

100+ Acres Development Land | Springfield, MO

For Sale | \$1.11 / SF



Offering Highlights

- Over 100 acres along Interstate 44
- Access from Norton & Park
- Planned Development with commercial & residential uses
- Great exposure for church or other businesses along I-44

Lee McLean III, CCIM
Senior Advisor
417.887.8826 x110
lee.mclean@svn.com

100+ Acres Development Land

2325 W. Norton • Springfield, MO 65803



Investment Overview

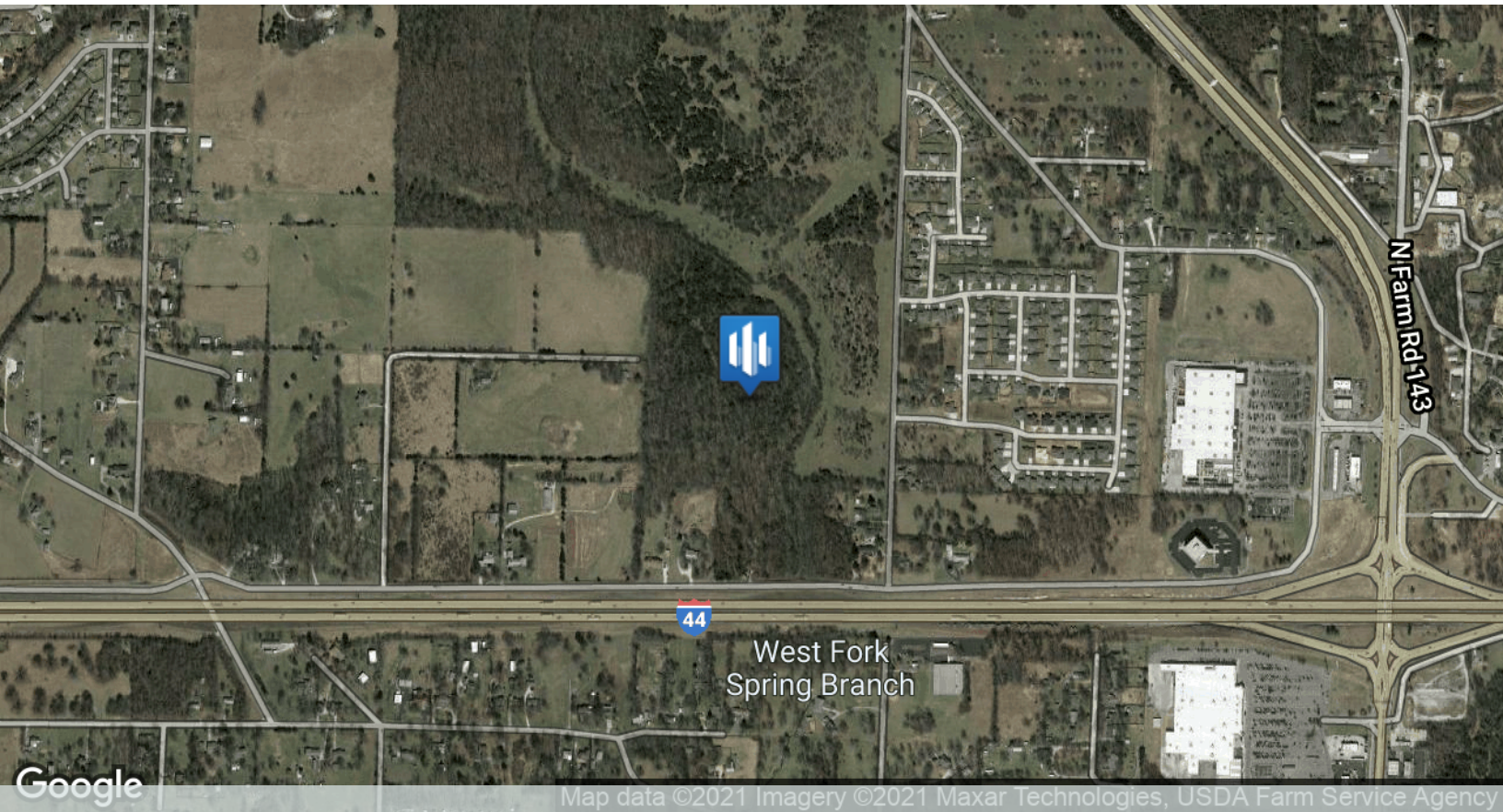
Sale Price:	\$1.11 / SF
Lot Size:	108.0 Acres
Will Divide:	Yes
Zoning:	PD 220
Property Uses:	Commercial & Residential
Utilities:	Available or abutting
RE Taxes:	\$166.27 [2014]
APN #:	881303227027

