

94 AC ON US 160/S CAMPBELL AVE JUST SOUTH OF JAMES REIVER
FWY NEXT TO QUAIL CREEK, SPRINGFIELD, MO, USA

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EXECUTIVE SUMMARY

Ward Branch is an Institutional quality STAR land listing with Mark Patrick and Wally Nattinger of Coldwell Banker Commercial Vanguard. Features 93+ acres, 2,896 est. frontage, 21% wooded, 38K+ avg. daily two-way traffic and 5 established access points.

It is the largest contiguous acreage offering in Springfield. Great location next to James River Commons anchored by Sam’s and Academy and Outlet Center, and next to the Springfield Library Center.

It offers the best location, demographics and schools. It is a tremendous location on US HWY 160 just 0.4 mi. south of US HWY 60. It is zoned single-family residential, agriculture exempt with \$155 annual taxes and is in the Springfield City Limits.

3% BBC.

Potential Uses

Preliminary highest and best use CCIM analysis suggests excellent location for:

- (1) Single-family and multi-family**
- (2) Retail and professional**
- (3) Motel**
- (4) Mini-storage**
- (5) Power Center**

Great Location

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It is located directly on US HWY 160/S Campbell AVE/SR 13.

- (6) **Stunning neighbors:** next to James River Commons anchored by Sam's Club and Academy Sports and to Library Center.
- (7) **Great access:** 0.4 mi. S of James River FWY, 4 mi. US HWY 65, 5 mi. to downtown, 9 mi. to I44 and James River FWY, 9 mi. to I44 and Schoolcraft FWY.
- (8) **Easy airport access:** 9.2 mi. to Springfield-Branson International Airport (KSGF) served by American, Allegiant, Delta and United

Superior Retail Opportunities

Within 0.5 mi., the area has attracted the following national chains and franchises: Sam's Club, Academy Sports, Quick Trip, Pizza Hut, Sleep Inn, Comfort Suites and Texas Roadhouse.

Still, at a 5-minute drive-time:

- (9) **Top 3 retail opportunities avg.:** \$6.0M+ in potential revenues; \$647 per household; and \$280 per person
- (10) **Top 5 avg.:** \$4.6M+ total; \$492 per household; and \$213 per person
- (11) **Top 10 avg.:** \$2.7M+ total; \$287 per household; and \$124 per person
- (12) **Top opportunities:** Gas Station; Clothing and Accessories; Food and Beverage; Sports, Hobbies and Music; Jewelry, Luggage and Leather; Beer, Wine and Liquor; Building Materials and Supplies; and Shoes

Unmatched Immediate Area Demographics

The Census Tract compared to all Benchmarks* has:

- (13) **Lowest:** Unemployment rate, leverage indicators such as % home values to mortgage; % vacant homes for rent; avg. age and % 65+ years old; lowest % married and separated.
- (14) **Highest:** % population, family and household growth; avg. income, % \$100K+ household incomes and % \$250K household incomes; % single family detached homes; avg. net worth; education levels; % married and together; % residents in retail; % \$300K-\$750K home values; % under 18 years old.
- (15) **2nd highest:** Avg home values; % \$500K+ household incomes, home values \$1M+, avg. mortgage, \$1M+ household net worth.

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*Benchmarks: Census Tract, 1-mile radius, 5-min. drive-time, 65810 Zip Code, City of Springfield, Greene County, Springfield CBSA, Springfield DMA, Missouri and the US

Best Public Schools

3 of 4 schools attended have a 9 of 10 GreatSchools rating and one has a 10 of 10 GreatSchools rating. All 4 schools have “Distinguished” GreatSchools ratings. All grades significantly outperformed State averages in MCAT and EOC scores across all skill sets. On average, the 4 schools attended outperformed State averages by 39%.

National Rankings

Nationally ranked by Bizjournals, Entrepreneur, Forbes, Milken Institute, National Geographic, World Health Organization in following categories:

- (16) **Safe Community**
- (17) **Top 12 Metros for Recruitment and Attraction**
- (18) **Top 20 Mid-Sized City for Entrepreneurs**
- (19) **Top Place for Business and Careers**
- (20) **Top 40 Best Quality of Life**
- (21) **Top 50 Best Performing City**
- (22) **100 Best Community for Young People**
- (23) **5-Star Quality of Life**
- (24) **Top 50 Adventure Towns**
- (25) **Top 10 Hot City for Entrepreneurs**

Local Financing and Incentive Programs

The following may be available depending on business plan details. Consult the Springfield Partnership for Economic Development for details.

