

AIRPORT PLAZA
Commercial Lots for Sale



Airport Plaza Lots for Sale:

3741 W Kearney	1st Addition, Lot 3	1.1185 ac.		SOLD
2439 N. Airport Plaza	1st Addition, Lot 5	0.9037 ac.		SOLD
3340 W Bellaire	2nd Addition, Lot 5	0.790 ac.	\$155,268	\$4.50/sf
3319 W Kearney St.	5th Addition, Lot 1	1.5 ac.	\$689,730	\$10.50/sf
2440 N Cresthaven Ave.	5th Addition, Lot 2	1.9066 ac.	\$290,680	\$3.50/sf

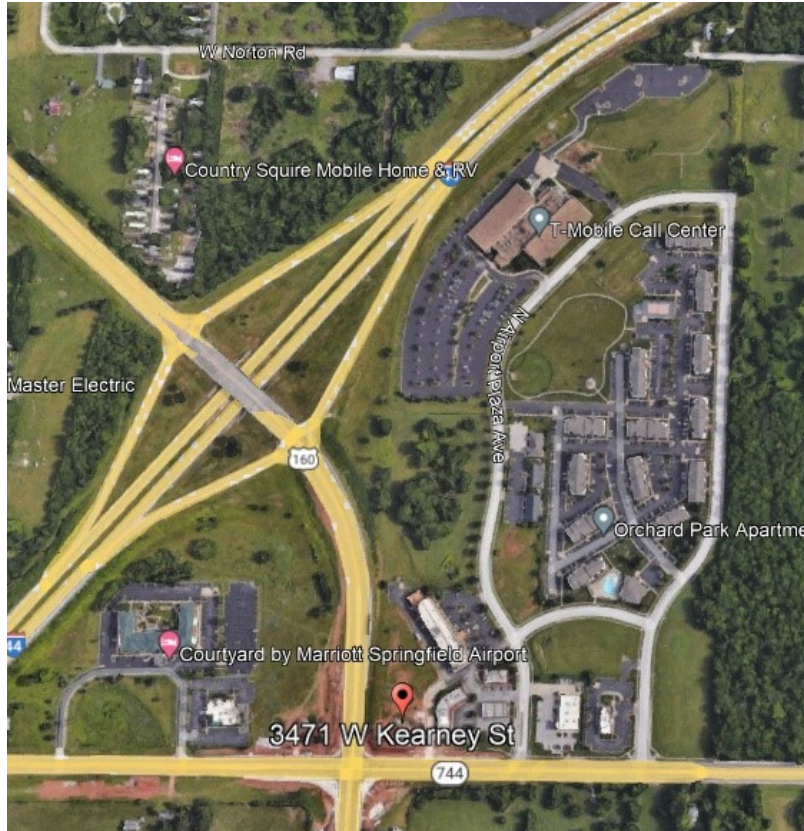
Airport Plaza is located within a Springfield Opportunity Zone, which has property tax abatements and other economic development incentives.

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Background:

Airport Plaza, at the northeast corner of Kearney and Highway 160, (West Bypass) is Springfield's first northside upscale planned development with all underground utilities, extensive sidewalks and custom streetlights.

Airport Plaza has frontage and excellent visibility along I-44, Highway 160, (West Bypass) and West Kearney. City water, fiber optic service, sewer and gas are available. The development is zoned Highway Commercial and is ideal for hotels, motels, C-stores, restaurants, retail centers, banks, office buildings, call centers, and apartments.

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3340 W Bellaire

2nd Addition, Lot 5

Accessed from Cresthaven, north of Wendy's.
Ideal for retail or office use.

Lot 5 can be combined with Lot 6 for a total of 1.66 acres.

