

42 Acres Kearney & I-44

Kearney & I-44 • Springfield, MO 65807



Sale Overview

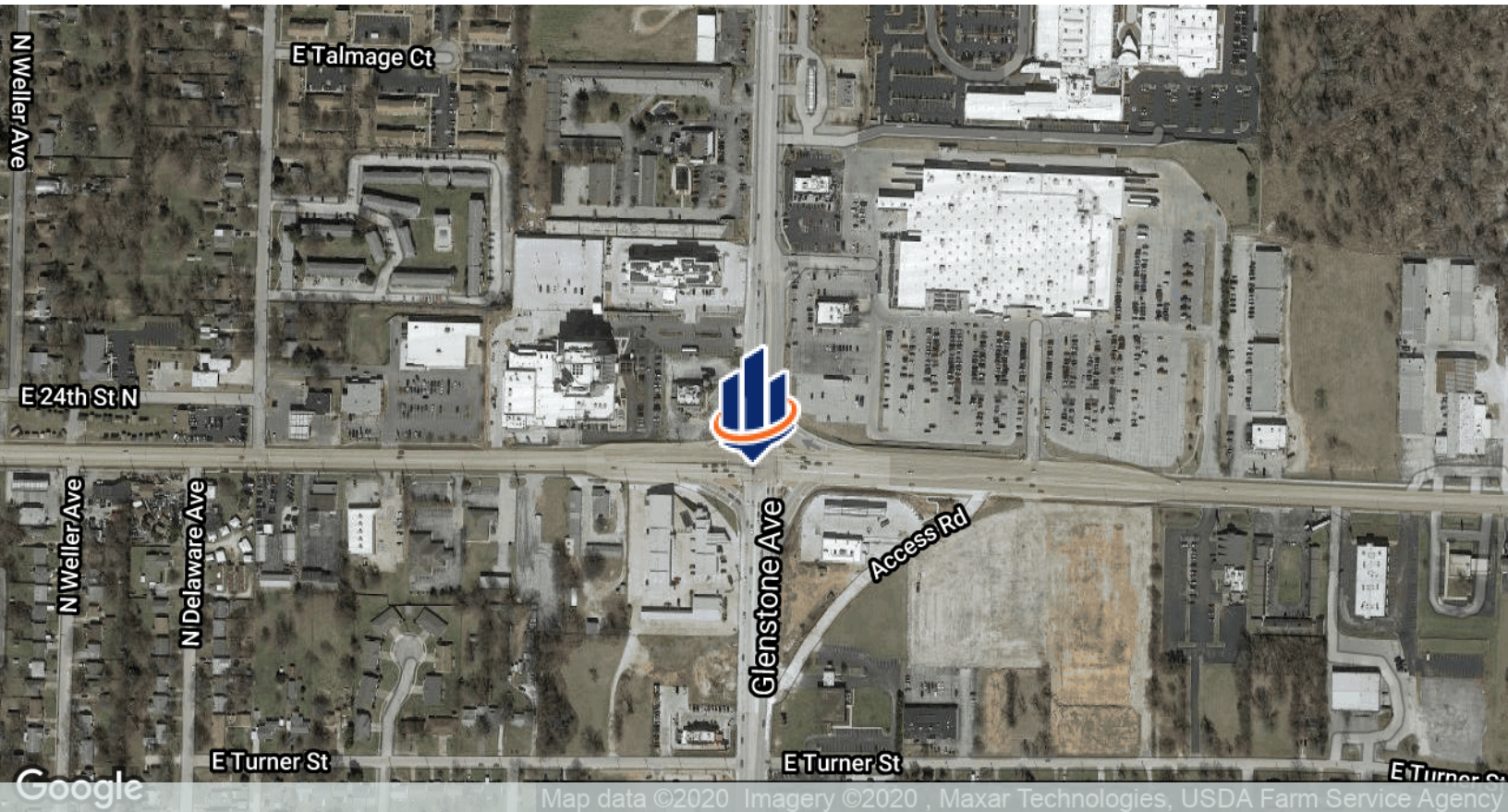