- (26) **Potential financing programs**
 - (a) **Industrial Revenue Bonds**

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- (b) **Linked Deposit Program**
- (27) **Potential Incentives**
 - (a) **Enhanced Enterprise Zone:** Additional abatement for LEED-Silver.
 - (b) **Missouri Quality Jobs**
 - (c) **Development Tax Credits**
 - (d) **BUILD Missouri**
 - (e) **Missouri Training Programs**

HIGHLIGHTS

- (28) 93+ ac institutional quality STAR land listing with Mark Patrick and Wally Nattinger of Coldwell Banker Commercial Vanguard, 3% BBC
- (29) 2,896 est. frontage, 21% wooded, 38K+ avg. daily two-way traffic, 5 established access points, ag exempt, SFR zoning
- (30) Next to James River Commons anchored by Sam's and Academy and Outlet Center, next to the Springfield Library Center
- (31) Stunning Census Tract demographics: 3.7% pop. growth, \$101K avg. HH income, 39% \$100K+ HH income, \$306K median net worth
- (32) At 5-min. drive, top 3 retail opportunities avg. \$6M+ potential annual revs, top 5 avg. \$4.6M+, top 10 avg. \$2.7M+
- (33) Outstanding schools with all 4 rated "Distinguished", all ranked at least 9 of 10 by GreatSchools; outperforming State averages by 39%

3% BUYER BROKER COMMISSION

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

CONTACT INFORMATION

Call Diane Alexander, Owner Broker CEO, at 01.979.421.9996 to set up an appointment, request additional information or answer any questions.

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PROPERTY

- (34) **Size:** 93.45 acres more or less
- (35) **Zoning:** Single-Family Residential District (R-SF) Section 4-1000.
http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=137
- (36) **Woods:** 21% estimated wooded
- (37) **Frontage:** 2,896.85 estimated total frontage: 1,118.53 on S Campbell AVE, 816.74 on S Campbell AVE as a service RD to the Library Center, and 961.58 on W Weaver RD
- (38) **5 established access/egress points:**
 - (a) 1 from W Camino Alto servicing James River Commons anchored by Sam's Club and Academy Sports
 - (b) 3 from Quail Creek subdivision: S Wellington DR, S Buckingham LN and W Buena Vista ST
 - (c) 1 from S Campbell AVE (access for the Library Center) at W Lakewood ST
- (39) **Elevation:** 58 foot elevation range from 1,169 est. to 1,227 est. range
- (40) **Flood plain:** Approximately 12.05 acres in flood plain from the southwest property corner following a wet weather creek line gently moving to Campbell RD.
- (41) **Utilities:** All City utilities available to property
- (42) **Improvements:** Minor improvements not included in valuation convey
- (43) **Taxes paid in 2010:** \$144.85
- (44) **Schools:** Springfield R12 School District
- (45) **Legal**
 - (a) **PIDN:** 881814400003
 - (b) **Description:** 93.45A M/L NW1/4 SE1/4 and S1/2 NE1/4 SE1/4 and SE1/4 SE1/4 14/ 28/22 (EX W 150 FTE 210 FT S 165 FT) and (EX W 150 FT E 660 FT S 165 FT) and (EX HWY) and (EX NEW R/W)
 - (c) **Link:**

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<http://beacon.schneidercorp.com/Application.aspx?AppID=328andLayerID=3509andPageTypeID=4andPageID=2306andQ=1157197919andKeyValue=881814400003>

(46) Exemptions: Ag

KEY LINKS

Social Media Links

- (47) You Tube video: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-You-Tube-video>
- (48) Facebook photo album: <http://on.fb.me/MO-Springfield-Ward-Branch-94 acres-Facebook-photo-album>
- (49) Word Press flyer: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Word-Press-flyer>

