

Bus 60/Church St



Hwy 60

US Hwy 60 & Church St

US HWY 60 & CHURCH ST AURORA MO

Aurora, MO 65605

PRESENTED BY:

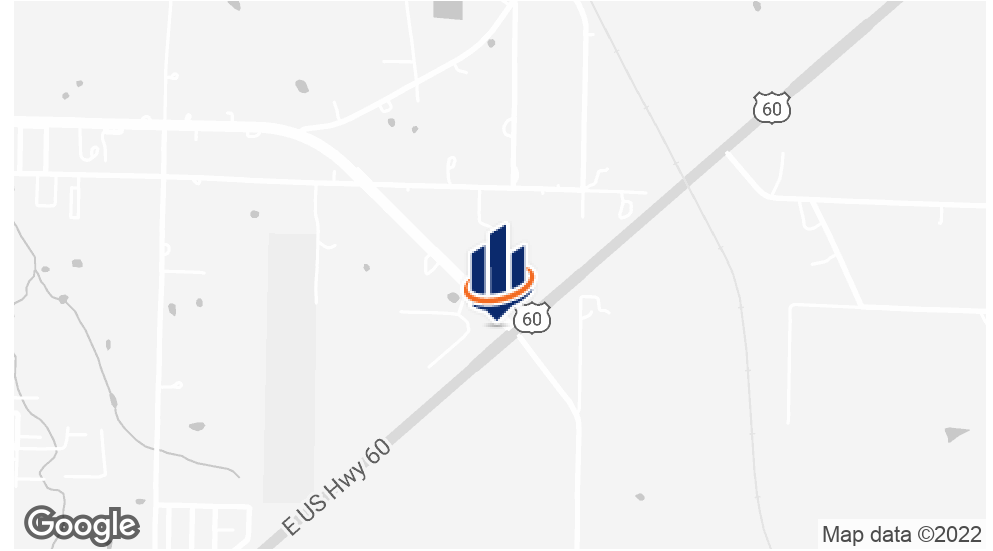
LEE MCLEAN III, SIOR, CCIM

O: 417.887.8826 x110

lee.mclean@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3.75 - \$5.00 / SF
AVAILABLE ACREAGE:	10.05 Ac
LOT SIZES:	49,032 - 106,676 SF
ZONING:	M-1

PROPERTY OVERVIEW

Located in Aurora, MO along Hwy 60 and Business 60.
7 individual lots ranging from \$3.75 - \$5.00 per sf
45 minutes to Springfield.

For more detailed information please contact Lee McLean at 417.887.8826 or lee.mclean@svn.com

LOCATION OVERVIEW

Thank you for viewing this property located in Aurora at the hard intersection of US 60 & Bus 60. Neighboring businesses include: Gary Wood Motors, Aurora Eagle stop, Jerry Summers Sr. Aurora Municipal Airport, Sunset Drive in, and Mercy Hospital.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

