

+/- 52 ACRES OF DEVELOPMENT LAND FOR SALE IN WILLARD, MO

511 S STATE HIGHWAY AB
WILLARD, MO 65781

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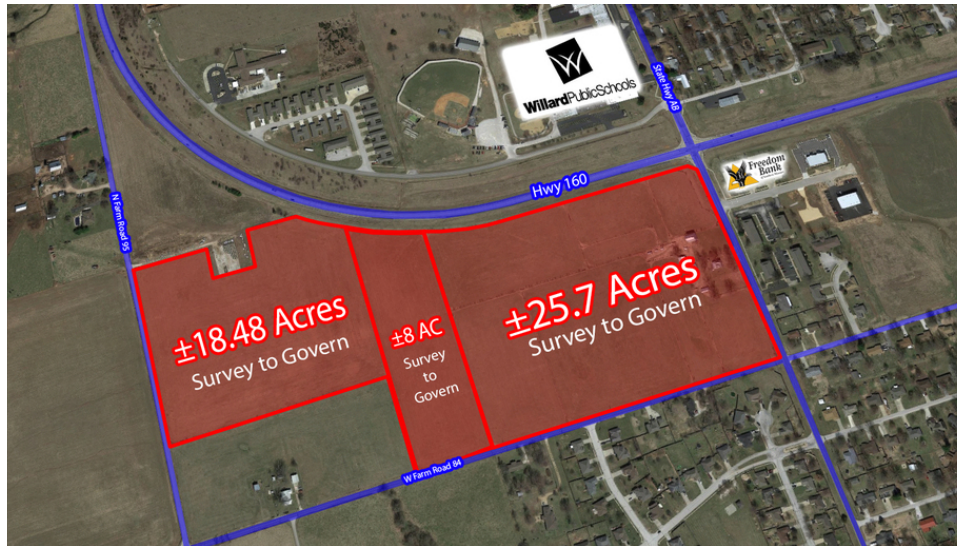


±18.48 Acres
Survey to Govern

±8 AC
Survey to Govern

±25.7 Acres
Survey to Govern

Property Summary



OFFERING SUMMARY

Sale Price:	\$30,000 / acre
Eastern Tract Size:	+/- 25.7 Acres
Middle Tract Size:	+/- 8 Acres
Western Tract Size:	+/- 18.48 Acres
2019 Real Estate Taxes:	\$1,066.10

PROPERTY OVERVIEW

We are pleased to offer you this +/- 52 acre development land in Willard, MO.