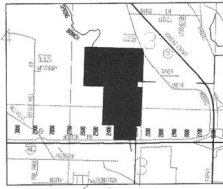
Property Overview

Property	Over 100 acres along Interstate 44 Access from Norton & Park Planned Development with commercial & residential uses Great exposure for church or other businesses along I-44
Location	Located along I-44 just off of major interchange at Kansas Expressway. Lowe's Home Improvement, PJC Insurance Building and main campus for North Point Church in the immediate area. Lee McLean, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

Presented by LEE MCLEAN III, CCIM
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LOCATION MAP

NOT TO SCALE
SECTION 3, TOWNSHIP 29-NORTH
RANGE 22-WEST

PROPOSED UTILITIES

SANITARY SEWER ALIGNMENTS WILL GENERALLY FOLLOW THE LOWER SIDES OF LOTS AND/OR STREETS, WITH CONNECTIONS TO THE EXISTING TRUNK SEWER LINE.
WATER, GAS AND ELECTRIC ALIGNMENTS WILL GENERALLY FOLLOW THE PROPOSED STREETS. TO BE DESIGNED BY CITY UTILITIES.
STORM DRAINAGE EASEMENTS WILL BE DEDICATED IN DRAINAGE WAYS TO ALLOW WATER TO FLOW ACROSS AND/OR FROM ONE LAND USE TO THE NEXT UNTIL ENTERING THE OPEN SPACE CORRIDOR. A DETENTION FACILITY WILL BE DESIGNED WITHIN THE OPEN SPACE CORRIDOR.