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ADDITIONAL PHOTOS

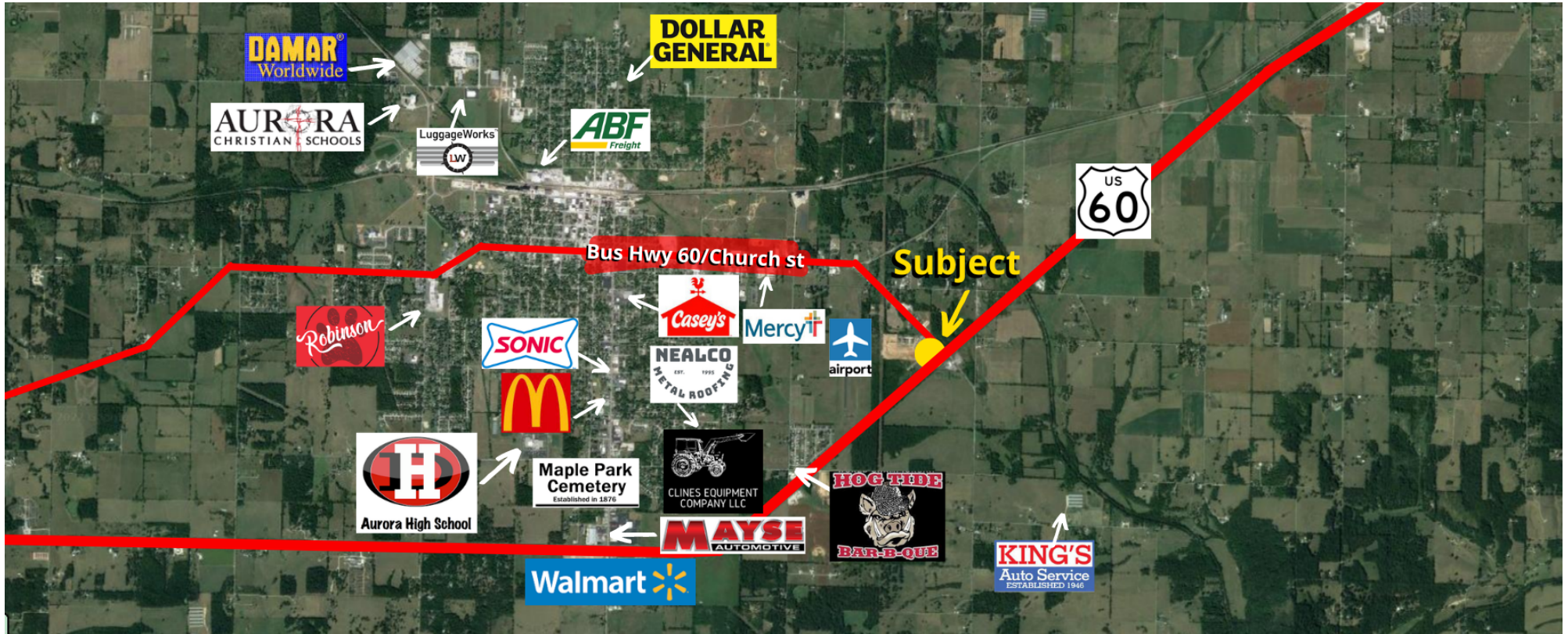


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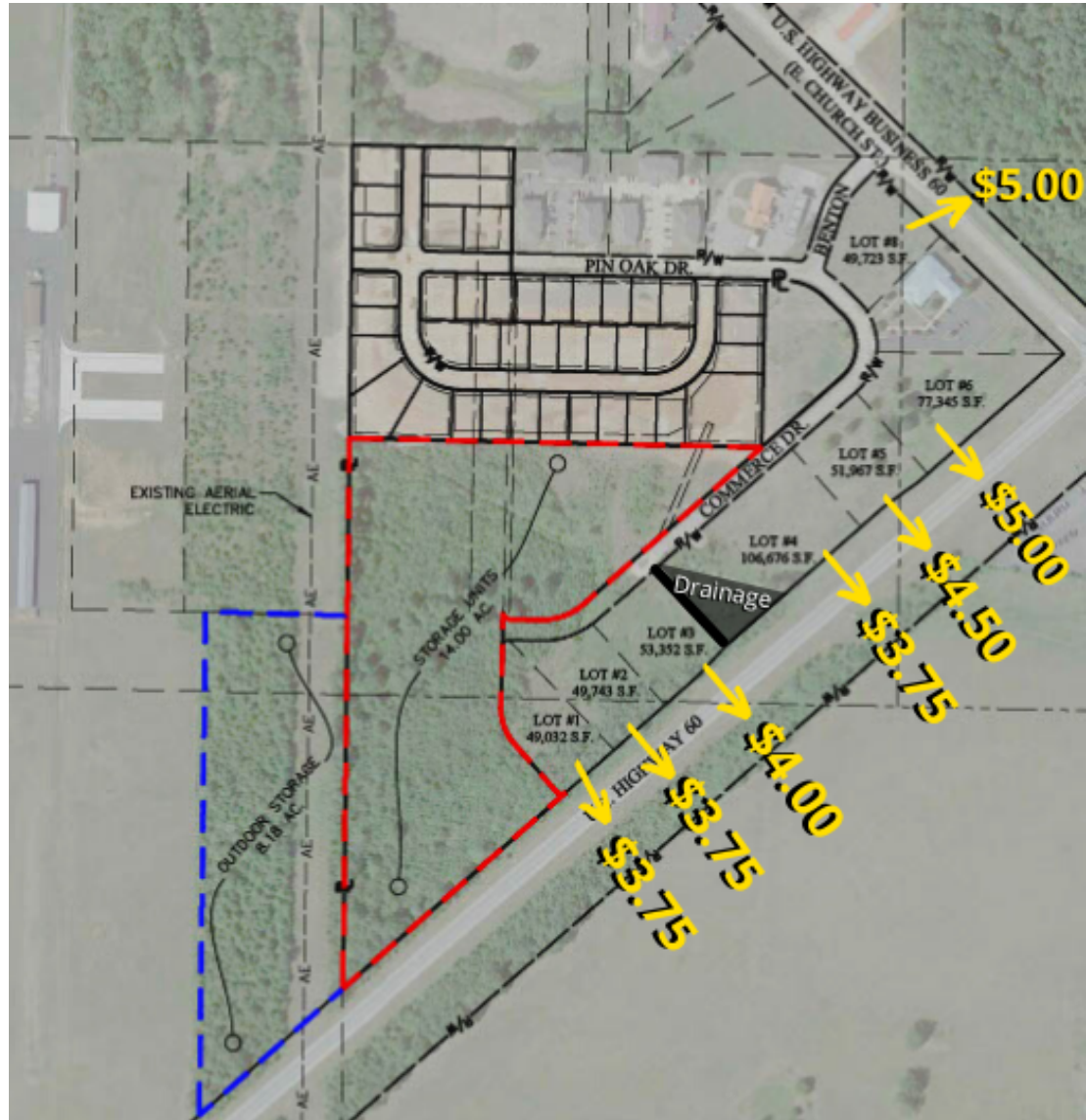