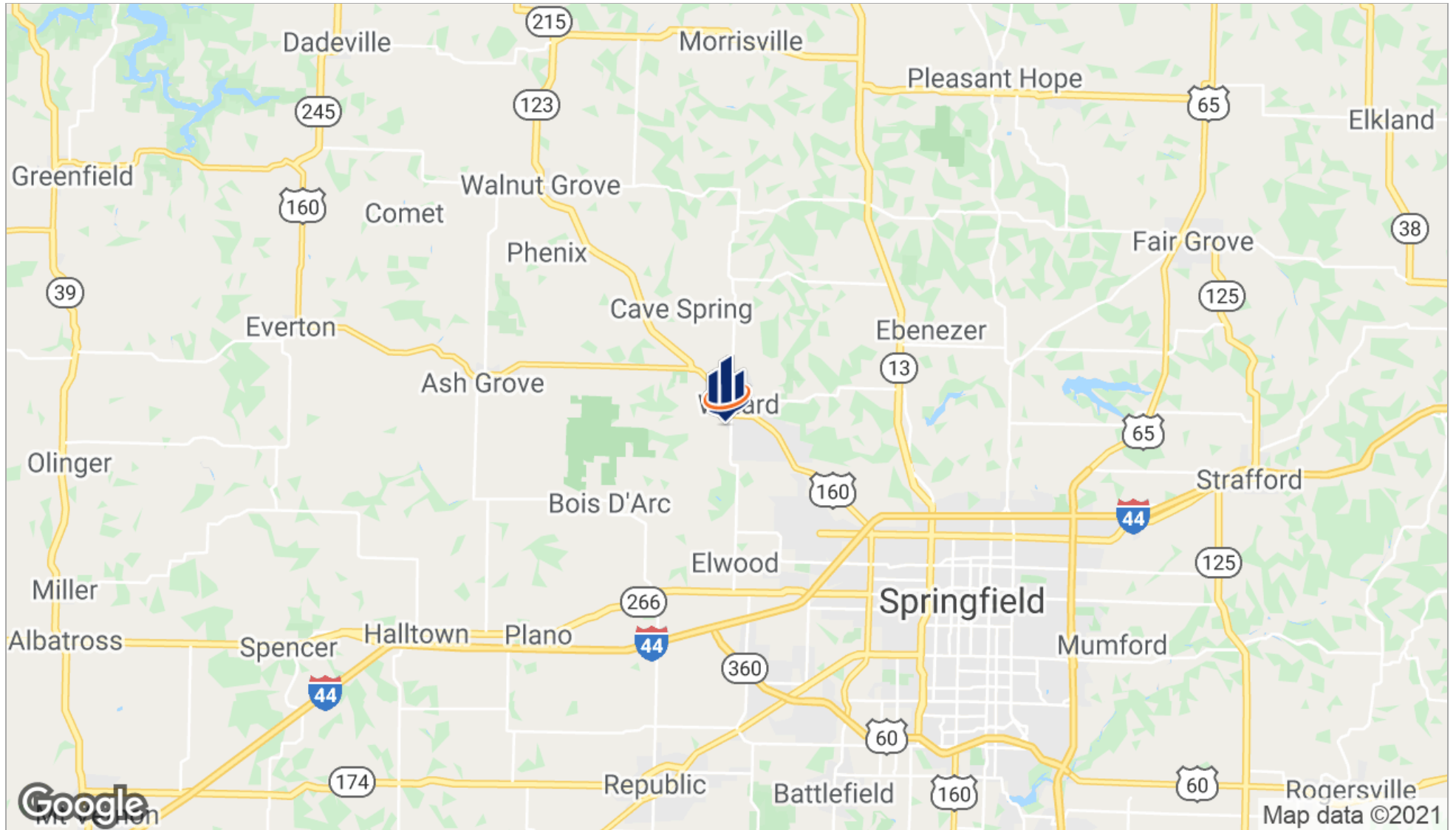
This property is split into three separate tracts. The eastern tract features 25.7 acre, the middle tract features 8 acres, and the western tract features 18.48 acres. This location is ideal for residential development given its nearby access to Willard's school system and the growing demand of residential housing in Willard.

Farm house to be razed by buyer given no value. Survey to govern exact acreage. The middle tract is under separate ownership. Please feel free to reach out to Jeff Childs today for additional information!