New Plans Links

- (50) New Plans presentation: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-New-Plans-presentation>
- (51) New Plans photo gallery: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-New-Plans-photo-gallery>
- (52) New Plans interactive: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-New-Plans-interactive>

Custom Packs and URLs

- (53) Graphics pack: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-graphics-pack>
- (54) Bird view pack: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-bird-view-pack>
- (55) Retail gap detailed TABLE pack: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-retail-gap-detailed-TABLE-pack>
- (56) Retail gap DOLLAR pack: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-retail-gap-DOLLAR-pack>
- (57) Retail gap FACTOR pack: <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-retail-gap-FACTOR-pack>
- (58) Springfield area pictures pack: <http://bit.ly/Springfield-area-pictures-pack>

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- (59) **Demographic pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-demographic-pack>
- (60) **Google map:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Google-map>
- (61) **Offering pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-offering-pack>

We will make every effort to accommodate other languages based on availability of translation resources. The offering is available on request in 88 languages and dialects.

CCIM Packs

- (62) **CCIM executive summary pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-executive-summary-pack>
- (63) **CCIM graphics pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-graphics-pack>
- (64) **CCIM household growth pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-household-growth-pack>
- (65) **CCIM industrial pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-industrial-pack>
- (66) **CCIM market profile pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-market-profile-pack>
- (67) **CCIM motel pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-motel-pack>
- (68) **CCIM multi-family pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-multi-family-pack>
- (69) **CCIM quarterly demographic pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-quarterly-demographic-pack>
- (70) **CCIM retail expenditures pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-retail-expenditures-pack>
- (71) **CCIM retail location pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-retail-location-pack>
- (72) **CCIM retail pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-retail-pack>

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- (73) **CCIM self-storage pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-self-storage-pack>
- (74) **CCIM senior housing pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-senior-housing-pack>
- (75) **CCIM site details pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-site-details-pack>
- (76) **CCIM specialty housing pack:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-CCIM-specialty-housing-pack>

Key Listings

- (77) **Land, Farm and Ranch listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Land-Farm-Ranch-listing>
- (78) **Coldwell Banker Commercial Worldwide listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Coldwell-Banker-Commercial-listing>
- (79) **HAR listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-HAR-listing>
- (80) **Commercial Gateway listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Commgate-listing>
- (81) **LoopNet listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-LoopNet-listing-2>
- (82) **Lands of Texas listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Lands-of-Texas-listing>
- (83) **Lands of America listing:** <http://bit.ly/MO-Springfield-Ward-Branch-94 acres-Lands-of-America-listing>



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.

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LOCATION

- (84) Directly on US HWY 160/S Campbell AVE/SR 13
- (85) Northwest property corner next to James River Commons anchored by Sam's Club and Academy Sports
- (86) Northeast property corner next to Library Center
- (87) 0.4 mi. S of James River FWY/US HWY 60 interchange with US HWY 160/Campbell
- (88) 4 mi. W of Schoolcraft FWY/US HWY 65, 5 mi. S of downtown, 9 mi.: E of I44 and James River FWY, SW of I44 and Schoolcraft FWY/US HWY 65
- (89) 9.2 mi. to Springfield-Branson International Airport (KSGF) served by American to Chicago and Dallas, Allegiant (Los Angeles, Las Vegas, Orlando, Tampa and Phoenix), Delta (Atlanta and Memphis) and United (Chicago and Denver)
- (90) **Traffic count:** 38,356 avg. daily two-way traffic (ADT) per CCIM at data point at data point at Library Center
- (91) **In Springfield limits:** Access to all City utilities and services

SPRINGFIELD KEY NATIONAL RANKINGS

- (92) **A Safe Community:** Designated by the World Health Organization Collaborating Centre on Safe Community Promotion
- (93) **Top 12 Metros for Recruitment and Attraction** (Expansion Management)
- (94) **Top 20 Mid-Sized City for Entrepreneurs** (Inc. Magazine)
- (95) **Top Place for Business and Careers** (Forbes Magazine)
- (96) **Top 40 Best Quality of Life** (bizjournals.com)
- (97) **Top 50 Best Performing City** (Milken Institute)
- (98) **100 Best Community for Young People** (America's Promise)
- (99) **5-Star Quality of Life** (Expansion Management Magazine)
- (100) **Top 50 Adventure Towns** (National Geographic Adventure Magazine)

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(101) **Top 10 Hot City for Entrepreneurs** (Entrepreneur Magazine)

LOCAL FINANCING AND INCENTIVE PROGRAMS

The following may be available depending on business plan details. Consult the Springfield Partnership for Economic Development for details.

