story buildings are illuminated with warm yellow lights. A prominent tall, modern building with a glass facade and a red light on top stands out. To the left, a tall radio tower is visible against the dark sky. The overall scene is a vibrant cityscape at night.

Springfield area pictures:
just after sunset




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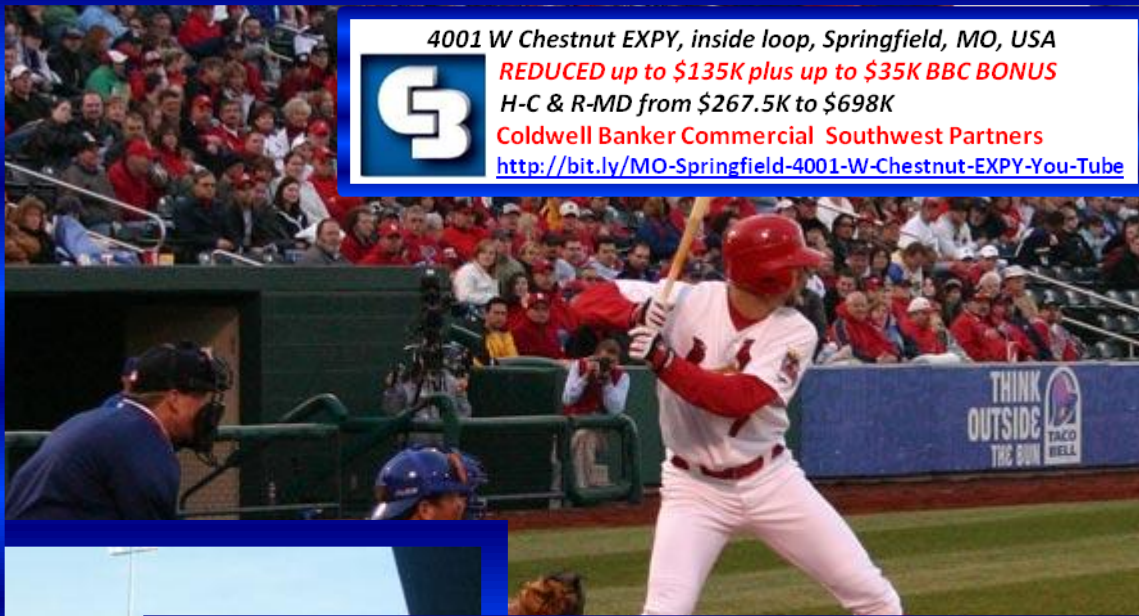
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A photograph of the Hammon Tower in Springfield, Missouri, taken before sunrise. The tower is a tall, dark, rectangular building with a grid-like facade. It is surrounded by a multi-level parking garage with several cars parked. In the foreground, there is a landscaped area with green grass, small trees, and a few people walking. A large yellow inflatable figure is visible near the parking garage. The sky is a clear, light blue.

Springfield area pictures:
Hammon Tower before sunrise



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Springfield area pictures:
swinging at the park

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Springfield area pictures:
Springfield Mall

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Springfield area pictures:
Historic District

May 9th



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Springfield area pictures:
cruising Commercial Street

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Springfield area pictures:
Hammons Hall Commons

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Springfield area pictures:
spring-time race

GREENE COUNTY COURT HOUSE, SPRINGFIELD, MO



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Springfield area pictures:
Courthouse as it was



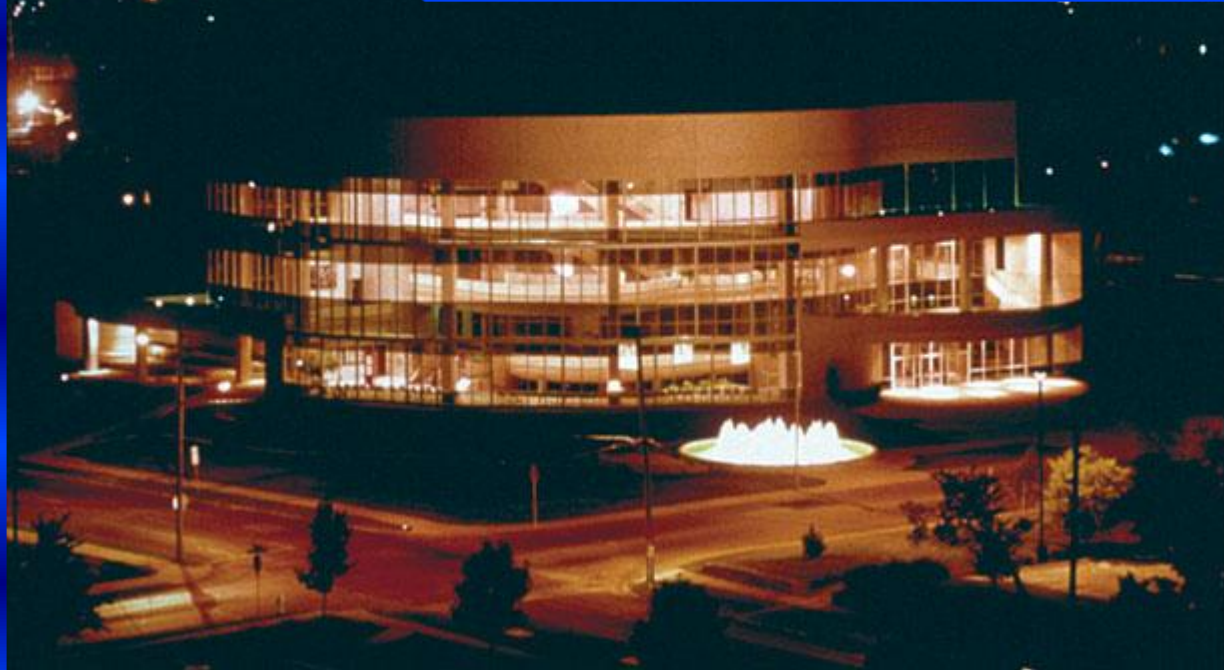
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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

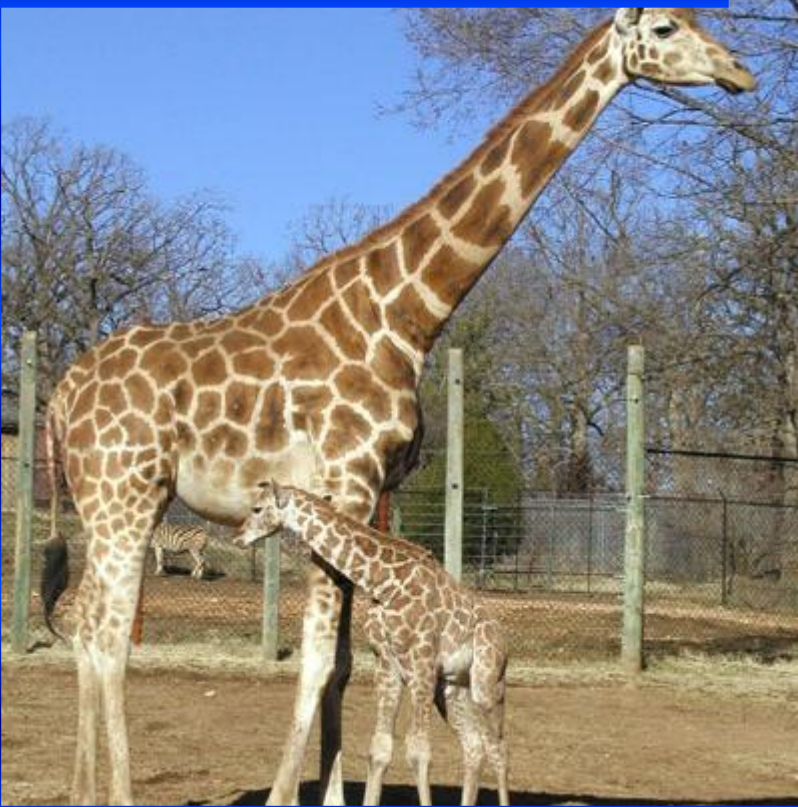
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
night life



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
Dickerson Park residents



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
Juanita Hammon's Hall



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



Springfield area pictures:
MSU new year



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



Springfield area pictures:
Empire Fairgrounds



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

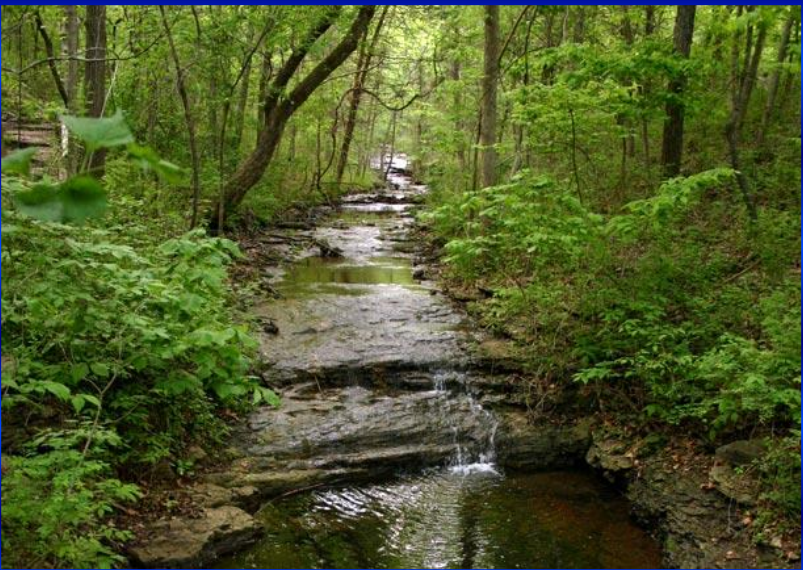
H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

SPRINGFIELD
ART MUSEUM

Springfield area pictures:
Art Museum



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
Conservation Center



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
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Springfield area pictures:
Landers Theater

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
making music

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

Available

Eldon Avenue

482.97'

264.90'

2.91 acres 126,760 SF
H-C zoning
Reduced \$100K to \$399K
3% BBC + \$15K BONUS

260.50'

481.66'

I44B West Ches

4001 W Chestnut EXPY:
HWY frontage H-C zoned



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>

Springfield area pictures:
MSU fever



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
Vandivort Center

THE TOUGHEST SPORT ON EARTH

...COMES TO SPRINGFIELD...
SEPTEMBER 17-19



Presented by Professional Bullriders Inc.

FREE EVENTS AT SPRINGFIELD BASS PRO SHOPS



**FREE
COWBOY HAT
STRESS
RELIEVER!**



FREE Cowboy Hat Stress Reliever
to the first 300 visitors to the
Fan Zone! 10am-3pm

FREE Family Activities! SATURDAY, SEPT. 18 10am-3pm

- Dueling Mechanical Bulls
- Rider Draft at the Cooper Stage 11am-Noon
- Meet the Riders—Rider Autographs Noon-1pm
- PBR Merchandise Trailer
- Kids' Stick Bull Riding
- Kids' Bull Roping
- Flint the Entertainer Face Painting
- Casting Target Contest
- Hunting & Fishing seminars by Clint Adkins & Brandon Bates 12:30-1:30pm
- Big Green Egg Celebrity Cook-off 1:30-3pm



WOOL WARRIORS

**THURSDAY, FRIDAY
& SATURDAY**

Mutton Bustin' for kids 6 and under
for \$15, 60 lbs. & under
Thursday: 5:30, 6:30, & 7:30pm
Friday: 4, 5, & 6pm
Saturday: 10, 11:30am & 1, 2:30pm



PLUS, see the
Bass Pro Shops #1 Chevrolet show car
and the #3 Chevrolet Silverado show truck!