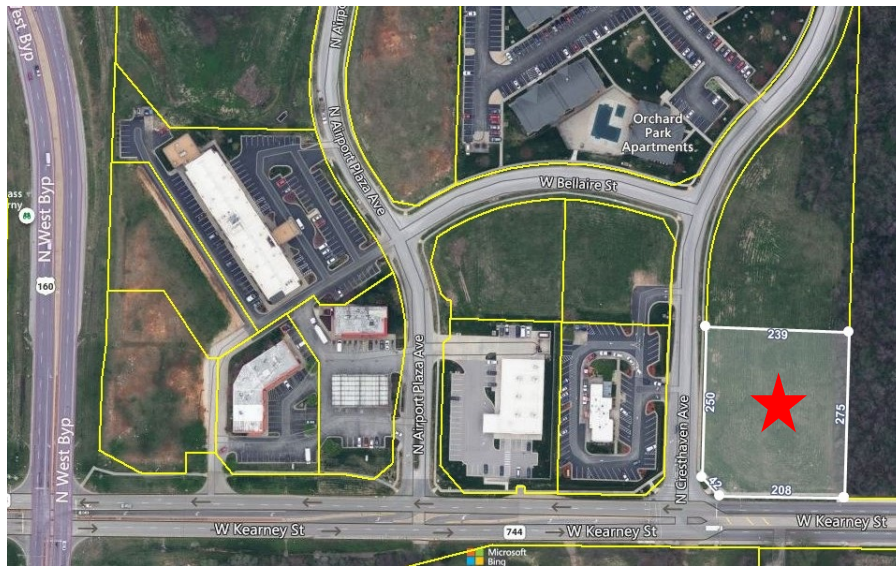
Lot Size: .79 acres
Purchase Price: \$155,268 (\$4.50 / sq. ft.)

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3319 W Kearney

5th Addition, Lot 1

NE corner of Kearney and Cresthaven intersection / stop light.
Accessed from Cresthaven and possibly from Kearney.
Ideal for retail use, just across from Wendy's.

Lot 1 could be combined with Lot 2 for a total of 3.41 acres.

Lot Size: 1.5 acres
Purchase Price: \$689,730 (\$10.50 / sq. ft.)

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2440 N Cresthaven

5th Addition, Lot 2

Accessed from the intersection of Cresthaven & Bellaire.
Ideal for retail.

Lot 2 can be combined with Lot 1 for a total of 3.41 acres.

Lot Size: 1.9066 acres
Purchase Price: \$290,680 (\$3.50 / sq. ft.)

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Galen Pellham, AIA, CCIM
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AIA: *The American Institute of Architects*

CCIM: *Certified Commercial Investment Member:*

- A recognized expert in the discipline of commercial and investment real estate specializing in market, financial and investment analysis.

2012 GOLD MEDAL AWARD, LIFETIME MEMBER:

- One of 5 recipients of Greater Springfield Board of Realtors 1,700 members having closed \$8M-\$15.9M of transactions, three (3) consecutive years.

CO-STAR POWER BROKER:

- Ranked among the Market's Top Firms for Leasing Transactions.

MURNEY:

- Largest real estate company in southwest Missouri with 35% of market transactions
- Ranked 91st of Top 500 real estate companies in the country by Power Broker Report
- An affiliate of Leading Real Estate Companies with 4,000 offices in 40 countries
- Ranked #1 on Google for more key words than any competitor, locally or nationally

Galen Pellham, AIA, CCIM has been an architect since 1977, founding Pellham-Phillips Architects & Engineers. His firm designed many of Springfield's and Branson's notable projects and others in over 23 states.

As an architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties. He has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

To expand his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions** (timing of operating cash flows and its affect on value and rate of return and calculating the cost for leasing vs. owning); **Investment Analysis** (determining a client's investment strategy).

In 2001, during his second year in commercial real estate, Pellham was the **Top Producer** of Carol Jones Realtors 235 agents and continued to be one of its yearly top producers. In 2012, Pellham was one of the five recipients of the **Gold Medal Award** of Excellence Lifetime Members of the Greater Springfield Board of Realtors' 1,700 residential and commercial agents by closing \$8M-\$15.9M of transactions three consecutive years.

Always ready to position himself to better serve his Clients, Pellham merged his 3-yr old **Pellham Commercial Realtors** office with the region's largest real estate company – **Murney Associates Realtors**. During 2012, Murney had 35% of all real estate transactions, totaling more than \$614,688,000 in southwest Missouri; was ranked 91st in the country for total transactions and is an affiliate of **Leading Real Estate Companies**.

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