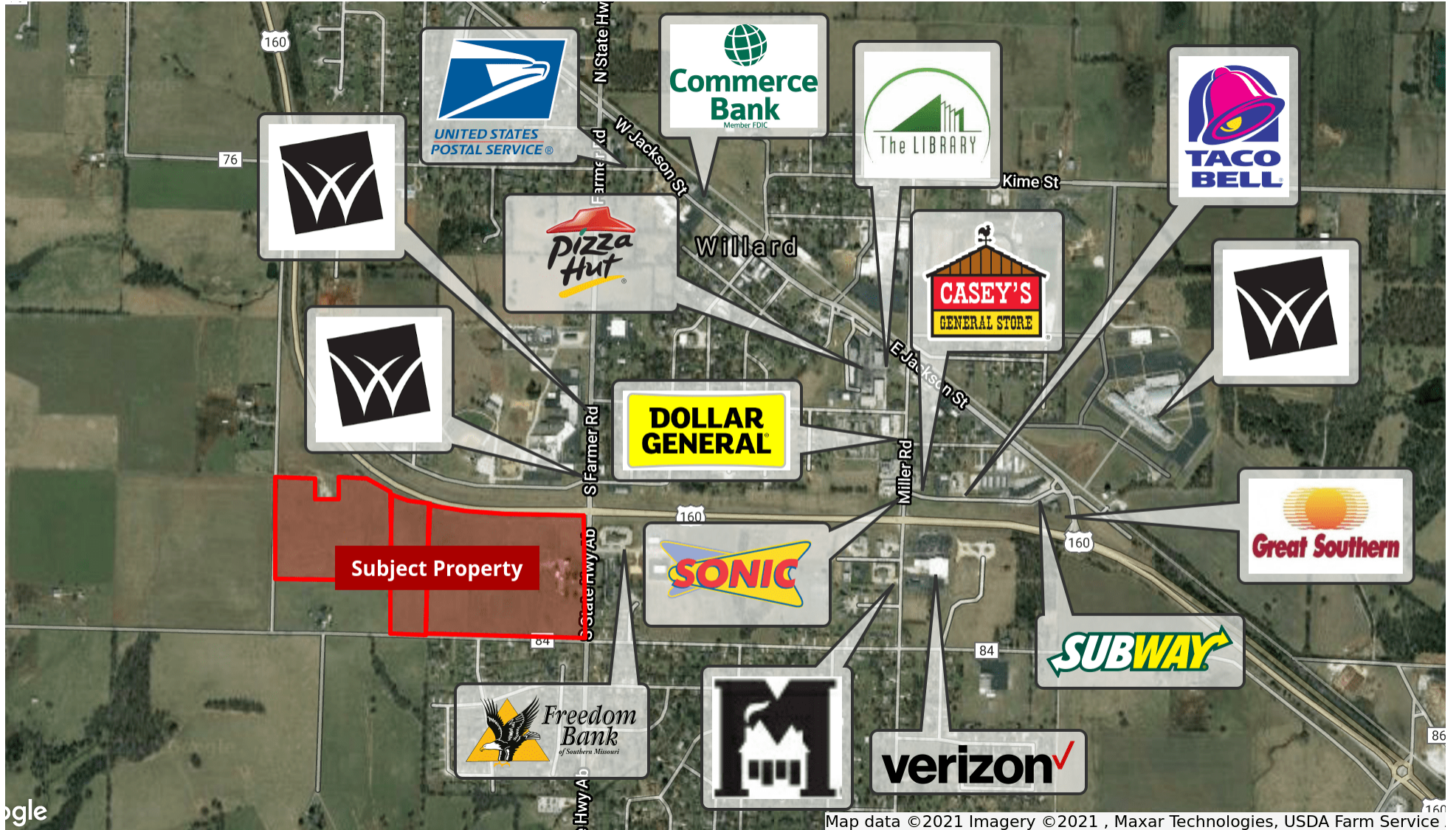
LOCATION OVERVIEW

Located on Highway 160 and State Highway AB in Willard, MO, this property is features nearby access to Willard North Elementary School, Willard Intermediate School, and Freedom Bank of Southern Missouri. Willard is located 6 miles outside Springfield, MO and is only 15 minutes north of the Springfield Branson National Airport. Willard has a population of approximately 5,500 and is considered one of the best small towns in America.