**TRACKER® Pro Team™
with Mercury® 50 HP**

**ATTEND THE PBR
EVENT AT IQH ARENA**

**SEPT. 17 8pm SEPT. 18 6:50pm
SEPT. 19 5pm**



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS


H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



Springfield area pictures:
the toughest sport

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
Discovery Center



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
REDUCED up to \$135K plus up to \$35K BBC BONUS
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
Gallery Art Market

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



Springfield area pictures:
Gillioz Theater

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

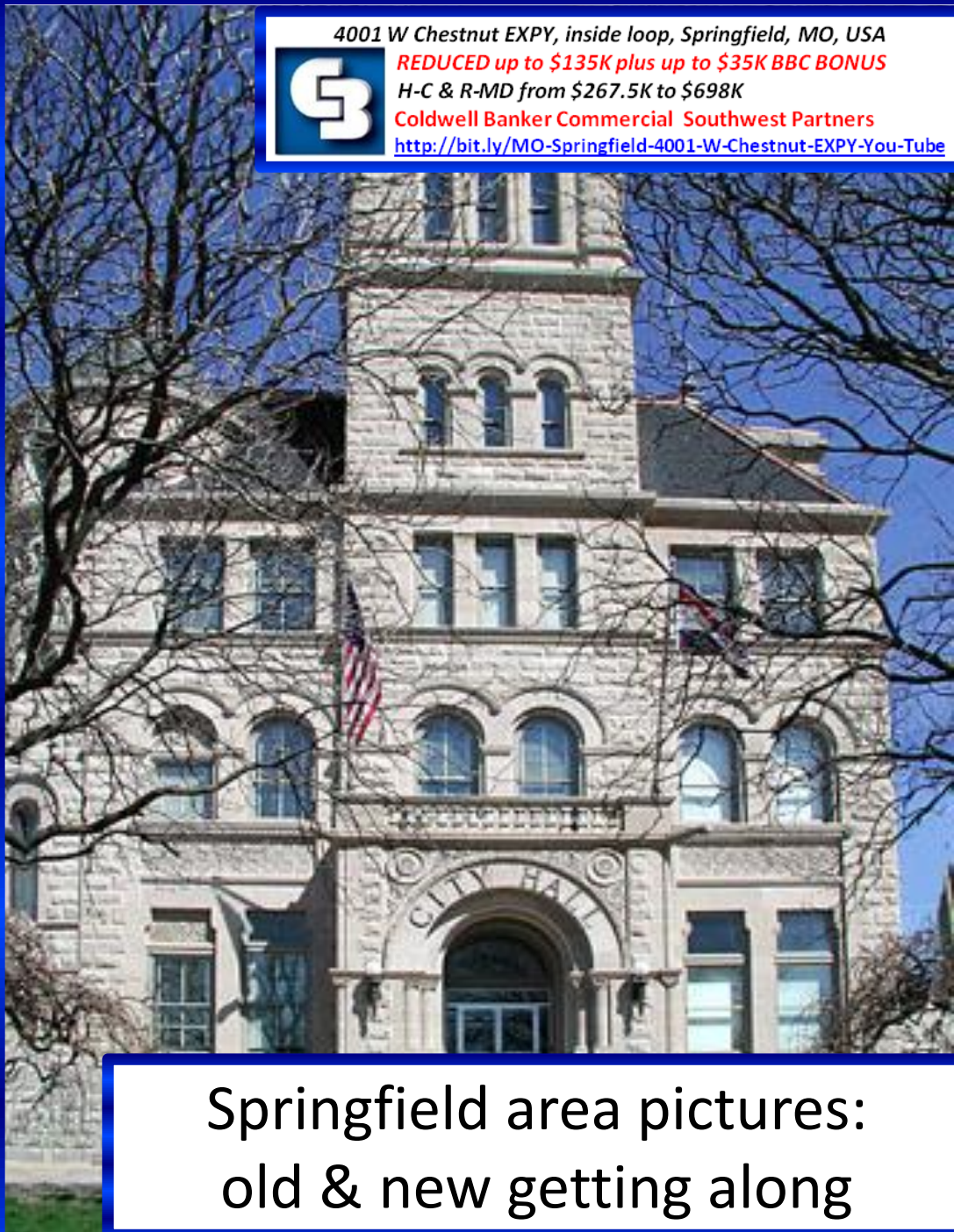
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
the Bridge Over the River Kwai



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
old & new getting along



H-C & R-MD from \$267.5K to \$698K

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



Springfield area pictures: Founders Park

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

Springfield area pictures:
slippery when wet



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

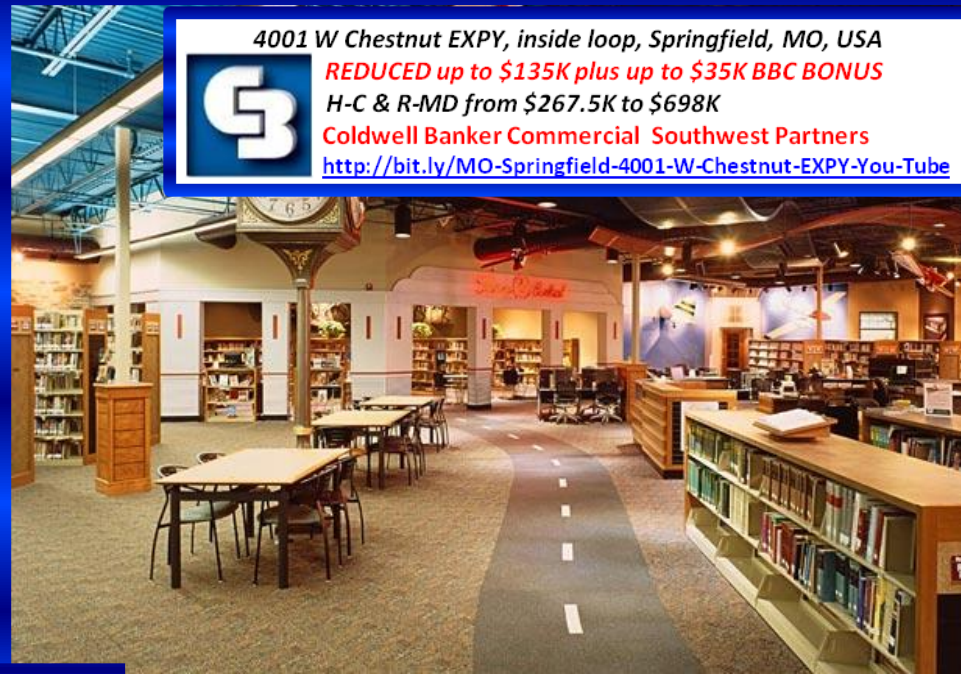
H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

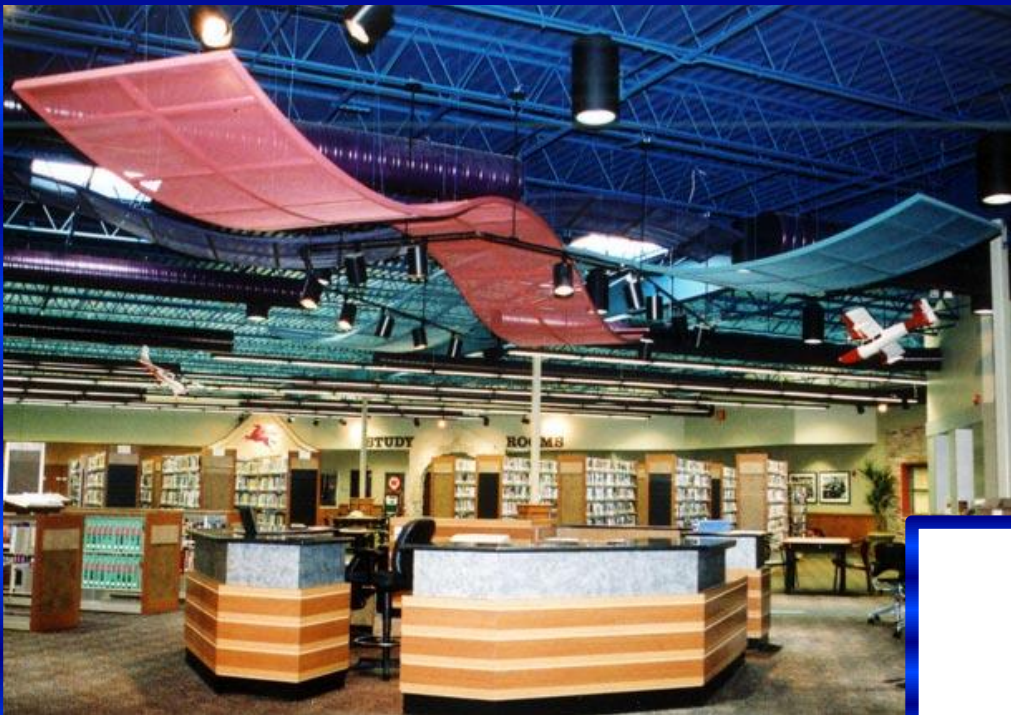
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
Jordan Valley sit in



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
REDUCED up to \$135K plus up to \$35K BBC BONUS
 H-C & R-MD from \$267.5K to \$698K
 Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
 lofty libraries



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K


Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
Sports Hall of Fame



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



Springfield area pictures:
icing on the cake



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

An aerial photograph of Jordan Valley Park in Springfield, Missouri. The park features a large green lawn with a circular paved area in the center. Several tall, thin flagpoles with green and white flags are scattered across the lawn. A network of paved walkways and paths crisscrosses the park, interspersed with young trees and shrubs. In the background, the city of Springfield is visible, including several tall grain elevators and other urban buildings under a clear blue sky.

Springfield area pictures:
Jordan Valley Park

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
MSU beats Arkansas!



