

# 38 ACRE DEVELOPMENT TRACT

6579 WEST REPUBLIC RD.  
BROOKLINE, MO 65619

Lee McLean III, CCIM



Kirk's Collision Center

W Republic Rd

Alpine Village



# Executive Summary



## SALE OVERVIEW

**SALE PRICE:** \$2.00 / SF

**LOT SIZE:** 38 Acres

**DIVISIBLE:** Yes

**UTILITIES:** Present

**APN #:** 881711300002

**MARKET:** Republic

**CROSS STREETS:** Hwy Z & Hwy 60

## PROPERTY DESCRIPTION

38 acre development tract & property may be divided. This tract is located within Republic's Enhanced Enterprise Zone. Utilities are present at the property. Adjacent to Old Stone Apartments and across from Republic High School. New traffic signal at corner of property. Property can be annexed to Republic and rezoned commercial.

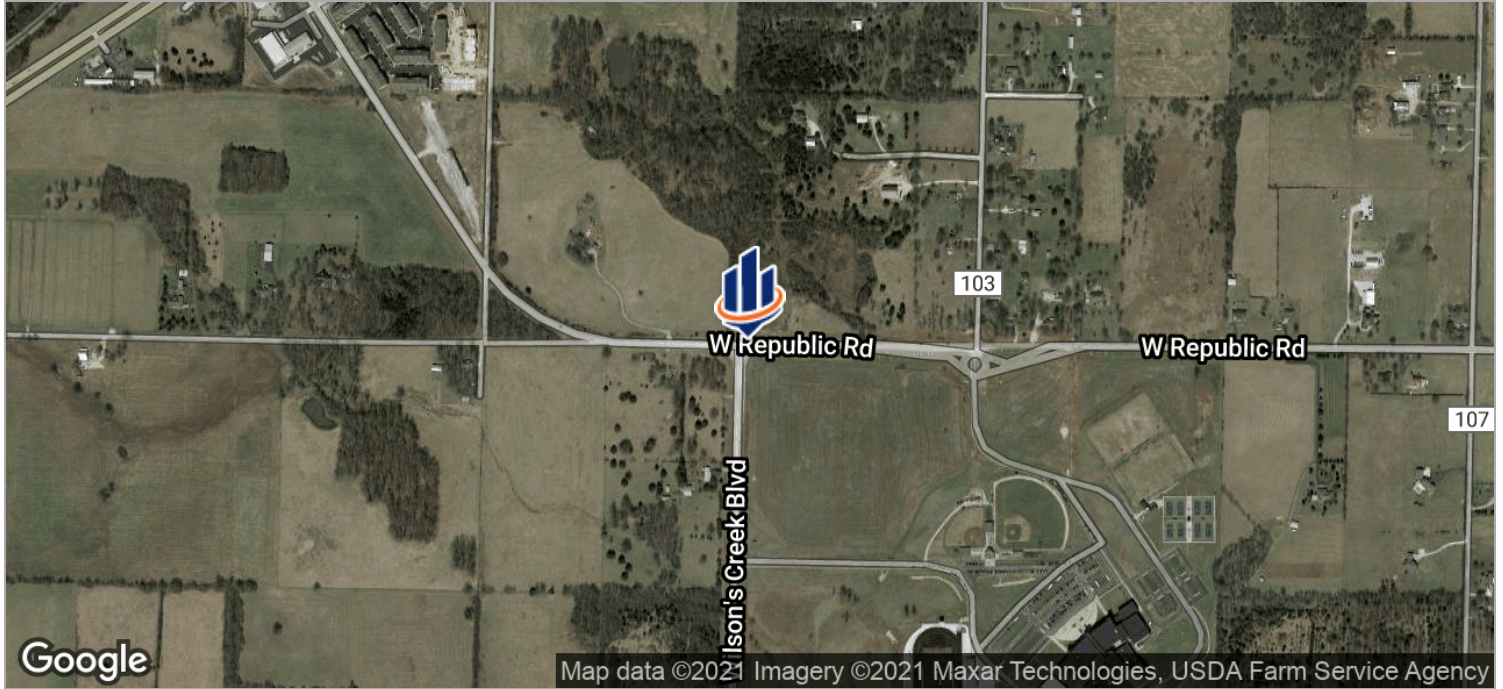
## LOCATION OVERVIEW

Property is located right across from the Republic High School (built in 2010) and in between Republic & Springfield. Nearby this development site is one of Kum & Go's first new Marketplace stores as well as the Old Stone Apartments, Backwoods Golf and Wilson's Creek National Battlefield Park.