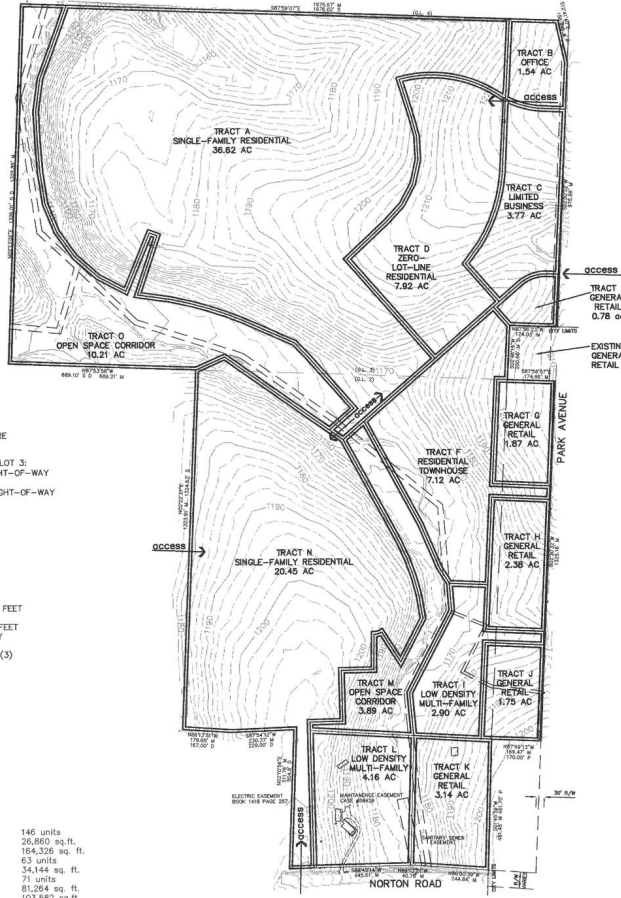
DESCRIPTION OF SURVEY

THAT CERTAIN PARCEL OR TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF FRACTIONAL SECTION 3, TOWNSHIP 29 NORTH, RANGE 22 WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING IRON PIN AT THE NORTHEAST CORNER OF SAID LOT 3:
THENCE, N87°50'07"W, 72.33 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF OLD BOLIVAR ROAD AND THE POINT OF
THENCE, S12°41'40"E, 156.94 FEET TO AN EXISTING IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE;
THENCE, S02°28'44"W, ALONG SAID WEST RIGHT-OF-WAY LINE TO AN EXISTING IRON PIN;
THENCE, N87°54'22"W, 174.95 FEET TO AN EXISTING IRON PIN;
THENCE, S02°48'09"W, 200.10 FEET TO AN EXISTING IRON PIN;
THENCE, S87°28'57"E, 174.96 FEET TO AN EXISTING IRON PIN ON SAID WEST RIGHT-OF-WAY LINE;
THENCE, S02°30'32"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 1325.16 FEET TO AN EXISTING IRON PIN;
THENCE, N87°40'50"W, 12.26 FEET TO AN EXISTING PIPE AT THE NORTHEAST CORNER OF DRAKE SUBDIVISION;
THENCE, N87°49'13"W, ALONG THE NORTH LINE OF DRAKE SUBDIVISION 169.47 FEET TO AN EXISTING PIPE AT THE NORTHWEST CORNER OF DRAKE SUBDIVISION;
THENCE, S01°45'59"W, ALONG THE WEST LINE OF DRAKE SUBDIVISION, 491.45 FEET TO AN EXISTING PIPE, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 44;
THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE (3) DESCRIBED COURSES:
THENCE, N86°00'39"W, 244.84 FEET TO AN EXISTING RIGHT-OF-WAY MARKER;
THENCE, N89°13'21"W, 40.78 FEET TO AN EXISTING RIGHT-OF-WAY MARKER;
THENCE, S89°45'14"W, 445.61 FEET TO AN EXISTING IRON PIN;
THENCE, N02°10'56"E, 511.76 FEET TO AN EXISTING IRON PIN;
THENCE, S87°54'12"W, 230.37 FEET TO AN EXISTING IRON PIN;
THENCE, N85°13'51"W, 179.68 FEET TO AN EXISTING IRON PIN;
THENCE, N02°22'37"E, 1323.91 FEET TO AN EXISTING IRON PIN;
THENCE, N87°53'58"W, 689.21 FEET TO AN EXISTING IRON PIN;
THENCE, N02°13'02"E, 1325.85 FEET TO THE POINT OF BEGINNING.
CONTAINING 108.66 ACRES (MORE OR LESS)

LAND USE TABLE

TRACT	ACRES	LAND USE	DU/AC	UNITS	SQ. FT.
TRACT A	36.62	SINGLE-FAMILY RESIDENTIAL	4 du/ac	146 units	26,860 sq. ft.
TRACT B	1.54	OFFICE	0.40 FAR		164,328 sq. ft.
TRACT C	3.77	LIMITED BUSINESS	1.0 FAR		63 units
TRACT D	7.92	ZERO-LOT-LINE RESIDENTIAL	8 du/ac		34,144 sq. ft.
TRACT E	0.78	GENERAL RETAIL	1.0 FAR		71 units
TRACT F	7.12	TOWNHOUSE RESIDENTIAL	10 du/ac		81,284 sq. ft.
TRACT G	1.87	GENERAL RETAIL	1.0 FAR		103,582 sq. ft.
TRACT H	2.38	GENERAL RETAIL	1.0 FAR		52 units
TRACT I	2.90	LOW DENSITY MULTI-FAMILY	1.0 FAR		76,900 sq. ft.
TRACT J	1.75	GENERAL RETAIL	1.0 FAR		136,800 sq. ft.
TRACT K	3.14	GENERAL RETAIL	1.0 FAR		77 units
TRACT L	4.16	LOW DENSITY MULTI-FAMILY	n/a		
TRACT M	3.89	OPEN SPACE	n/a		
TRACT N	20.45	SINGLE-FAMILY RESIDENTIAL	4 du/ac	82 units	
TRACT O	10.21	OPEN SPACE	n/a		