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

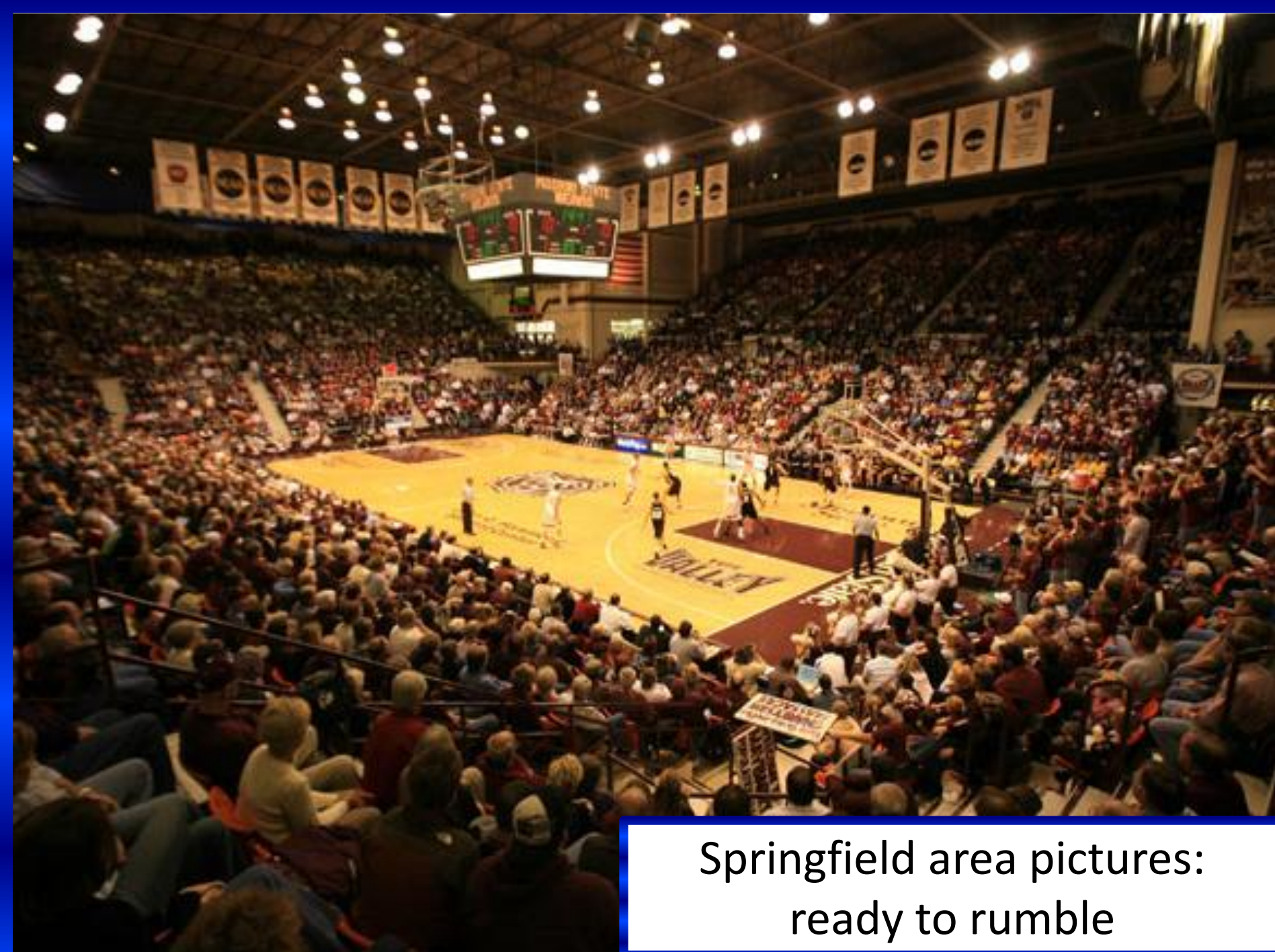
H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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



Springfield area pictures:
insider's tip



Springfield area pictures:
ready to rumble

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
Askinosie Chocolates



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

482.61'

330.57'

3.69 acres 160,736 SF

R-MD zoning

Reduced 20% to

\$1.66 SF \$267,500

3% BBC + \$10K BONUS

330.57'

Eldon Avenue

482.97'

Available

I44B West Ches

4001 W Chestnut EXPY:
Maple ST R-MD zoned



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
Bucks & Spurs ride again

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
Coldwell Banker Commercial Southwest Partners
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Springfield area pictures:
cutting the cows



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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A large photograph of the interior of Fantastic Caverns in Springfield, Missouri. The image shows a vast underground space with tall, vertical rock columns on the left, a small waterfall in the center, and a red tour vehicle with passengers on the right. The cave walls and ceiling are covered in various rock formations and stalactites. The lighting is warm and focused on the central area.

Springfield area pictures:
Fantastic Caverns



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
REDUCED up to \$135K plus up to \$35K BBC BONUS
H-C & R-MD from \$267.5K to \$698K
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Springfield area pictures:
Sac River bike trails



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
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Springfield area pictures:
flying Redbirds

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
gangster brewers

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
Springfield currency



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

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Springfield area pictures:
flying with the flies

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
 **REDUCED up to \$135K plus up to \$35K BBC BONUS**
H-C & R-MD from \$267.5K to \$698K
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Springfield area pictures:
turkey crossing



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

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N Eldon Ave

4001 W Chestnut EXPY:
satellite

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
worth the wait



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS


H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
“yeah, I know I’m gorgeous”



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
“blue afternoon”

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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A photograph of a sailboat on a large body of water, likely Fellows Lake in Springfield, Missouri. The water is bright blue with many white reflections from the sun. In the background, there are dark, silhouetted hills under a clear sky. The foreground shows some dark foliage. There are some circular artifacts or reflections on the water's surface.

Springfield area pictures:
“sailing on Fellows Lake”

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

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Coldwell Banker Commercial Southwest Partners

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A scenic photograph of Fellows Lake in Springfield, Missouri, during the afternoon. The lake is a deep blue, surrounded by a dense forest of green trees. In the foreground, a sandy and pebbly shoreline curves into the water. A small wooden dock with a blue railing is visible on the left. In the middle ground, a small motorboat with several people is on the water, and a sailboat with a white sail is further to the right. Two people are standing on the shore near the water's edge. Large, faint, circular watermarks are visible over the lake and the text area.

Springfield area pictures:
“afternoon on Fellows Lake”

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
"Chesterfield Village"

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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A large glass building with a grid of windows. The windows reflect a large, striped tent (red and green) and trees. A person is standing with a bicycle in front of the building.

Springfield area pictures:
“tent in Craig Hall glass”



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

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Springfield area pictures:
“winter at Conservation Ctr.”



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
“come on, let me out”

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

A photograph of a large, dark tree silhouette against a vibrant sunset sky with orange, red, and purple hues. The tree is the central focus, with its branches spread out. The sky is filled with soft, wispy clouds that catch the low light of the setting sun. The overall mood is peaceful and scenic.

Springfield area pictures:
Summer colors

BOUNDARY SURVEY & ADMINISTRATION FOR STEVEN & JULIE BROADBENT

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

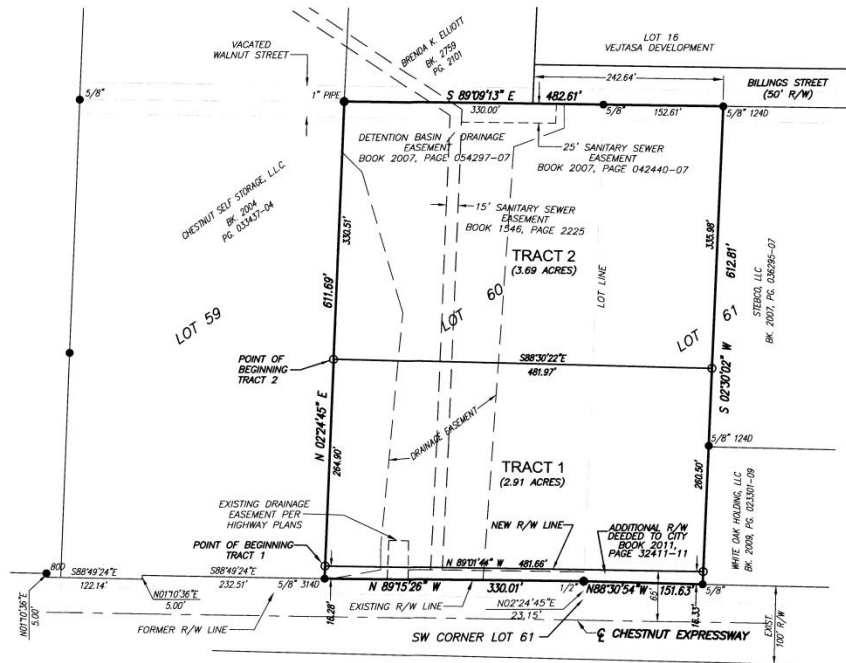
Coldwell Banker Commercial Southwest Partners

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

100' 0' 100'
SCALE: 1 INCH = 100 FEET

LEGEND

- FOUND IRON PIN (AS NOTED)
- SET IRON PIN CAPPED "GREAT RIVER 2001011476"



PROPERTY DESCRIPTIONS

PARENT TRACT

LOT 60 AND PART OF LOT 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 0, PAGE 45 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61, THENCE N02°24'45"E, 23.15 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY FOR THE POINT OF BEGINNING; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-3140" ON THE WEST LINE OF SAID LOT 60; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°24'45"E ALONG SAID WEST LINE, 511.69 FEET TO A FOUND 5/8" IRON PIN; THENCE N89°09'13"E, 330.00 FEET TO A FOUND 5/8" IRON PIN CAPPED "2001011476"; THENCE S89°09'13"E, 152.61 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-1240"; THENCE S02°30'02"W, 612.81 FEET TO AN EXISTING 5/8" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N88°30'54"W ALONG SAID RIGHT-OF-WAY LINE, 151.63 FEET TO THE POINT OF BEGINNING, CONTAINING 2945.53 SQUARE FEET OR 6.762 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

(REFERENCE: CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION, BOOK 2006, PAGE 015651-06)

TRACT 1

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 162.28 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 264.90 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING SAID WEST LINE, S89°30'22"E, 481.97 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'02"W, 260.50 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°01'44"W, 481.68 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 281.18 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 330.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 60; THENCE S89°09'13"E ALONG THE NORTH LINE OF SAID LOT 60, A DISTANCE OF 482.61 FEET TO A 5/8" IRON PIN (CAPPED "LS-1240"); THENCE S02°30'02"W, 335.98 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°30'22"E, 481.97 FEET TO THE POINT OF BEGINNING.

NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCES OF TITLE: BOOK 2006, PAGE 004777-06 AND PAGE 004779-06; BOOK 2011, PAGE 037343-11
4. EASEMENTS SHOWN HEREON ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
5. ZONING: TRACT 1 - HC; TRACT 2 - R-MD
6. ADMINISTRATIVE SUBDIVISION CERTIFICATE OF APPROVAL IS RECORDED IN BOOK 2011, PAGE 32405-11.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO STEVEN AND JULIE BROADBENT THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND THAT SAID SURVEY WAS PERSONAL SUPERVISION TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2).

Brian D. Velle
BRIAN D. VELLE LS-2472

October 12, 2011
DATE



LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY NO. 2001011476

4001 W Chestnut EXPY: survey



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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Springfield area pictures:
2-lane road



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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Springfield area pictures:
Martin Park bug

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
Sunset over Republic

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
Oovvda Winery




4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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A close-up photograph of a hand holding a large, dense bunch of dark purple grapes. In the foreground, a yellow plastic bin is overflowing with similar grapes. In the background, the rear of a dark-colored car is visible, parked on a grassy area with trees in the distance.