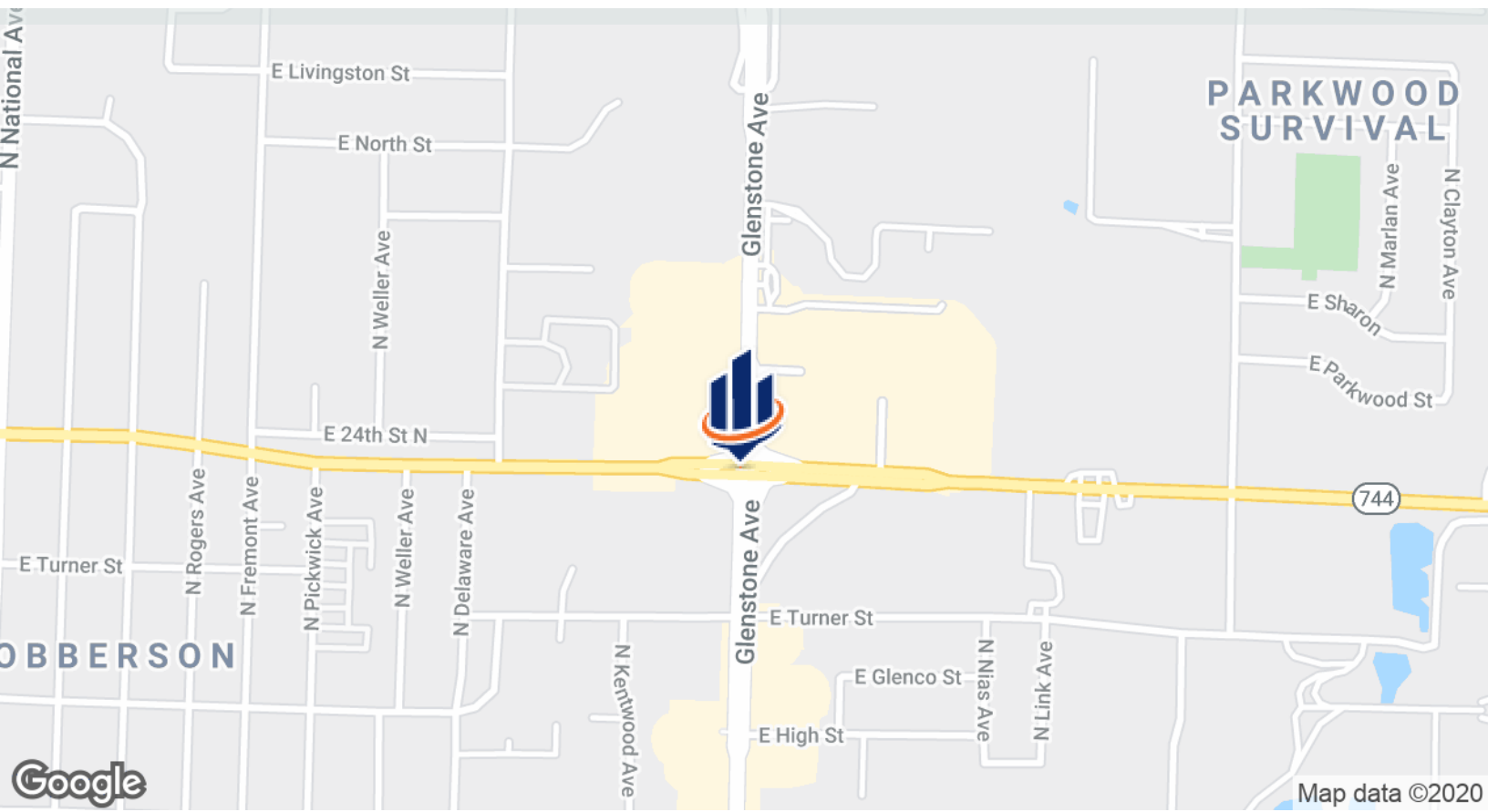
Sale Price	\$800,000
Lot Size	42.0 Acres
Zoning	Industrial
Cross Streets	West Bypass