PROPOSED LAND USE

	SCOTT CONSULTING ENGINEERS, P.C. 550 ST. LOUIS STREET, SPRINGFIELD, MISSOURI, 65804 PHONE (417) 866-5644 FAX (417) 866-3036 E-MAIL: scotteng@scotnet.net	MATTHEW 1929, INC. 1650 E. BATTLEFIELD ROAD #120, SPRINGFIELD, MO 65804 (417) 867-0501	EXHIBIT B LAND USE MASTER PLAN PLANNED DEVELOPMENT SKETCH PLAN	
			DESIGNED: <u> </u> .SD DRAWN: <u> </u> .SD CHECKED: <u> </u> .SD	DATE: <u>06/12/88</u> DWG. NO.: <u>EXHIBIT-02</u>
NORTHERN LIGHTS SOUTHERN CHARM SPRINGFIELD, MISSOURI				

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Springfield Metropolitan Statistical Area

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

National Recognition for Springfield

- Top 5 in the Nation for Economic Strength | Fourth Economy Index
- Top 10 Hot City for Entrepreneurs | Entrepreneur Magazine
- Top 12 Metros for Recruitment & Attraction | Expansion Management
- Top Place for Business & Careers | Forbes Magazine
- Top City for Young Professionals | Next Cities
- Top 40 Best Quality of Life | bizjournals
- Top 20 Mid-Sized City for Entrepreneurs | Inc. Magazine
- Top 50 Best Performing City | Milken Institute

Well-Known Companies Operating In Springfield

- Bass Pro
- Kraft Foods
- T-Mobile
- Jack Henry & Associates
- Paul Mueller Company
- BKD, LLP
- 3M
- JPMorgan Chase
- Dairy Farmers of America
- O'Reilly Auto Parts
- Burlington Northern Santa Fe
- Springfield Remanufacturing
- Expedia, Inc.