Springfield area pictures:
that's a handful



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Springfield area pictures:
Ozark Greenways



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Springfield area pictures:
Patrick's Pythian Castle

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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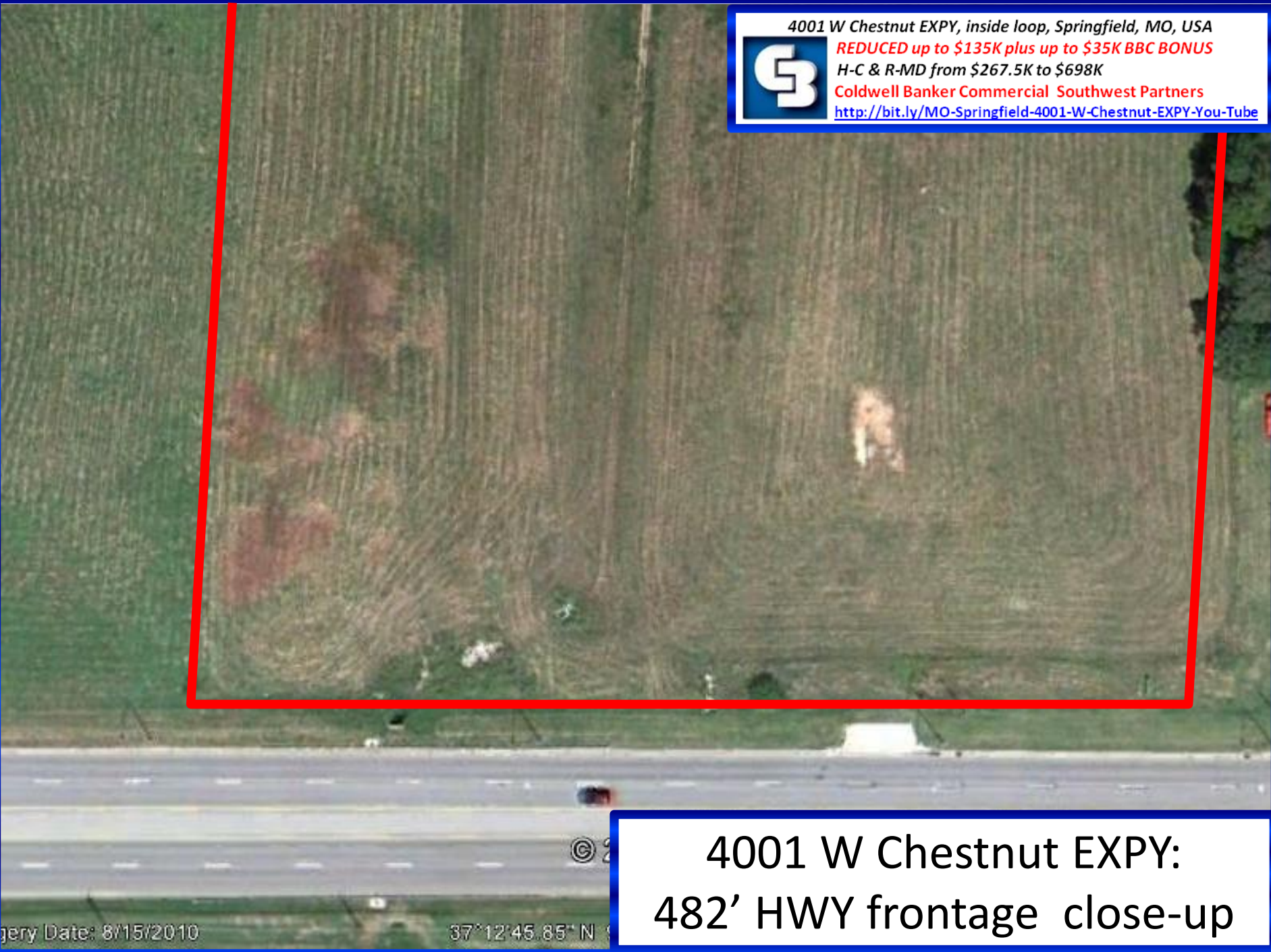
H-C & R-MD from \$267.5K to \$698K

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Springfield area pictures:
Gray-Campbell Homestead



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4001 W Chestnut EXPY:
482' HWY frontage close-up

© 2010



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Springfield area pictures:
Do you canoe, too?



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Springfield area pictures:
Mizumoto's Summer Cottage

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
no fishing zone



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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Springfield area pictures:
Mizumoto inspirations

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
Rivercut



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Springfield area pictures:
Rutler Farm Manger

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Springfield area pictures:
board meeting



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A young girl with long brown hair, wearing a light pink t-shirt and matching pants, stands on a rocky shore. She is looking towards a large, calm pond that fills the middle ground. The background is filled with trees, some of which are in bloom with pink and white flowers. The sky is blue with some light clouds. The overall scene is peaceful and scenic.

Springfield area pictures:
Sequotia Ladies' Retreat

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Springfield area pictures:
no one said it would be easy



Springfield area pictures:
Sequoita lunch break



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A stone pillar sign for 'XERISCAPE GARDEN'. The sign is made of grey stone blocks and has a white plaque in the center with the text 'XERISCAPE GARDEN' in large, bold, black letters. Below this, in smaller text, it says 'A PROJECT OF' followed by 'CITY UTILITIES', 'MASTER GARDEN', and 'PARK BOARD'. The sign is surrounded by lush greenery, including purple and yellow flowers in the foreground and large trees in the background.

XERISCAPE GARDEN

A PROJECT OF
CITY UTILITIES MASTER GARDEN PARK BOARD

Springfield area pictures:
water gardens

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
water walk

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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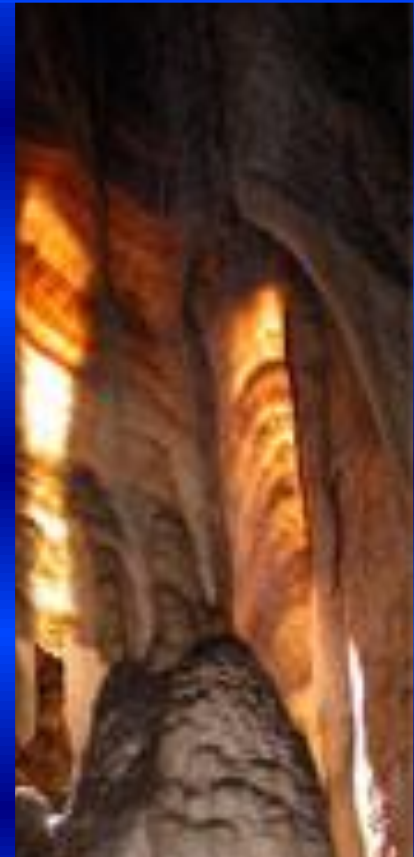
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A photograph of a park-like setting. In the foreground, a wooden bench is partially visible. To the left, a large, thick tree trunk stands prominently. The middle ground is filled with a variety of green plants and shrubs, some with small pink flowers. In the background, a covered pavilion with a brown roof and black metal frame is nestled among more trees. A paved path winds through the garden area on the right side.

Springfield area pictures:
Xeriscape benched

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Springfield area pictures:
talking heads at Talking Rocks

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Springfield area pictures:
cups at The Cup



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Springfield area pictures:
skullduggery



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Springfield area pictures:
the Reds are coming

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A wide-angle photograph of a frozen lake in a winter setting. The lake is covered in a layer of snow and ice, with some faint tracks visible. In the background, a dense line of evergreen and deciduous trees stretches across the horizon under a heavy, overcast sky. Bare branches are visible in the foreground on the left side.

Springfield area pictures:
Lake Marshall skiing

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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A wide-angle landscape photograph of a rural area in Springfield, Missouri. The foreground is a grassy field with a light frost. A line of bare, brown trees stretches across the middle ground. In the background, a small town is visible under a clear blue sky. A bright, full moon is positioned in the upper left portion of the sky.

Springfield area pictures:
moon over Wilson's Creek

W State Hwy Ea

Division St



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W Nichols St

NW Bypass

W Chestnut Expy

65802

160

W Farm Rd 136

4001 W Chestnut EXPY:
½ & 1-mi. satellite radius



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA




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Springfield area pictures:
crowded neighborhood



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Springfield area pictures:
December sunset

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Springfield area pictures:
Dickerson Park Zoo

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Springfield area pictures:
Wilson's Creek Battlefield

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Springfield area pictures:
slices



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Springfield area pictures:
sounds of silence

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
The Kardashian's Bar

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Springfield area pictures:
lookout



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Springfield area pictures:
skinny dipping



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Springfield area pictures:
144 nightlights



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Springfield area pictures:
new terminal



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Springfield area pictures:
line of fire



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Springfield area pictures:
grand opening next week



Springfield area pictures:
Willard minutes/years away



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A wide-angle photograph of a sunset over the Springfield area. The sky is filled with vibrant orange and yellow clouds, with a darker, vertical cloud formation visible in the center. In the foreground, the dark silhouette of the Republic building is prominent on the right side. The overall scene is dimly lit, with the primary light source being the setting sun.

Springfield area pictures:
Republic sunset



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
moon light over Republic



Springfield area pictures:
sunrise at County Line Road



Springfield area pictures:
Autumn RD to Harvest Moon




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A wide-angle photograph of a modern commercial building with a large glass facade, reflecting the sunset. The building is surrounded by a large, empty parking lot with white parking lines. The sky is filled with soft, orange and yellow clouds from the setting sun.

Springfield area pictures:
ready for business



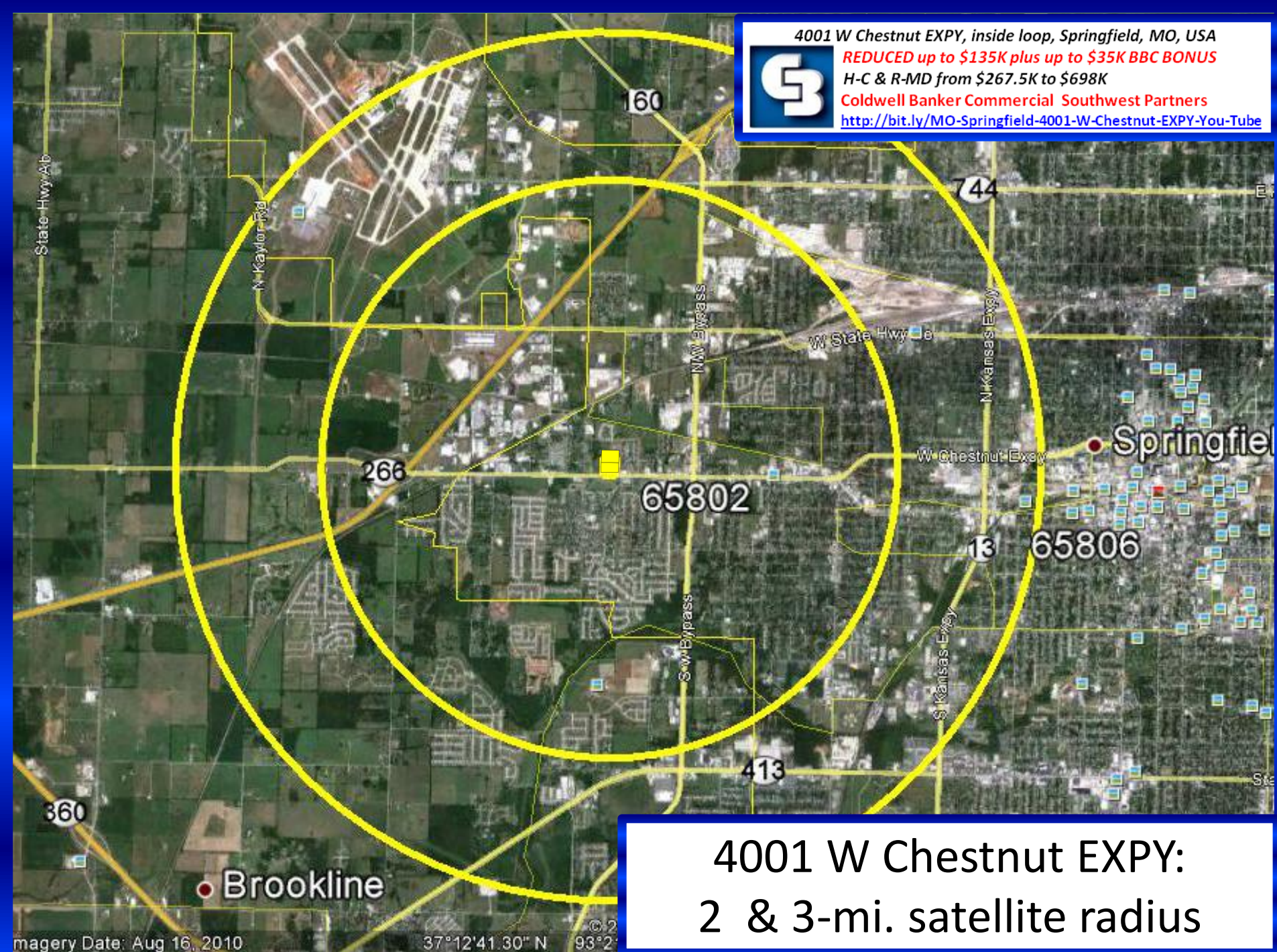
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4001 W Chestnut EXPY:
2 & 3-mi. satellite radius

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Springfield area pictures:
yesterday's rides at Today's



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Springfield area pictures:
Lake Springfield take-off



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Springfield area pictures:
Nixa's party house

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Springfield area pictures:
Route 66

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Springfield area pictures:
Lander's Theater




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A wide-angle photograph of a city street at night. The street is illuminated by warm yellow streetlights, creating a starburst effect. Several cars are visible in the distance, their headlights and taillights glowing. The buildings lining the street are multi-story, with some windows lit up. On the right, a building is decorated with strings of warm white lights. The sky is a deep blue, indicating twilight. The overall scene depicts a vibrant, restored urban environment.