Property Overview

Property	<p>Located off of Kearney & I-44.</p> <p>Only \$19,047 per acre.</p> <p>Please call Agent to schedule a private showing. Thank you.</p>
Location	<p>Located at Kearney & I-44. Nearby businesses including Auto Zone, Sally Beauty Supply, Walmart, Hardee's, Kum & Go, O'Reilly's, Kmart, and other local and national businesses.</p> <p>Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Top 4% National Advisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.</p>
Presented by	<p>MIKE FUSEK, CCIM</p> <p>417.849.5703</p> <p>mike.fusek@svn.com</p>



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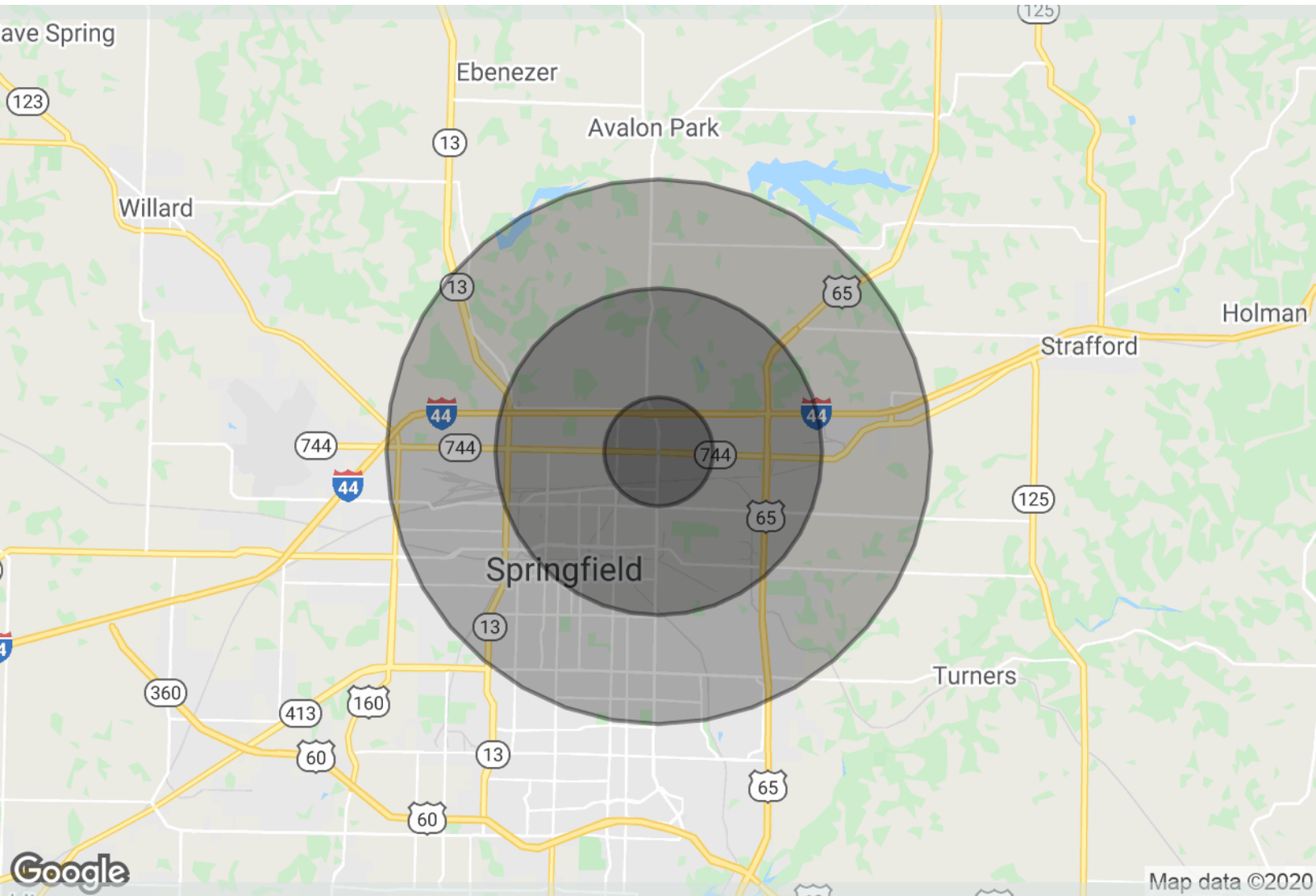
Demographics Report

	1 Mile	3 Miles	5 Miles
Total Population	6,042	48,668	122,129
Total Number of Households	2,439	19,266	51,248
Total Number of Persons per Household	2.5	2.5	2.4
Average House Value	\$86,157	\$109,058	\$120,993
Average Household Income	\$33,000	\$38,224	\$42,370
Median Age	30.4	30.8	32.8
Median Age - Male	31.2	31.2	32.0
Median Age - Female	30.6	30.8	33.9
Total Population - White	5,294	42,500	108,640
Total Percent - White	87.6%	87.3%	89.0%
Total Population - Black	172	2,118	5,288
Total Percent - Black	2.8%	4.4%	4.3%
Total Population - Asian	44	886	2,156
Total Percent - Asian	0.7%	1.8%	1.8%
Total Population - Hawaiian	0	80	146
Total Percent - Hawaiian	0.0%	0.2%	0.1%
Total Population - Indian	6	198	436
Total Percent - Indian	0.1%	0.4%	0.4%
Total Population - Other	324	1,329	1,828
Total Percent - Other	5.4%	2.7%	1.5%
Total Population - Hispanic	541	2,503	4,464
Total Percent - Hispanic	9.0%	5.1%	3.7%

* Demographic information provided by BuildOut, LLC

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Demographics Analysis



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Radius Map

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* Demographic information provided by BuildOut, LLC



Mike Fusek, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

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