COX MEDICAL CENTER, PART OF MEDICAL MILE

Workforce

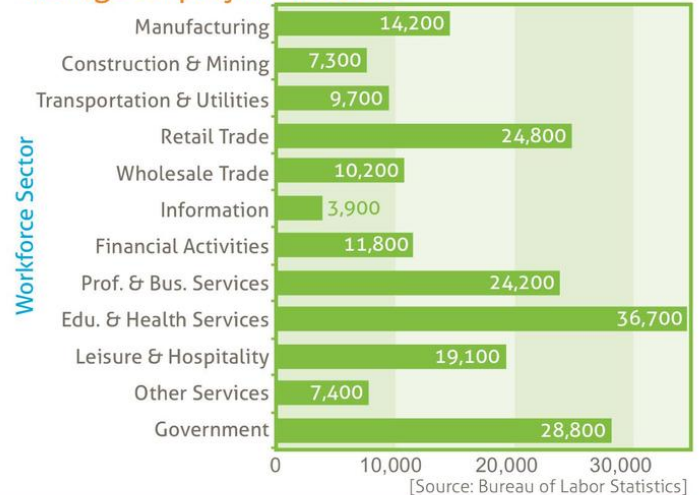
224,306

Current Springfield Metro Area Workforce

1.4%

Average Annual Workforce Growth Rate

Average Employment Sector



Population

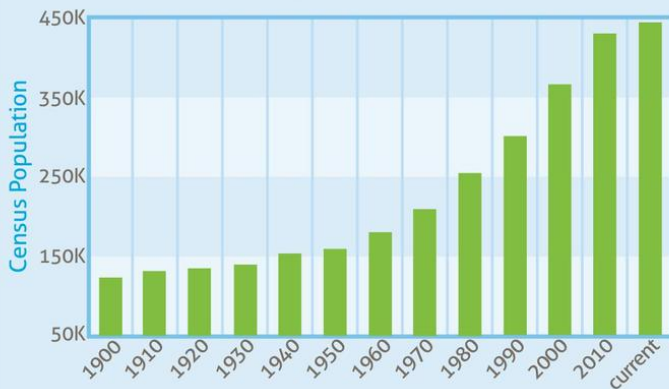
448,744

Current Springfield Metro Area Population

0.9%

Average Annual Population Growth Rate

Population for Springfield Metro Area



164,122

Springfield City Limits

1,031,733

*Springfield's Economic Area

614,951

**Springfield Regional Economic Partnership

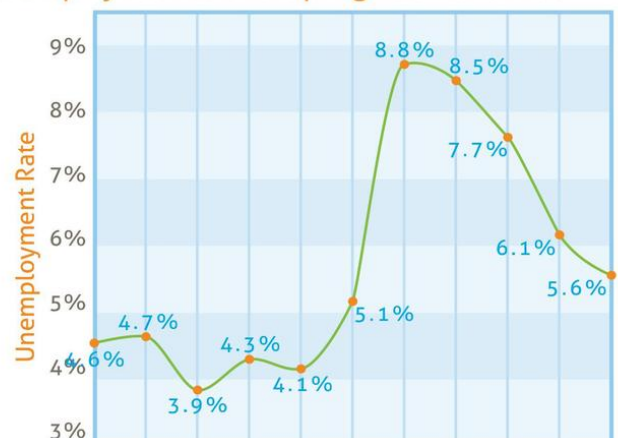
* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski,