Springfield area pictures:
restored to life



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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A large photograph of a two-story, light-colored house with a prominent front porch and a small tower-like structure on the roof. The house is surrounded by lush green trees and a well-maintained lawn. In the foreground, several outdoor tables and chairs are set up on the lawn, with large yellow and white umbrellas providing shade. People are seen sitting at the tables, enjoying the outdoor space. The scene is bright and sunny, suggesting a pleasant day.

Springfield area pictures:
Walnut Street B&B

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



REDUCED up to \$135K plus up to \$35K BBC BONUS

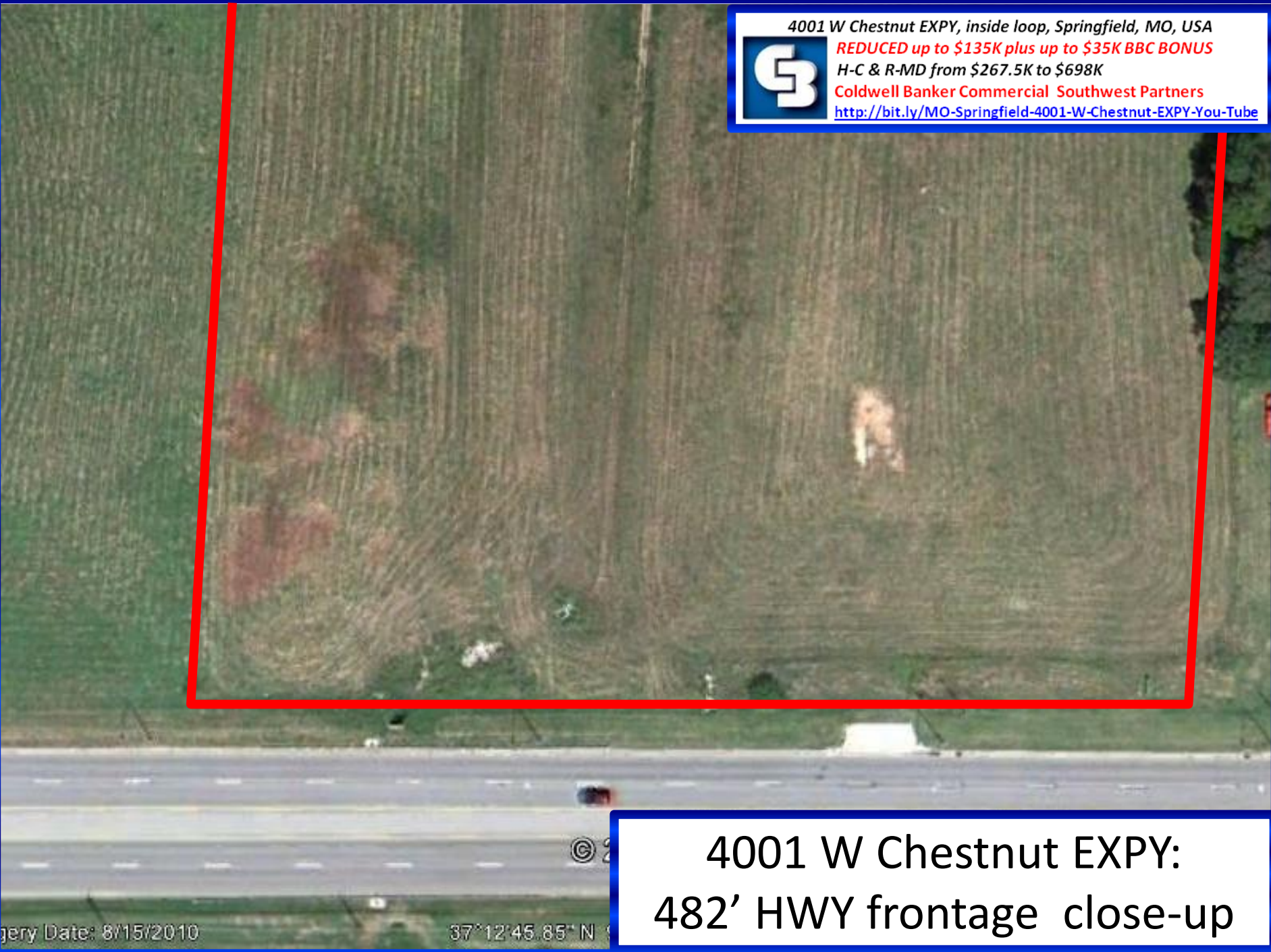
H-C & R-MD from \$267.5K to \$698K


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Springfield area pictures:
home of “thrown” rolls

A large crowd of people is walking down a street lined with colorful tents and trees. In the foreground, a man in a white shirt and tie, a man in a white polo shirt and dark shorts, and a woman in a red and white striped shirt and red pants are walking. The street is paved with cobblestones and has a large orange traffic cone on the left side. The background shows more people and tents, creating a festive atmosphere.

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Springfield area pictures:
Walnut Street Art Fest

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Springfield area pictures:
THE Steak n' Shake



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Springfield area pictures:
Sunshine Run



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Springfield area pictures:
Capen Park Trail



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Springfield area pictures:
think at Hinkson's Creek



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Springfield area pictures:
Grindstone Creek

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Springfield area pictures:
Burrell Park

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A photograph of a large double rainbow arching over a commercial area in Springfield, MO. The scene includes a parking lot with a white truck, a tall light pole, and several commercial buildings. The sky is overcast and grey.

Springfield area pictures:
alien landing zone?




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A photograph of a residential neighborhood in Springfield, Missouri. The houses have brown roofs and are surrounded by green trees. A vibrant rainbow is visible in the sky above the houses.

Springfield area pictures:
daily double



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Springfield area pictures:
morning clouds



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Springfield area pictures:
bridge less traveled



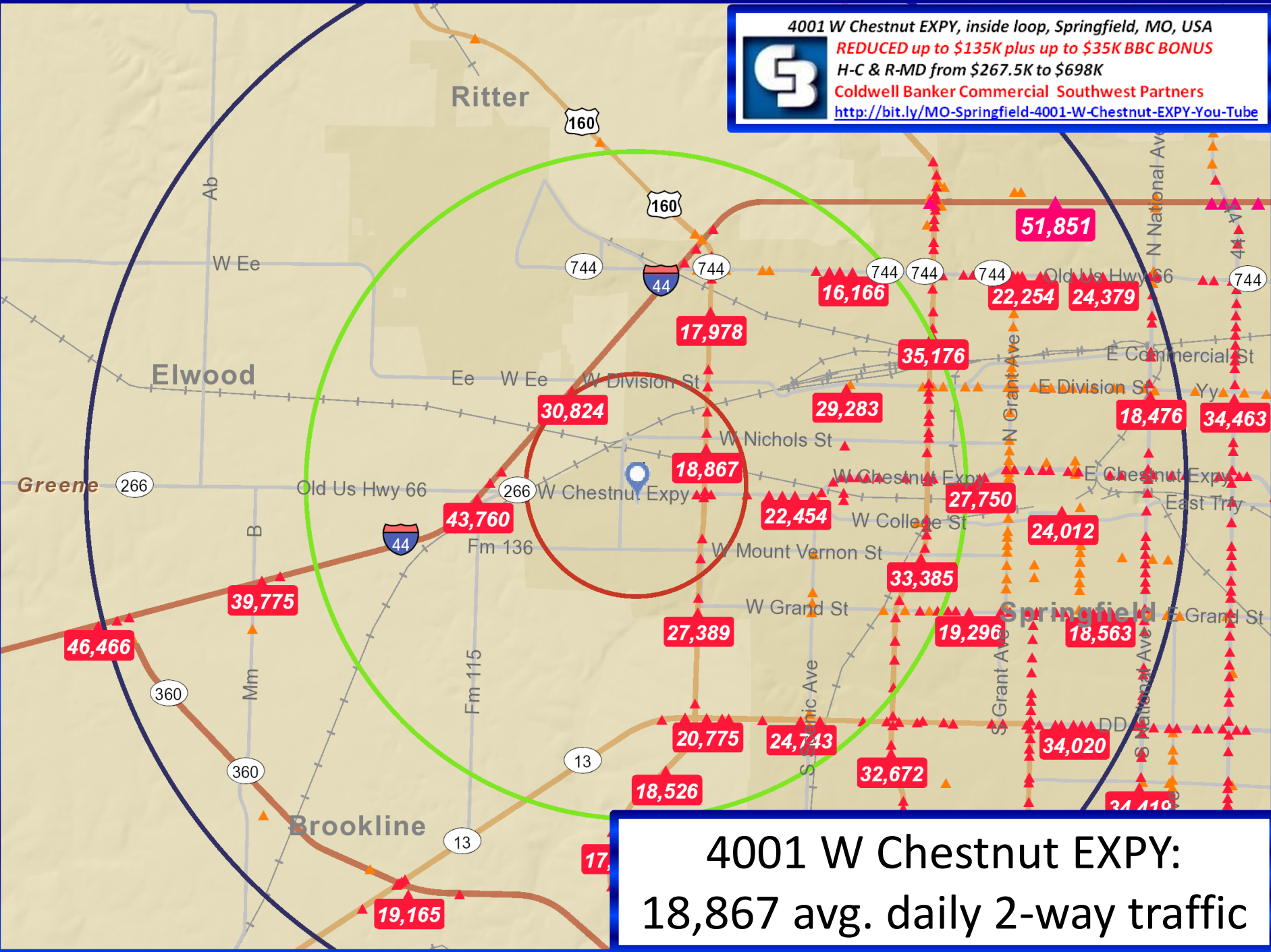
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4001 W Chestnut EXPY:
18,867 avg. daily 2-way traffic

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Springfield area pictures:
Fish & Wildlife Museum



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Springfield area pictures:
US60 & US65 dear deer



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A wide-angle photograph of a multi-lane highway interchange under construction. In the foreground, a black car is driving away from the camera on the right side of the road. The road is flanked by orange and white striped traffic cones. In the background, a large concrete bridge structure spans over a green, hilly area. The sky is clear and blue.

Springfield area pictures:
crossroads construction



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Springfield area pictures:
Conservation Ctr. Boardwalk



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Springfield area pictures:
pine scented sunset



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Springfield area pictures:
Willard to Springfield Highway



Springfield area pictures:
Lake Taney cruiser

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Springfield area pictures:
Rutledge-Wilson Park



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A photograph of a wooden boardwalk made of weathered planks, leading from the foreground into a dense, green forest. The path is flanked by red-painted wooden borders. The trees are tall and leafy, creating a canopy overhead. The lighting is bright, suggesting a sunny day.

Springfield area pictures:
South Creek Greenway



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A wide-angle photograph of Lake Springfield. The foreground shows a rocky shoreline with some fallen logs and green vegetation. The middle ground is the calm water of the lake, reflecting the sky. The background is a dense forest of green trees on a hillside.