# Custom Page



# Location Maps



## REPUBLIC MISSOURI GROWING TOGETHER

## ENHANCED ENTERPRISE ZONE

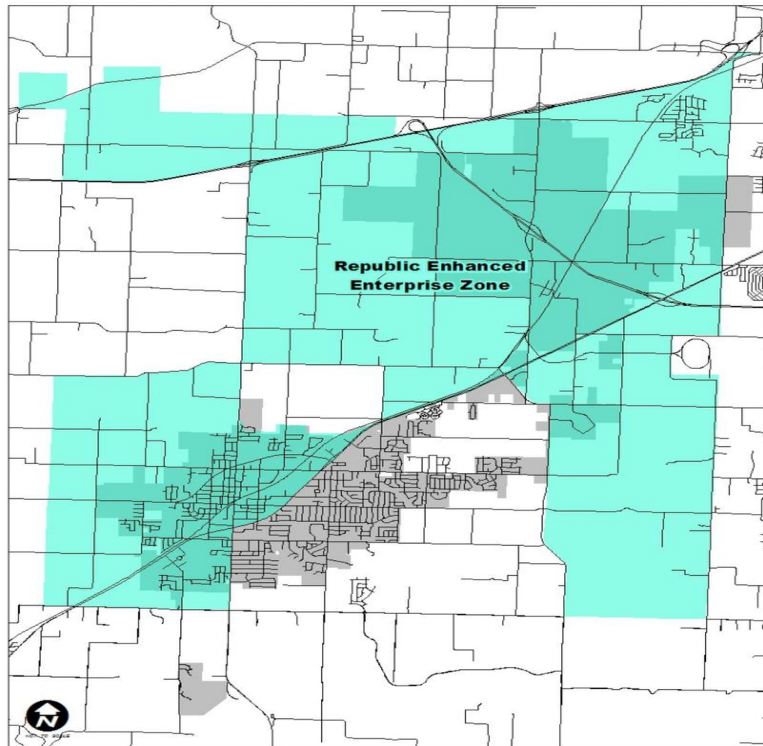
The City of Republic, in partnership with Greene County and the Republic Area Chamber of Commerce, has established the goal of creating jobs as a priority. To make our community more attractive to creating jobs we have established an Enhance Enterprise Zone which offers the incentives of local real property tax abatement and state tax credits to new and expanding businesses that qualify.

Businesses must be located within the Enhanced Enterprise Zone boundaries (22,790 acres) in order to receive both local property tax abatement and state tax credits. In addition, the business must create at least two new jobs and \$100,000 in new investment.



- Prime Development Property Available**
- Property Tax Abatement – 50% for 10 years**
- State Tax Credits**
- Requirements – 2 new full-time jobs and \$100,000 investment**
- Qualifying Businesses:**
  - **Manufacturing**
  - **Warehousing/Distribution and Supply Chain**
  - **Wholesale Trade**
  - **Professional Services**
  - **Processing Wholesale Material for Wholesale Trade**
  - **Any other business enterprise creating and maintaining 15 or more jobs with an average of 35 hours per week or more per job, excluding retail, eating/drinking establishments and gaming operations.**