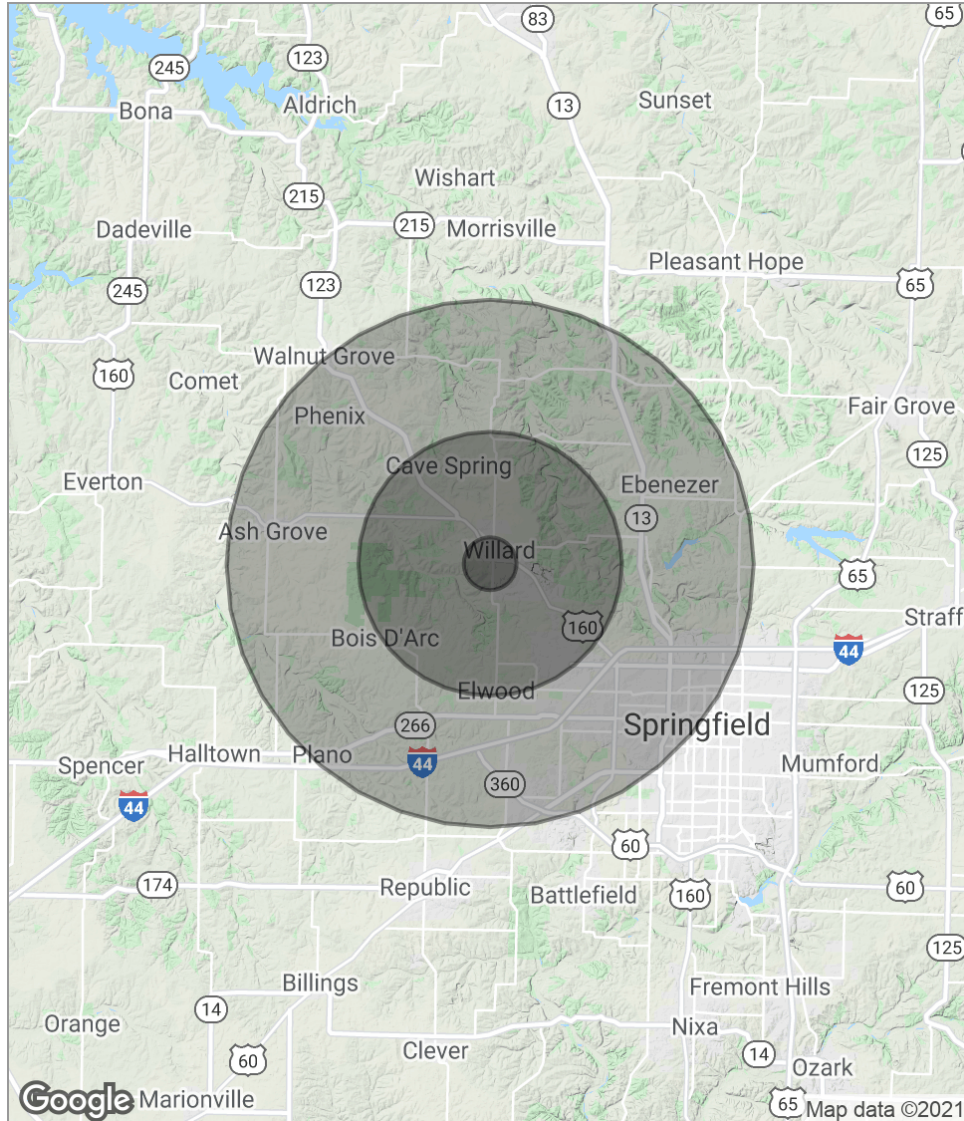
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	357	7,723	68,041
Median age	34.9	36.1	36.4
Median age (Male)	33.6	34.7	35.1
Median age (Female)	37.2	37.6	38.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	127	2,889	27,220
# of persons per HH	2.8	2.7	2.5
Average HH income	\$60,281	\$56,717	\$48,659
Average house value		\$141,423	\$119,778

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

JEFF CHILDS, SIOR, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as past chairman of the Springfield Area Chamber of Commerce, former chair on the board for City Utilities of Springfield, and served as a member of the Board of Directors of the Springfield Convention & Visitors Bureau. Additionally, as Chamber chairman Jeff was invited to speak on a panel for the Springfield Chamber of Commerce Economic Development Conference and as a returning guest speaker to "Good Morning, Springfield!" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR) / Certified Commercial Investment Member (CCIM) / 2018 Chairman Board of Public Utilities - City Utilities of Springfield / 2019 Chairman for Springfield Chamber of Commerce / Former Board Member Springfield Convention & Visitors Bureau, Inc / Local Issues Public Policy Task Force - Past Chairman / Development Issues Input Group - Past Chairman / Leadership Springfield - Past Board Member / Voice of Business Committee - Springfield Chamber of Commerce

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The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.