Employment

5.2%

Current Unemployment Rate for Springfield Metro

Unemployment Rate for Springfield Metro Area



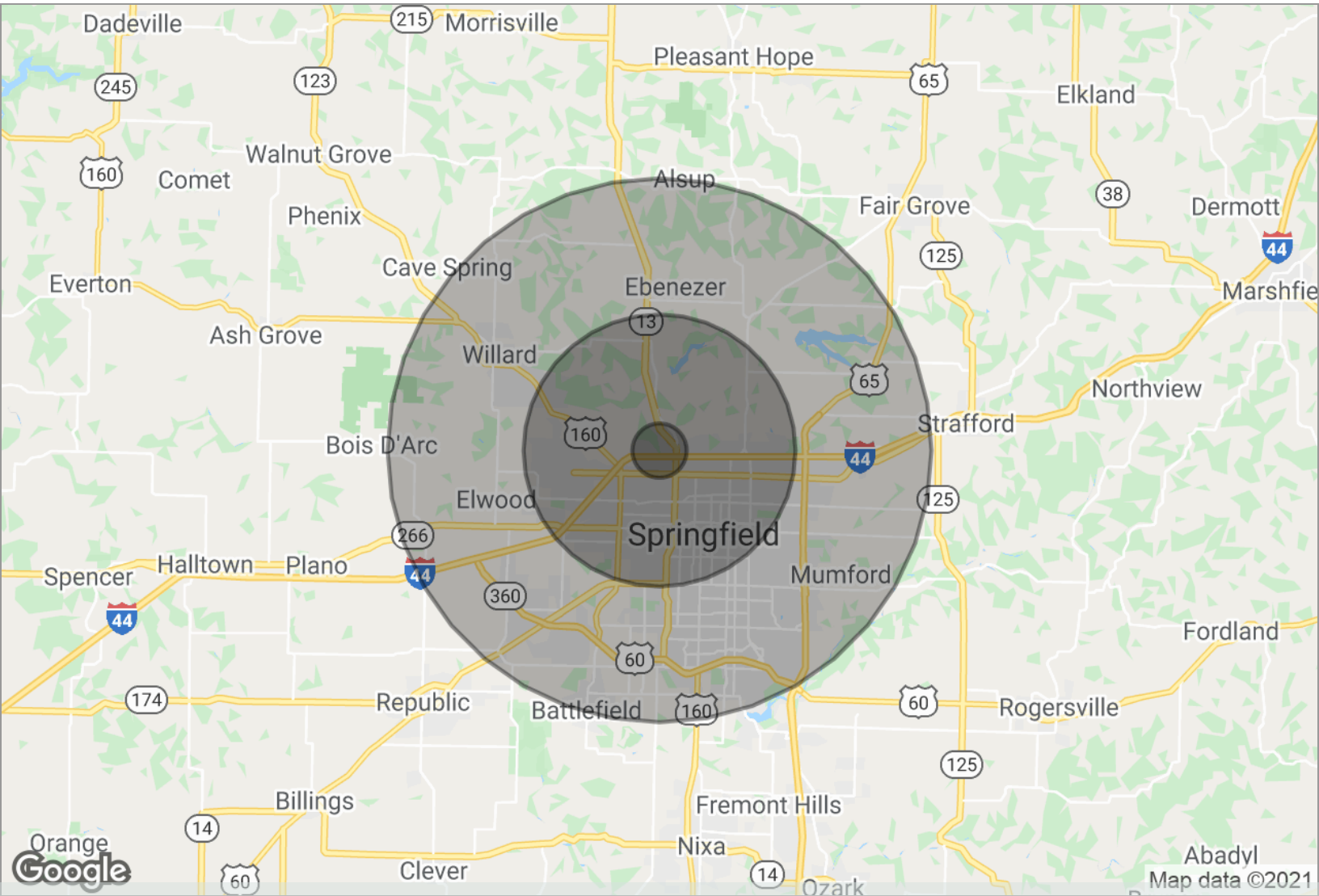
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For Sale | \$1.11 / SF

	1 Mile	5 Miles	10 Miles
Total Population	2,693	99,222	252,790
Total Number of Households	1,152	39,161	108,308
Total Number of Persons per Household	2.3	2.5	2.3
Average House Value	\$107,897	\$108,743	\$134,578
Average Household Income	\$40,678	\$36,764	\$49,371
Median Age	39.3	32.0	35.3
Median Age - Male	39.7	31.4	34.1
Median Age - Female	39.7	32.9	36.6
Total Population - White	2,459	87,437	228,585
Total Percent - White	91.3%	88.1%	90.4%
Total Population - Black	121	5,337	8,733
Total Percent - Black	4.5%	5.4%	3.5%
Total Population - Asian	2	1,215	4,259
Total Percent - Asian	0.1%	1.2%	1.7%
Total Population - Hawaiian	0	149	144
Total Percent - Hawaiian	0.0%	0.2%	0.1%
Total Population - Indian	10	478	967
Total Percent - Indian	0.4%	0.5%	0.4%
Total Population - Other	15	1,060	2,757
Total Percent - Other	0.6%	1.1%	1.1%
Total Population - Hispanic	92	3,418	8,128
Total Percent - Hispanic	3.4%	3.4%	3.2%

* Demographic information provided by BuildOut, Inc.

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Radius Map

	1 Mile	5 Miles	10 Miles
Total Population	2,693	99,222	252,790
Total Number of Households	1,152	39,161	108,308
Average Household Income	\$40,678	\$36,764	\$49,371
Median Age	39.3	32.0	35.3

* Demographic information provided by BuildOut, LLC



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)

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)

Lee McLean III, CCIM

Senior Advisor

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Springfield, MO 65804

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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.