Springfield area pictures:
Lake Springfield logging



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A wide-angle photograph of a sunset over a landscape. The sky is filled with soft, wispy clouds in shades of orange, pink, and blue. The sun is low on the horizon, creating a bright glow. In the foreground, the dark silhouettes of bare trees are visible against the colorful sky.

Springfield area pictures:
Battlefield Park sunset




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A wide-angle photograph of a calm river, likely the James River, flowing through a lush green forest. The water is still, reflecting the dense canopy of trees on both banks. The trees are vibrant green, suggesting a healthy, mature forest. The sky is visible through the branches, appearing bright and slightly overcast. The overall scene is peaceful and scenic, showcasing the natural beauty of the Springfield area.

Springfield area pictures:
the greening of James River



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Springfield area pictures:
Rivendale Dam

C.E. Haynes LLC



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A photograph of a large, mature tree with white blossoms in full bloom, situated in a grassy area. The tree is surrounded by a low stone wall and a chain-link fence. In the background, there are other trees and a building. The scene is captured in bright daylight, suggesting a sunny day in spring.

Springfield area pictures:
Springfield spring time



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Springfield area pictures:
protecting the Covenant



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Springfield area pictures:
Albino Farm tower & chimney



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A photograph of a cave interior. The ceiling is covered with numerous long, thin, icicle-like stalactites hanging down. In the center, there is a large, rounded, bulbous rock formation (stalagmite) illuminated by a warm light. To the right, another large, white, rounded rock formation is visible. The floor is dark and uneven, with some small pools of water. The overall atmosphere is dimly lit and mysterious.

Springfield area pictures:
Fantastic Caverns chandelier

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Springfield area pictures:
gazebo

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Springfield area pictures:
best Springfield fried chicken



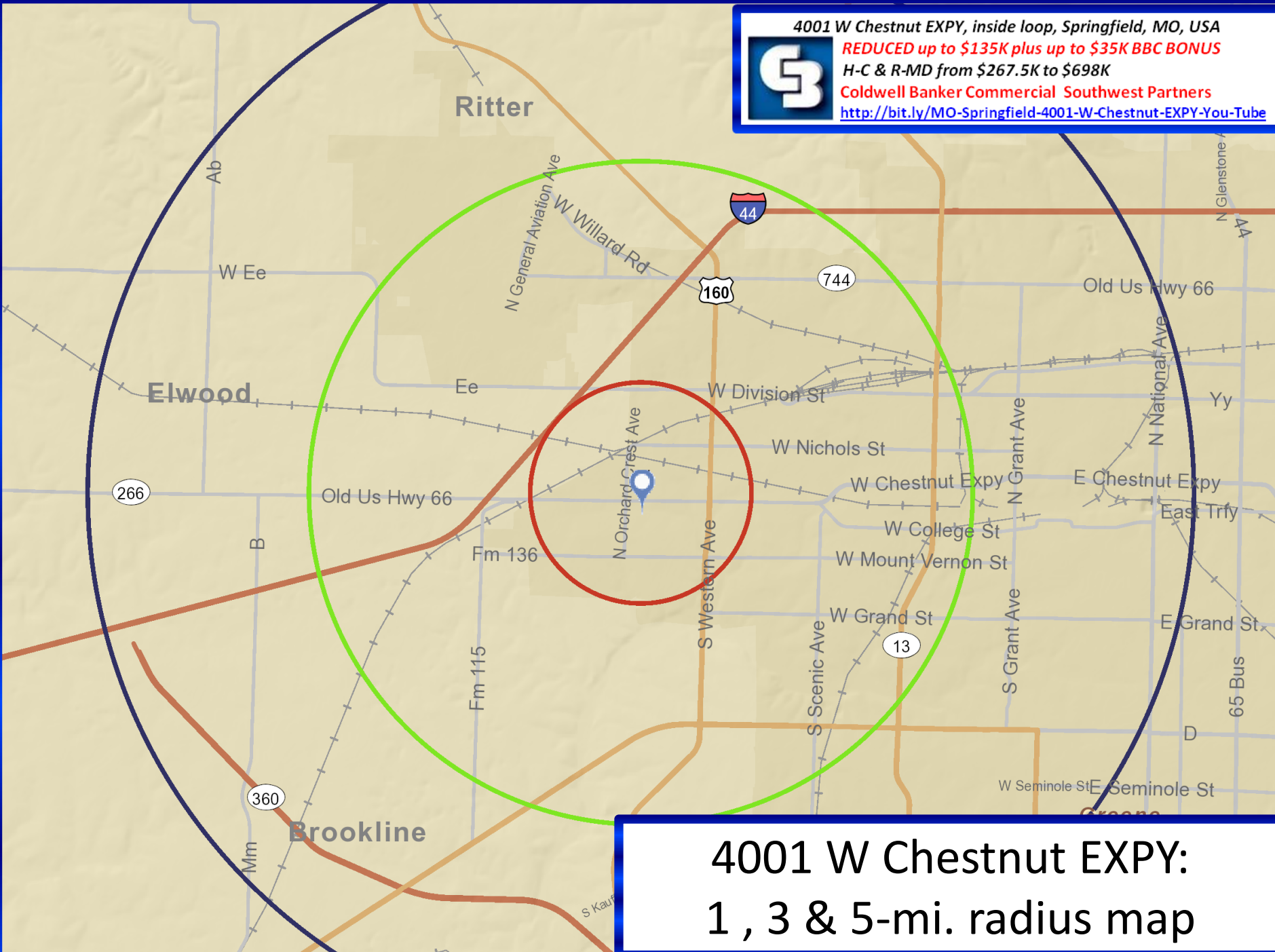
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**4001 W Chestnut EXPY:
1 , 3 & 5-mi. radius map**



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Springfield area pictures:
 murals



Springfield area pictures:
purple hazeless



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A wide-angle photograph of the Rivercut Country Club in Springfield, MO. The scene features a large, well-manicured green golf course in the middle ground. In the foreground, there is a calm pond with a small fountain spraying water. A wooden fence runs across the lower part of the image, with some colorful flowers in the immediate foreground. In the background, several large, multi-story houses with brown roofs and light-colored siding are visible, surrounded by trees. The sky is blue with some light clouds.

Springfield area pictures:
Rivercut Country Club



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Springfield area pictures:
Nattinger's weekend house



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A photograph of a Springfield area landscape. In the foreground, there is a green grassy field with a few trees. In the background, a large, dark, stormy cloud formation is visible against a bright sky. A faint rainbow is visible in the sky, arching over the landscape. A tall, thin structure, possibly a tower or antenna, is visible on the right side of the image.

Springfield area pictures:
Springfield Sentinel



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Springfield area pictures:
6

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Springfield area pictures:
Hickory Hills Lake

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Springfield area pictures:
the “blue road”

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A photograph of a golf course. In the foreground, a wooden bench sits on a gravel path. Behind the bench is a large, calm pond with a fountain spraying water into the air. The background is filled with lush green trees and a clear sky. The entire image is framed by a blue border.

Springfield area pictures:
if you're gonna' be benched




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A wide-angle photograph of a golf course. In the foreground, a green fairway with a white tee marker and a yellow flag is visible. A dark, curved path or bunker edge runs across the middle ground. In the background, a large pond with a multi-tiered fountain is surrounded by lush green trees. The scene is captured in bright daylight with long shadows.

Springfield area pictures:
tea time or happy hour



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Springfield area pictures:
the road less traveled

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E. Haynes LLC

Springfield area pictures:
flying low at Springfield Lake



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Springfield area pictures:
shades of Springfield Lake



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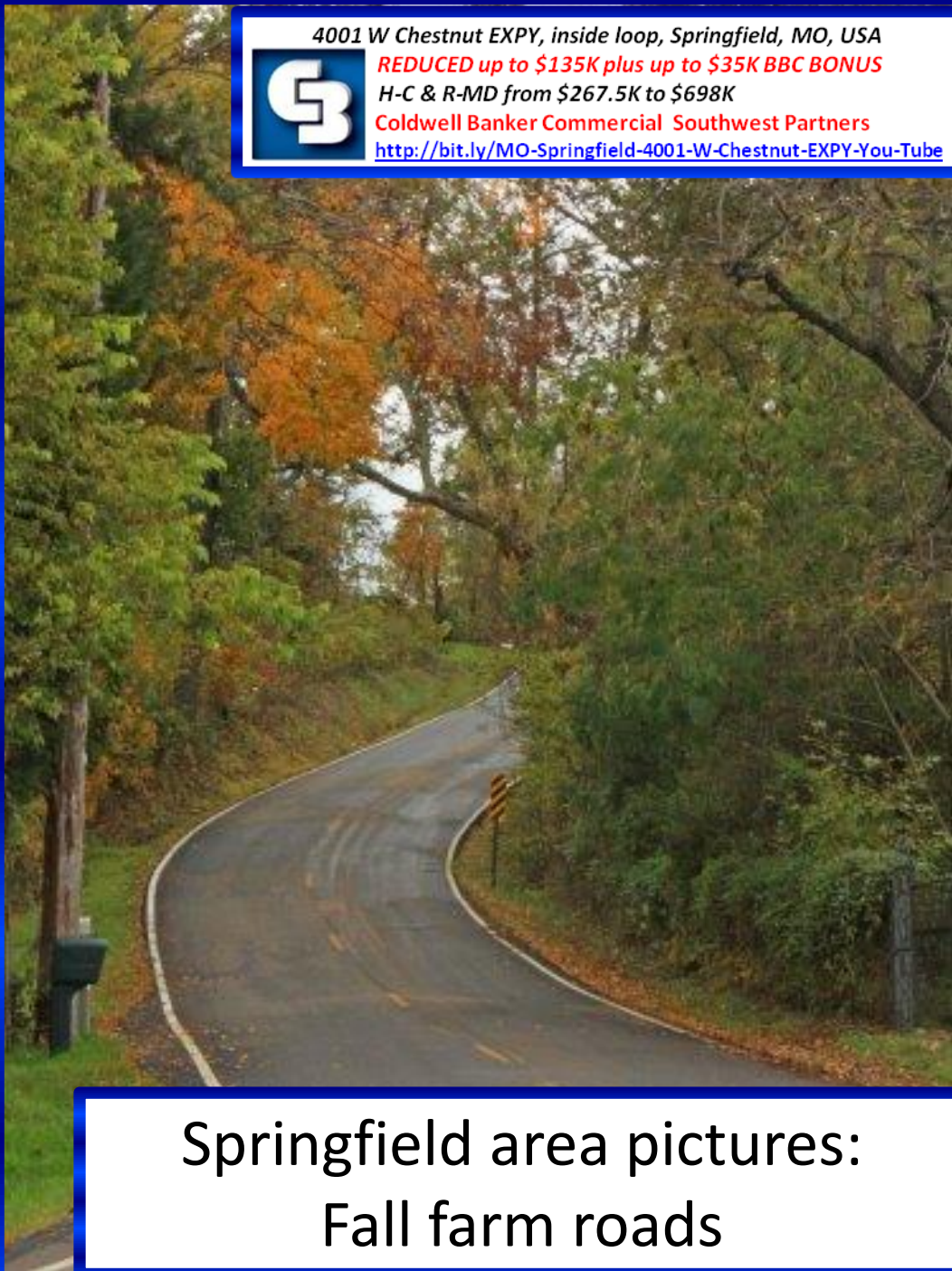
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A wide-angle photograph of a calm lake at sunrise. The sky is a gradient of soft colors from pale blue to a warm orange near the horizon. The water is still, reflecting the colors of the sky. Dark, silhouetted hills line the far shore, and a small peninsula is visible on the left side of the frame.