(102) **Potential financing programs**

- (c) **Industrial Revenue Bonds:** Tax-exempt bonds with attractive interest rates. Based on cost of property acquisition, construction and/or equipment.
- (d) **Linked Deposit Program:** Partners with lenders to provide low-interest loans. Based on creating and retaining jobs.

(103) **Potential Incentives**

- (a) **Enhanced Enterprise Zone:** 50% tax abatement for 10 years. Includes saleable, refundable tax credits. Based on creating jobs and making investments in the zone. Additional abatement for LEED-Silver.
- (b) **Missouri Quality Jobs:** Retained state payroll tax withholdings and refundable, saleable tax credits. Based on creating jobs with benefits paying more than County average wage.
- (c) **Development Tax Credits:** Credits needed to make a project viable to support full-time year round jobs. Based on contributions to local non-profits.
- (d) **BUILD Missouri:** Refundable state income tax credits. Based on creating either: (a) 100 manufacturing jobs + \$15M in capital; or (b) 500 office jobs + \$10M in capital.
- (e) **Missouri Training Programs:** Two programs that cover costs for training for newly-created jobs.

Link: <http://www.business4springfield.com/site-selection-location/incentives-financing/>

RETAIL GAP

(104) **Area:** 5-minute drive-time

(105) **Total potential revenues:**

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- (a) **Top 3:** Avg. \$6.0M+ in total annual potential revenues; \$647 per household; and \$280 per person
- (b) **Top 5:** Avg. \$4.6M+ total; \$492 per household; and \$213 per person
- (c) **Top 10:** Avg. \$2.7M+ total; \$287 per household; and \$124 per person
- (d) **Top 10:**

#1 Gasoline Station:

\$11.6M+ total; \$1,245 per household; and \$539 per person

#2 Clothing and Accessories:

\$3.7M+ total; \$397 per household; and \$172 per person

#3 Vending Machines:

\$2.8M+ total; \$298 per household; and \$129 per person

#4 Food and Beverage:

\$2.5M+ total; \$275 per household; and \$119 per person

#5 Sports, Hobbies and Music:

\$2.3M+ total; \$245 per household; and \$106 per person

#6 Jewelry, Luggage and Leather:

\$1.1M+ total; \$117 per household; and \$51 per person

#7 Used Autos:

\$1.0M+ total; \$114 per household; and \$49 per person

#8 Beer, Wine and Liquor:

\$877K+ total; \$93 per household; and \$40 per person

#9 Building Material and Supplies:

\$461K total; \$49 per household; and \$21 per person

#10 Shoes:

\$342K+ total; \$36 per household; and \$16 per person

DEMOGRAPHICS and ECONOMETRICS

(106) **Benchmarks:** Census Tract, 1-mile radius, 5-min. drive-time, 65810 Zip Code, City of Springfield, Greene County, Springfield CBSA, Springfield DMA, Missouri and the US

(107) **Baseline:** Census Tract

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(108) **Qualitative observation:** Compared to the 22 demographic and econometric studies we have performed in the greater Springfield-Branson, Missouri market area in the past 12 months, this Census Tract has the strongest demographic and econometric indicators.

(109) **Summary:** Compared to all Benchmarks*, the Census Tract has:

- (a) **Lowest:** Unemployment rate, leverage indicators such as % home values to mortgage; % vacant homes for rent; avg. age and % 65+ years old; lowest % married and separated.
- (b) **Highest:** % population, family and household growth; avg. income, % \$100K+ household incomes and % \$250K household incomes; % single family detached homes; avg. net worth; education levels; % married and together; % residents in retail; % \$300K-\$750K home values; % under 18 years old.
- (c) **2nd highest:** Avg home values; % \$500K+ household incomes, home values \$1M+, avg. mortgage, \$1M+ household net worth.