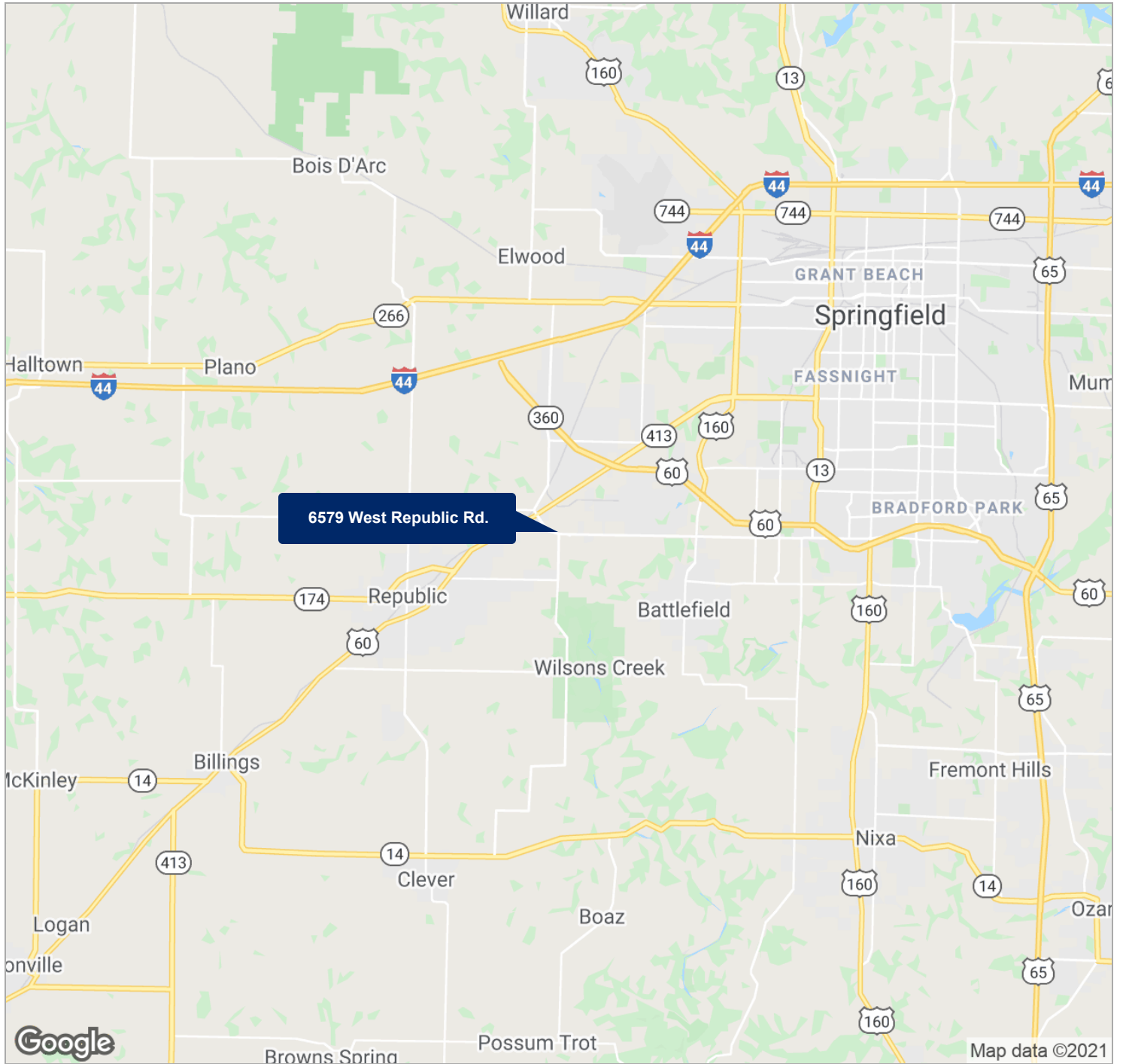
**REPUBLIC** ENHANCED  
MISSOURI ENTERPRISE  
GROWING TOGETHER ZONE



**Gail Noggle – Director, Planning & Economic Development  
City of Republic 417 732-3115**



# Regional Map

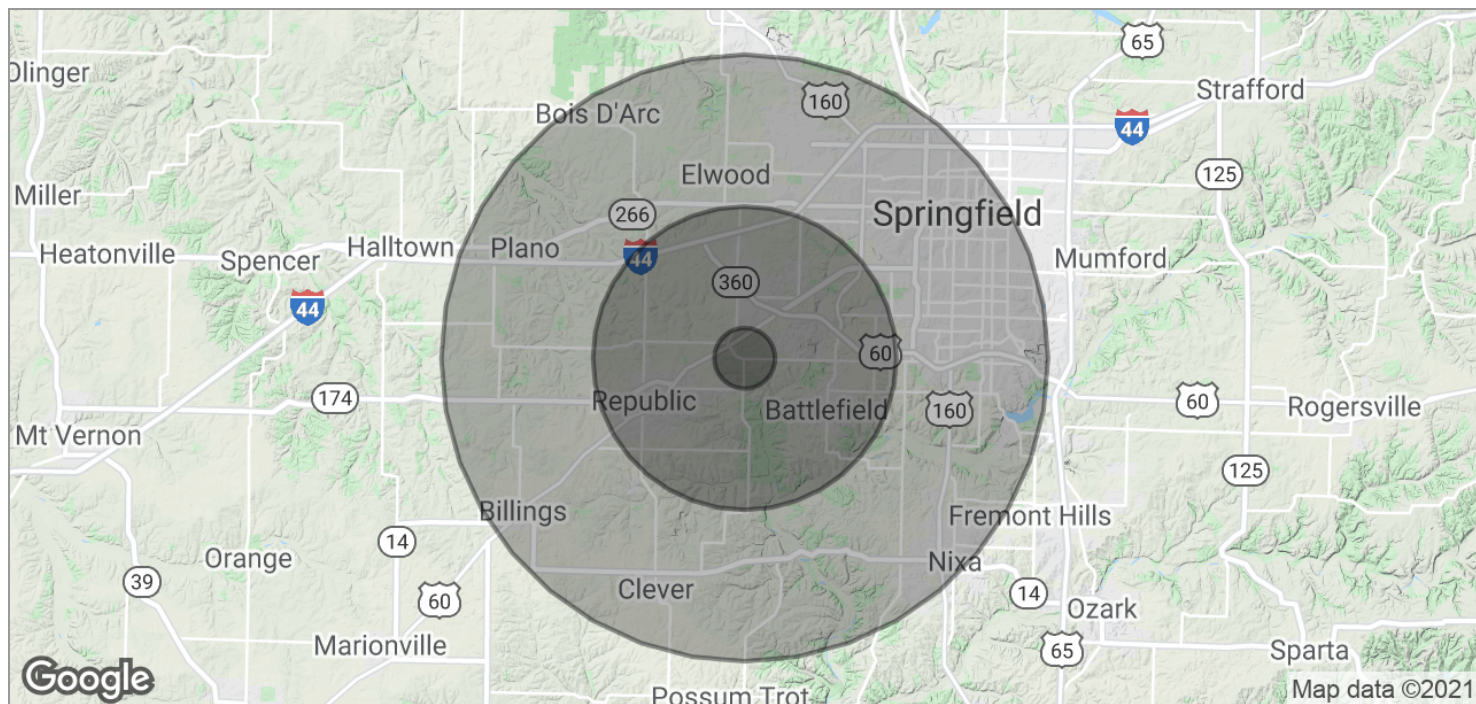


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# Demographics Map



## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	480	43,030	184,714
MEDIAN AGE	34.2	33.8	35.3
MEDIAN AGE (MALE)	35.0	33.4	34.2
MEDIAN AGE (FEMALE)	33.3	34.4	36.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	192	16,721	77,678
# OF PERSONS PER HH	2.5	2.6	2.4
AVERAGE HH INCOME	\$57,449	\$62,392	\$52,119
AVERAGE HOUSE VALUE	\$166,689	\$151,928	\$144,548

# Advisor Bio & Contact 1



## Lee McLean III, CCIM

Senior Advisor  
SVN | Rankin Company, LLC

Lee McLean III, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which is the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage he has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds the Certified Commercial Investment Member (CCIM) designation which focuses on the investment segment of the commercial real estate industry.

Lee works with buyers, sellers, landlords & tenants in the local market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, Penn Station Subs, US Federal Properties Co., Cargill, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,100 agents within SVN International earning him national honors annually among his peers.

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient [2018]  
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]  
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017]  
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

## Memberships & Affiliations

- Certified Commercial Investment Member [CCIM]
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient [2014]
- Springfield Chamber of Commerce
- Development Issues Input Group [DIIG] member
- Children's Foundation of Mid-America Board of Directors [Previous]
- Optimist Club International [Past President, local chapter]

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# DISCLAIMER

38 ACRE DEVELOPMENT TRACT | 38.0 ACRES | BROOKLINE, MO

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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.