Springfield area pictures:
Springfield Lake sun rise

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Springfield area pictures:
Fall farm roads

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A wide-angle photograph of a landscape in Springfield, MO. The foreground is a large, flat, green grassy field. In the middle ground, there is a dark, low wall or guardrail. Behind this, a dense line of trees is visible, with many trees showing vibrant autumn foliage in shades of orange, red, and yellow, interspersed with some green trees. The sky above is overcast with grey clouds.

Springfield area pictures:
changing of the guard

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Springfield area pictures:
Expedia or Hotels.com?

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Springfield area pictures:
clouds covering for HWY O




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A wide-angle photograph of a two-lane asphalt road with double yellow lines, stretching into the distance under a bright blue sky with scattered white clouds. The road is flanked by green grass and trees. On the left, there is a small pond or wetland area. In the background, a line of trees and some distant buildings are visible.

Springfield area pictures:
“rolling down 44”



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4001 W Chestnut EXPY:
Springfield map



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A photograph of a landscape in Springfield, Missouri, featuring a large, bright sun low on the horizon, creating a 'Fog Hat' effect over a body of water. A single tree stands in the middle of the water, and its reflection is visible. The sky is filled with soft, golden light from the sun.

Springfield area pictures:
morning Fog Hat



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Springfield area pictures:
Winter stripes

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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482.61'

611.69'

6.6 acres 287,496 SF
H-C & R-MD zoning
Was \$798K Now \$665K
3% BBC + \$35K BONUS

612.81'

Eldon Avenue

481.66'

144B West Ches

4001 W Chestnut EXPY:
entire offering

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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Available

Eldon Avenue

482.97'

264.90'

2.91 acres 126,760 SF
H-C zoning
Reduced \$100K to \$399K
3% BBC + \$15K BONUS

260.50'

481.66'

I44B West Ches

4001 W Chestnut EXPY:
HWY frontage H-C zoned



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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Coldwell Banker Commercial Southwest Partners

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

482.61'

330.57'

3.69 acres 160,736 SF

R-MD zoning

Reduced 20% to

\$1.66 SF \$267,500

3% BBC + \$10K BONUS

330.57'

Eldon Avenue

482.97'

Available

I44B West Ches

4001 W Chestnut EXPY:
Maple ST R-MD zoned

BOUNDARY SURVEY & ADMINISTRATION FOR STEVEN & JULIE BROADBENT

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

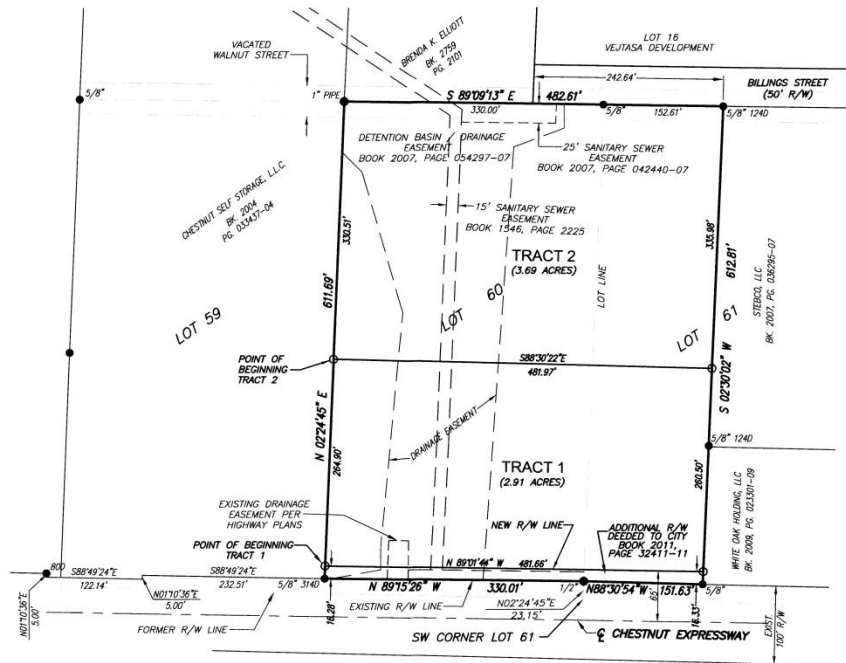
Coldwell Banker Commercial Southwest Partners

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

100' 0' 100'
SCALE: 1 INCH = 100 FEET

LEGEND

- FOUND IRON PIN (AS NOTED)
- SET IRON PIN CAPPED "GREAT RIVER 2001011476"



PROPERTY DESCRIPTIONS

PARENT TRACT

LOT 60 AND PART OF LOT 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 0, PAGE 45 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY FOR THE POINT OF BEGINNING; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-3140" ON THE WEST LINE OF SAID LOT 60; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°24'45"E ALONG SAID WEST LINE, 511.69 FEET TO A FOUND 5/8" IRON PIN; THENCE N89°09'13"E, 330.00 FEET TO A FOUND 5/8" IRON PIN CAPPED "2001011476"; THENCE S89°09'13"E, 152.61 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-1240"; THENCE S02°30'02"W, 612.81 FEET TO AN EXISTING 5/8" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N88°30'54"W ALONG SAID RIGHT-OF-WAY LINE, 151.63 FEET TO THE POINT OF BEGINNING, CONTAINING 0.4553 SQUARE FEET OR 0.762 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

(REFERENCE: CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION, BOOK 2006, PAGE 015651-06)

TRACT 1

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 16.28 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 264.90 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING SAID WEST LINE, S89°30'22"E, 481.97 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'02"W, 260.50 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°01'44"W, 481.68 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8" IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 281.18 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 330.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 60; THENCE S89°09'13"E ALONG THE NORTH LINE OF SAID LOT 60, A DISTANCE OF 482.61 FEET TO A 5/8" IRON PIN (CAPPED "LS-1240"); THENCE S02°30'02"W, 335.98 FEET TO A 5/8" IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°30'22"W, 481.97 FEET TO THE POINT OF BEGINNING.

NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCES OF TITLE: BOOK 2006, PAGE 004777-06 AND PAGE 004779-06; BOOK 2011, PAGE 037343-11
4. EASEMENTS SHOWN HEREON ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
5. ZONING: TRACT 1 - HC; TRACT 2 - R-MD
6. ADMINISTRATIVE SUBDIVISION CERTIFICATE OF APPROVAL IS RECORDED IN BOOK 2011, PAGE 32405-11.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO STEVEN AND JULIE BROADBENT THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREON DESCRIBED AND THAT SAID SURVEY WAS PERSONALLY SUPERVISED BY ME TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2).

Brian D. Velle
BRIAN D. VELLE LS-2472

October 12, 2011
DATE



LAND SURVEYING CORPORATION CERTIFICATE OF AUTHORITY NO. 2001011476

4001 W Chestnut EXPY: survey



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

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N Eldon Ave

4001 W Chestnut EXPY:
satellite



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4001 W Chestnut EXPY:
482' HWY frontage close-up

© 2010

W State Hwy 66

Division St

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

W Nichols St

NW Bypass

W Chestnut Expy

65802

160

W Farm Rd 136

4001 W Chestnut EXPY:
½ & 1-mi. satellite radius





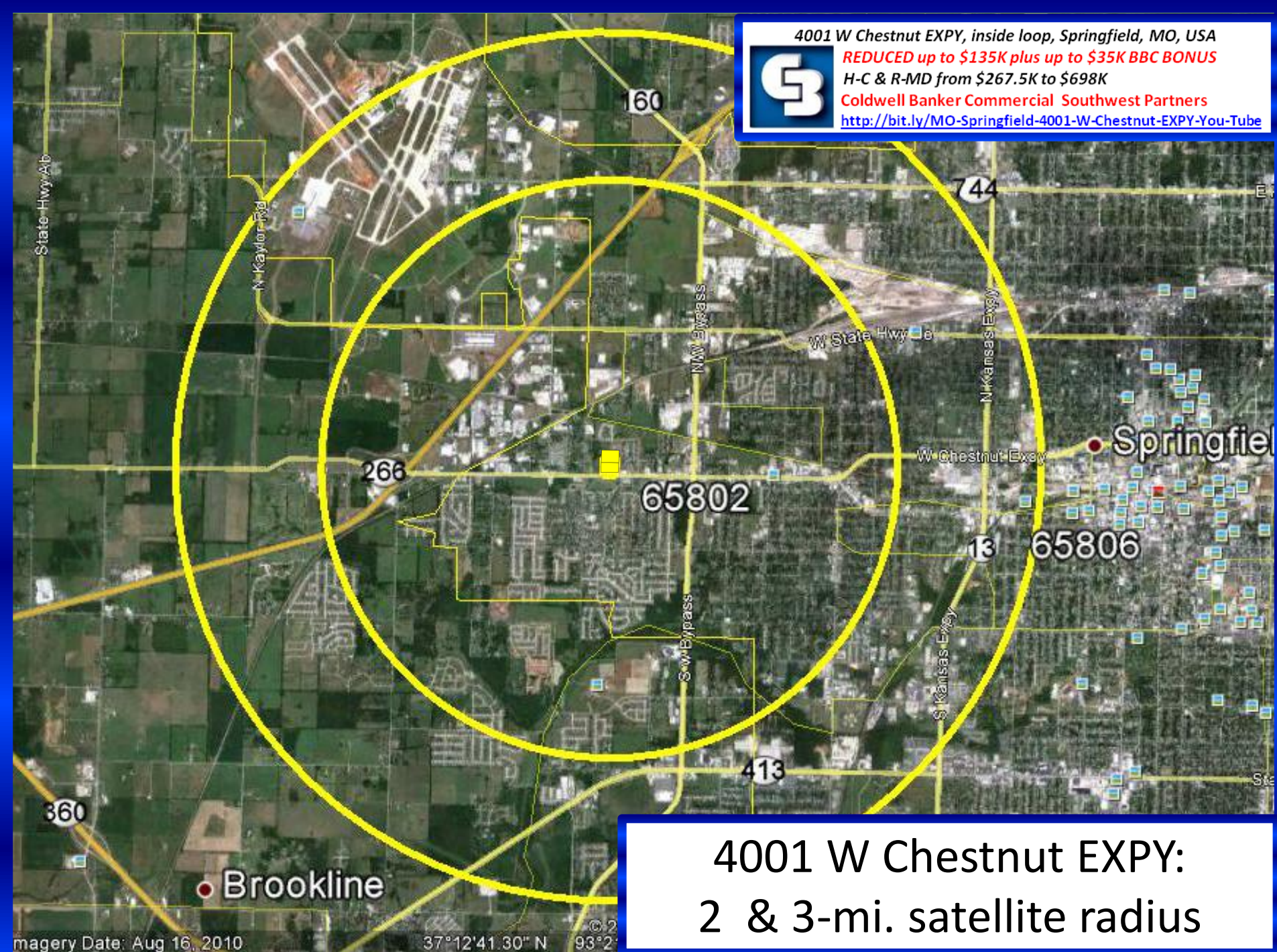
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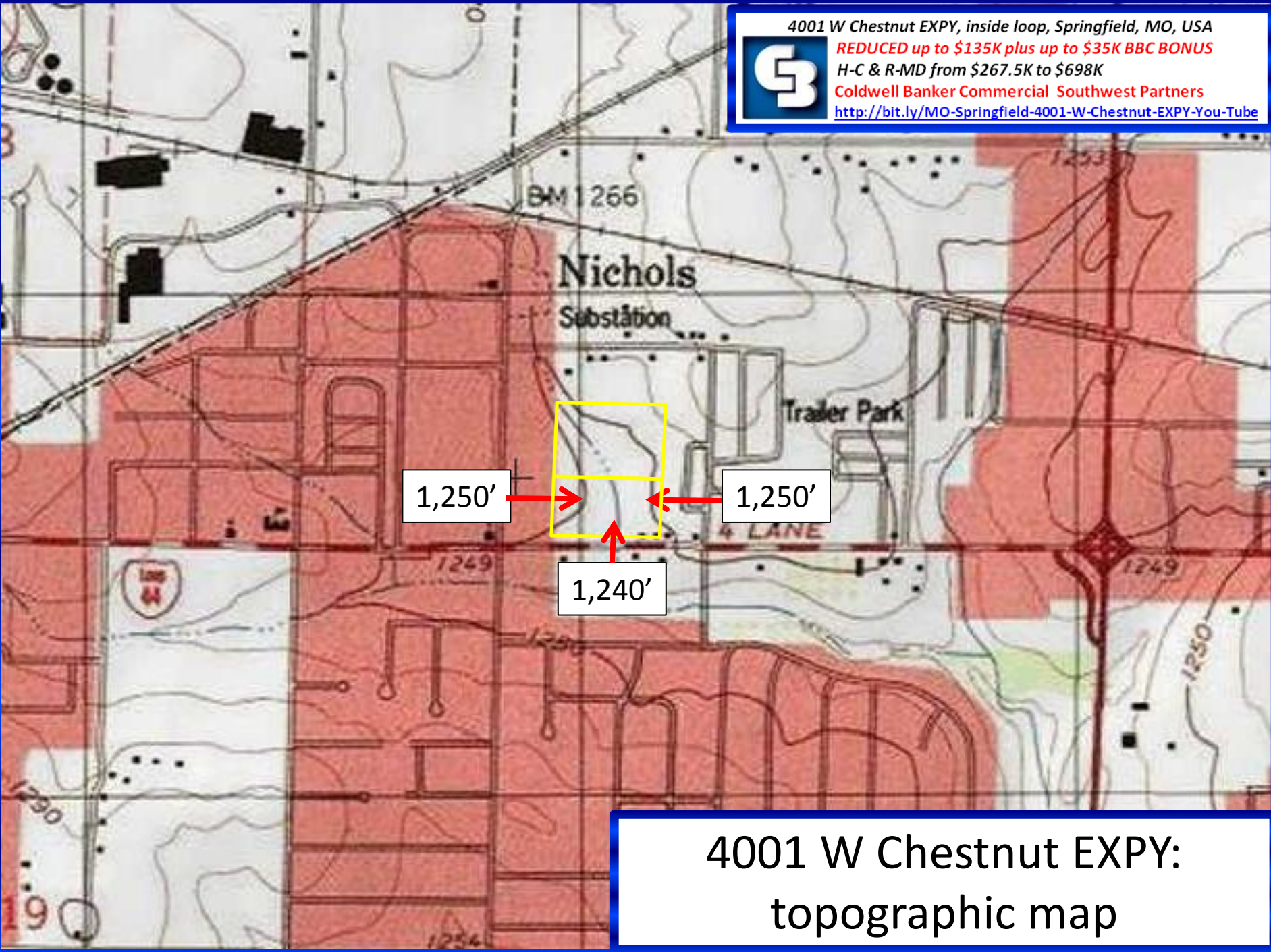
Coldwell Banker Commercial Southwest Partners