(110) **Census Tract vs. ALL Benchmarks**

(a) **Employment**

- Lowest % unemployment
- Highest % residents in construction
- Highest % residents in retail
- Lowest % residents in manufacturing
- Lowest % residents in transportation
- Lowest % residents in government
- 2nd lowest % residents in communications

(b) **Income indicators**

- Highest avg. household income
- Highest median household income
- Highest avg. per person income
- Highest avg. after tax household income
- Highest median after tax household income
- Highest % \$60K+ household income
- Highest % \$100K+ household income
- Highest % \$250K+ household income
- 2nd highest % \$500K+ household income (2nd to 1-mi. radius)
- Highest avg. household consumer spending

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(c) Home debt leverage

- Lowest % avg. mortgage / avg. home value (low leverage indicator)
- Lowest % avg. mortgage / avg. household income (low leverage indicator)
- Lowest % median mortgage / median household income (low leverage indicator)
- Lowest % avg. mortgage / avg. after tax household income (low leverage indicator)
- Lowest % median mortgage / median after tax household income (low leverage indicator)

(d) Home values

- Lowest % home values under \$20K
- Highest % home values \$200K-\$300K
- Highest % home values \$300K-\$400K
- 2nd highest % home values \$400K-\$500K
- 2nd highest % home values \$500K-\$750K
- 2nd highest % home values \$1M+

(e) Homes

- Highest % single-family detached homes
- Lowest % vacant homes for rent
- 2nd lowest % vacant homes for legal reasons

(f) Mortgages

- 2nd highest % \$1.5K-\$2.0K mortgage
- 2nd highest avg. mortgage
- 2nd highest median mortgage

(g) Net worth

- Highest median household net worth
- Lowest % household net worth under \$75K
- Highest % \$150K-\$500K household net worth
- 2nd highest \$1M+ household net worth (2nd to 1-mi. radius)

(h) Demographics

- Lowest median age
- Highest % population growth
- Highest % family growth

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- Highest % household growth
- Highest avg. household size
- Highest % under 18 years old
- Lowest % 65+ years old

(i) Education

- Lowest % high school diploma or GED highest attained
- Highest % bachelor's degree highest attained
- Highest % at least master's degree attained

(j) Family

- Highest % married and living together
- Lowest % married and separated
- 2nd lowest % divorced

CCIM REPORTS AND LISTING ANALYSIS

(111) CCIM reports analyzed for listing. There are 2,376 underlying CCIM PDF sets. All are available on the property website or on request.

(112) CCIM posted reports. For your convenience, the following CCIM reports are available on the CBC, Commercial Gateway, Lands of Colorado, Lands of America, LoopNet and any other property websites that allow unlimited PDF files:

- (a) Age and income pack
- (b) Area traffic map
- (c) Business summary pack
- (d) Census profile pack
- (e) Census tract map
- (f) Community summary pack
- (g) Community summary pack
- (h) Comparison profile pack
- (i) Comprehensive trend pack
- (j) Detailed age pack
- (k) Detailed disposable income pack
- (l) Detailed income pack
- (m) Disposable income pack
- (n) Drive-time map
- (o) Education pack
- (p) Employment pack
- (q) Executive summary pack
- (r) Financial expenditures pack
- (s) Financial investments pack

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- (t) Flood plain map north
- (u) Flood plain map south
- (v) Graphics pack
- (w) Hotel/motel pack
- (x) Household expenditures pack
- (y) Household growth pack
- (z) Household income pack
- (aa) Housing profile pack
- (bb) Income employment pack
- (cc) Lifestyle pack
- (dd) Market profile pack
- (ee) Motel pack
- (ff) Multi-family pack
- (gg) Net worth pack
- (hh) Office/industrial pack
- (ii) Population by age pack
- (jj) Population growth pack
- (kk) Quarterly demographic pack
- (ll) Restaurant pack
- (mm) Retail expenditures pack
- (nn) Retail express pack
- (oo) Retail forecast pack
- (pp) Retail locator pack
- (qq) Retail market profile pack
- (rr) Retail market potential pack
- (ss) Self-storage pack
- (tt) Senior housing pack
- (uu) Specialty housing pack
- (vv) Tapestry segment pack
- (ww) Traffic count close-up map
- (xx) Traffic count map
- (yy) Traffic count profile pack

(113) Published sources. All analysis is based on defined and published sources. Unless otherwise noted, all demographic and econometric data is from the Certified Commercial Investment Member (CCIM) Institute in collaboration with ESRI.