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LAND LOTS

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1	49,032 SF	\$3.75 / SF	M-1
Available	2	49,743 SF	\$3.75 / SF	M-1
Available	3	53,352 SF	\$4.00 / SF	M-1
Available	4	106,676 SF	\$3.75 / SF	M-1
Available	5	51,967 SF	\$4.50 / SF	M-1
Available	6	77,345 SF	\$5.00 / SF	M-1
Available	8	49,723 SF	\$5.00 / SF	M-1

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DEMOGRAPHICS MAP & REPORT

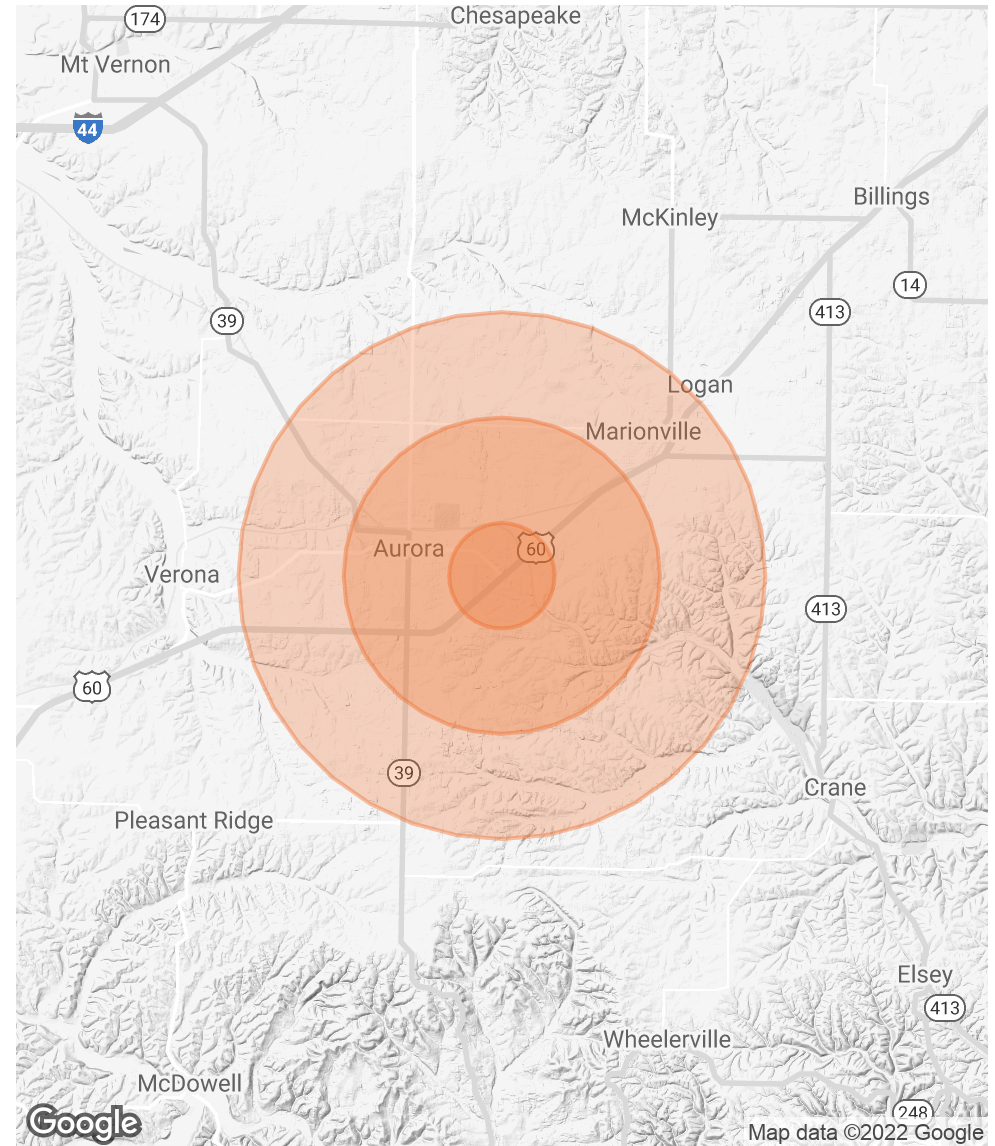
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,163	5,286	10,000
AVERAGE AGE	33.6	32.9	39.2
AVERAGE AGE (MALE)	29.3	33.4	38.2
AVERAGE AGE (FEMALE)	41.1	36.5	42.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	444	2,299	4,779
# OF PERSONS PER HH	2.6	2.3	2.1
AVERAGE HH INCOME	\$44,234	\$46,591	\$44,972
AVERAGE HOUSE VALUE	\$392,106	\$221,482	\$182,329

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: 417.887.8826 x110 | **Cell:** 417.818.8894

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, 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 was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri 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, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

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