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



4001 W Chestnut EXPY:
2 & 3-mi. satellite radius

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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4001 W Chestnut EXPY:
topographic map

W MAPLE ST

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA



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H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

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

N ORCHARD CREST AVE

ZONE X

N ELDON AVE

ZONE AE

ZONE X

C

ZONE AE

ZONE X

Nichols Branch

B

LIMIT OF
DETAILED STUDY

ZONE X

1247

1245

124

1247

1240

ANK ST

AVE

ZONE X

4001 W Chestnut EXPY:
flood plain map





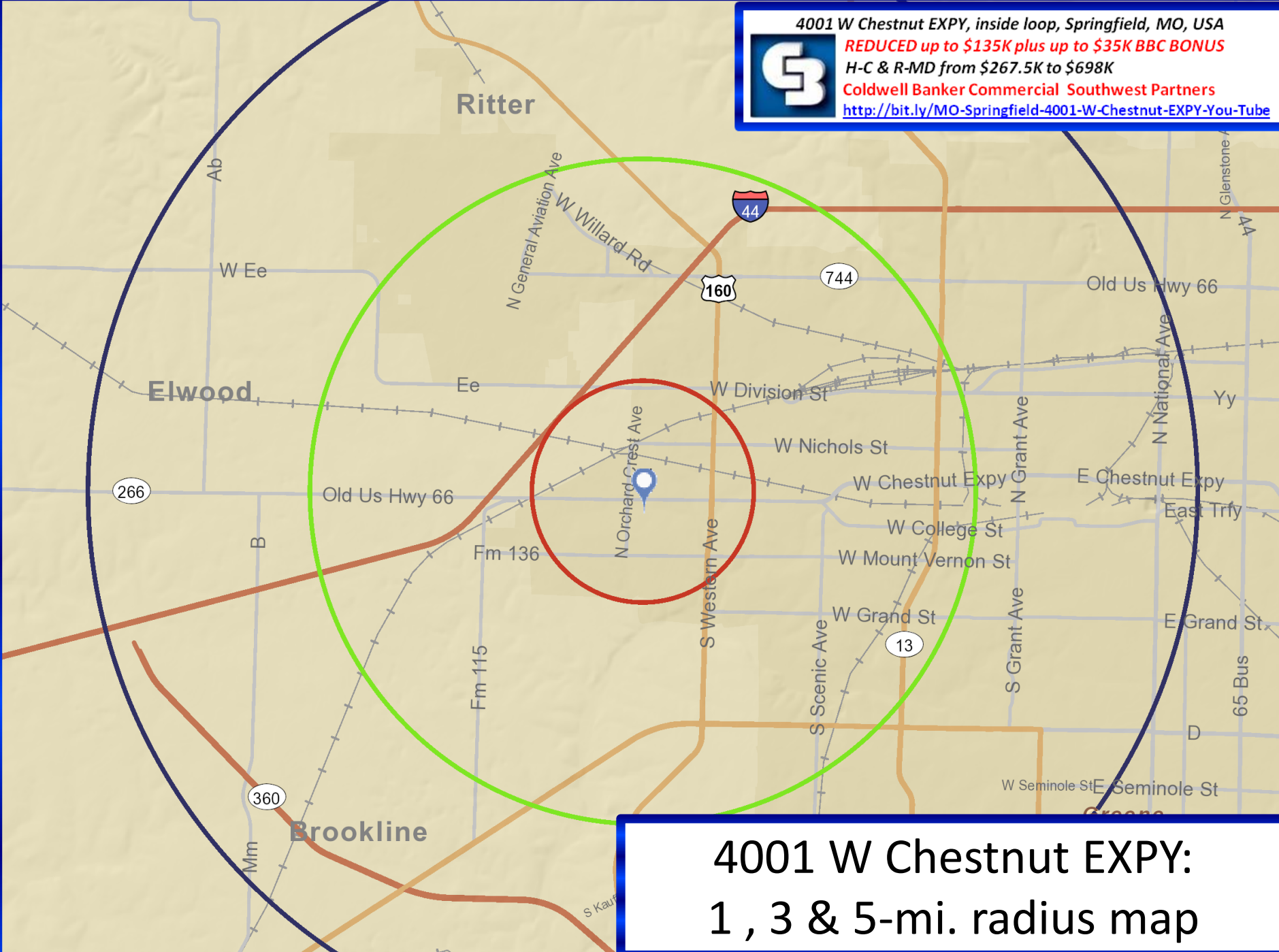
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**4001 W Chestnut EXPY:
1 , 3 & 5-mi. radius map**



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**4001 W Chestnut EXPY:
Springfield map**



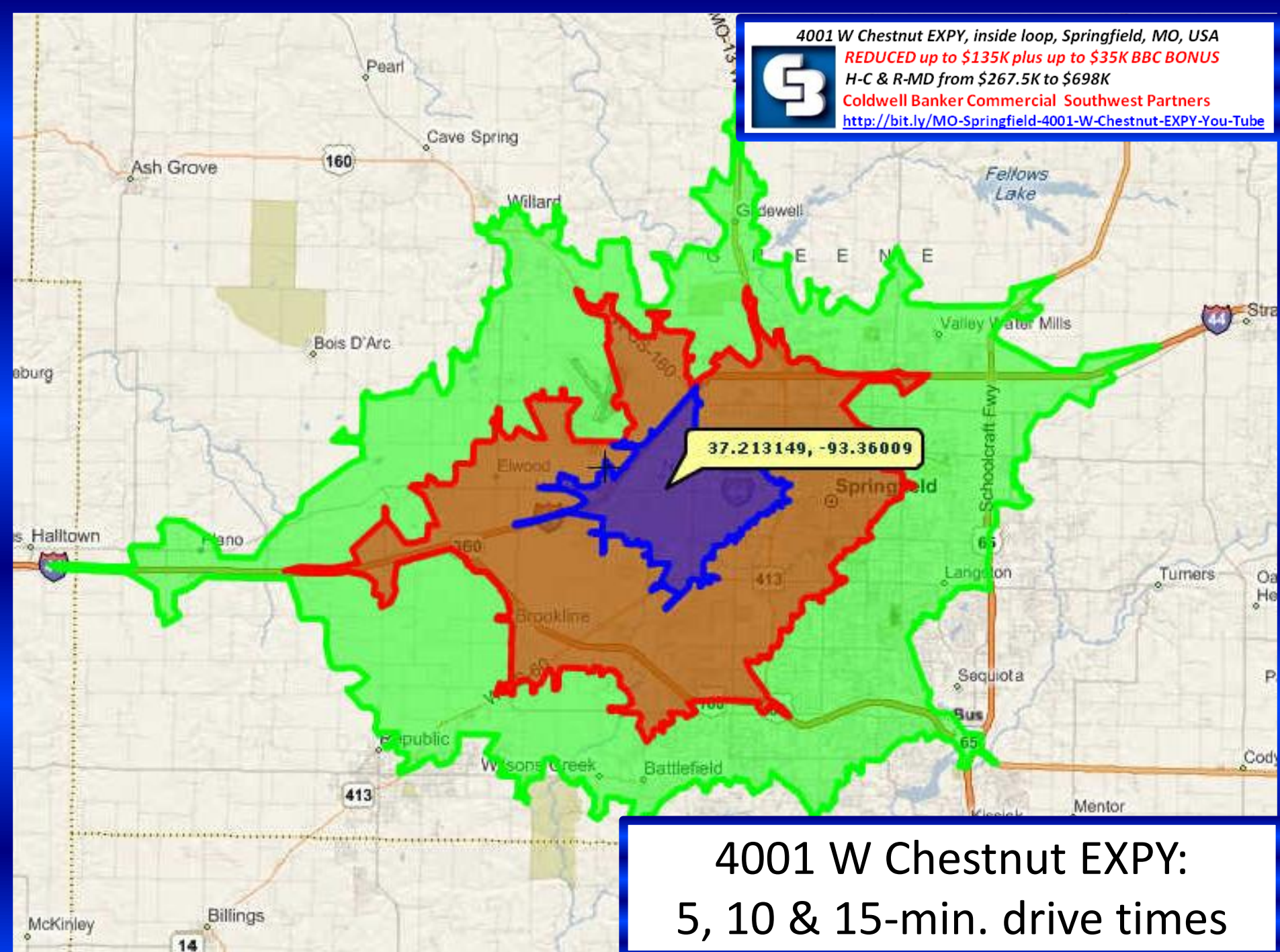
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4001 W Chestnut EXPY:
5, 10 & 15-min. drive times



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4001 W Chestnut EXPY:
Missouri map