(114) Proprietary estimates and projections. Unless otherwise noted, annual % change estimates and regression projections are from CBC Southwest Partners proprietary models.

SCHOOLS AND SCHOOL DISTRICT REVIEW

We utilize GreatSchools for comparative analysis of school districts and schools across

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geographic areas. <http://www.greatschools.org>

(115) Summary: Outstanding schools. 3 of 4 schools attended have a 9 of 10 GreatSchools rating and one has a 10 of 10 GreatSchools rating. All 4 schools have “Distinguished” GreatSchools ratings. All grades significantly outperformed State averages in MCAT and EOC scores across all skill sets. On average, the 4 schools attended outperformed State averages by 39%.

(116) Wanda Gray Elementary School (K-4)

- (a) By the #'s:** 510 students
- (b) 9 of 10 GreatSchools rating:** It is among the few public elementary schools in Missouri to receive a distinguished GreatSchools Rating.
- (c) Grade 3 MCAT scores**
 - **Communication Arts:** 70% vs. 44% State average
 - **Math:** 78% vs 48% State average
- (d) Grade 4 MCAT scores**
 - **Communication Arts:** 66% vs. 52% State average
 - **Math:** 58% vs 49% State average

(117) Wilson's Creek 5-6 Intermediate Center (5-6)

- (a) By the #'s:** 510 students
- (b) 9 of 10 GreatSchools rating:** It is among the few public elementary schools in Missouri to receive a distinguished GreatSchools Rating.
- (c) Grade 5 MCAT scores**
 - **Science:** 69% vs 49% State average
 - **Communication Arts:** 74% vs. 52% State average
 - **Math:** 73% vs 52% State average
- (d) Grade 6 MCAT scores**
 - **Communication Arts:** 63% vs. 50% State average
 - **Math:** 82% vs 56% State average

(118) Cherokee Middle School (6-8)

94 AC ON US 160/S CAMPBELL AVE JUST SOUTH OF JAMES REIVER FWY NEXT TO QUAIL CREEK, SPRINGFIELD, MO, USA

- (a) **By the #'s:** 796 students
- (b) **10 of 10 GreatSchools rating:** It is among the few public middle schools in Missouri to receive a distinguished GreatSchools Rating.
- (c) **Grade 6 MCAT scores**
 - **Communication Arts:** 73% vs. 50% State average
 - **Math:** 82% vs 56% State average
- (d) **Grade 7 MCAT scores**
 - **Communication Arts:** 75% vs. 52% State average
 - **Math:** 75% vs 55% State average
- (e) **Grade 8 MCAT scores**
 - **Science:** 70% vs 48% State average
 - **Communication Arts:** 75% vs. 53% State average
 - **Math:** 76% vs 52% State average

(119) Kickapoo High School (9-12)

- (a) **By the #'s:** 1,744 students
- (b) **9 of 10 GreatSchools rating:** It is among the few public high schools in Missouri to receive a distinguished GreatSchools Rating.
- (c) **EOC Results**
 - **English 2:** 86% vs. 73% State average
 - **Biology:** 76% vs 57% State average

DIRECTIONS

FROM JAMES RIVER FWY (US HWY 60) AND SCHOOLCRAFT FWY (US HWY 65), IT IS 4.9 MI.

- (1) Travel west on US HWY 60 for 4 mi.
- (2) Exit at US HWY 160/Campbell AVE/Nixa for 0.3 mi.
- (3) Turn left on (south) on US HWY 160/Campbell AVE for 0.6 mi.
- (4) The property is on your right beginning immediately after the Library Center and continues to the intersection with E Weaver RD

**94 AC ON US 160/S CAMPBELL AVE JUST SOUTH OF JAMES REIVER
FWY NEXT TO QUAIL CREEK, SPRINGFIELD, MO, USA**

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