



Offering Memorandum



26.13 Acres For Sale on I-44

587 S. STATE HWY B , SPRINGFIELD , MO 65802

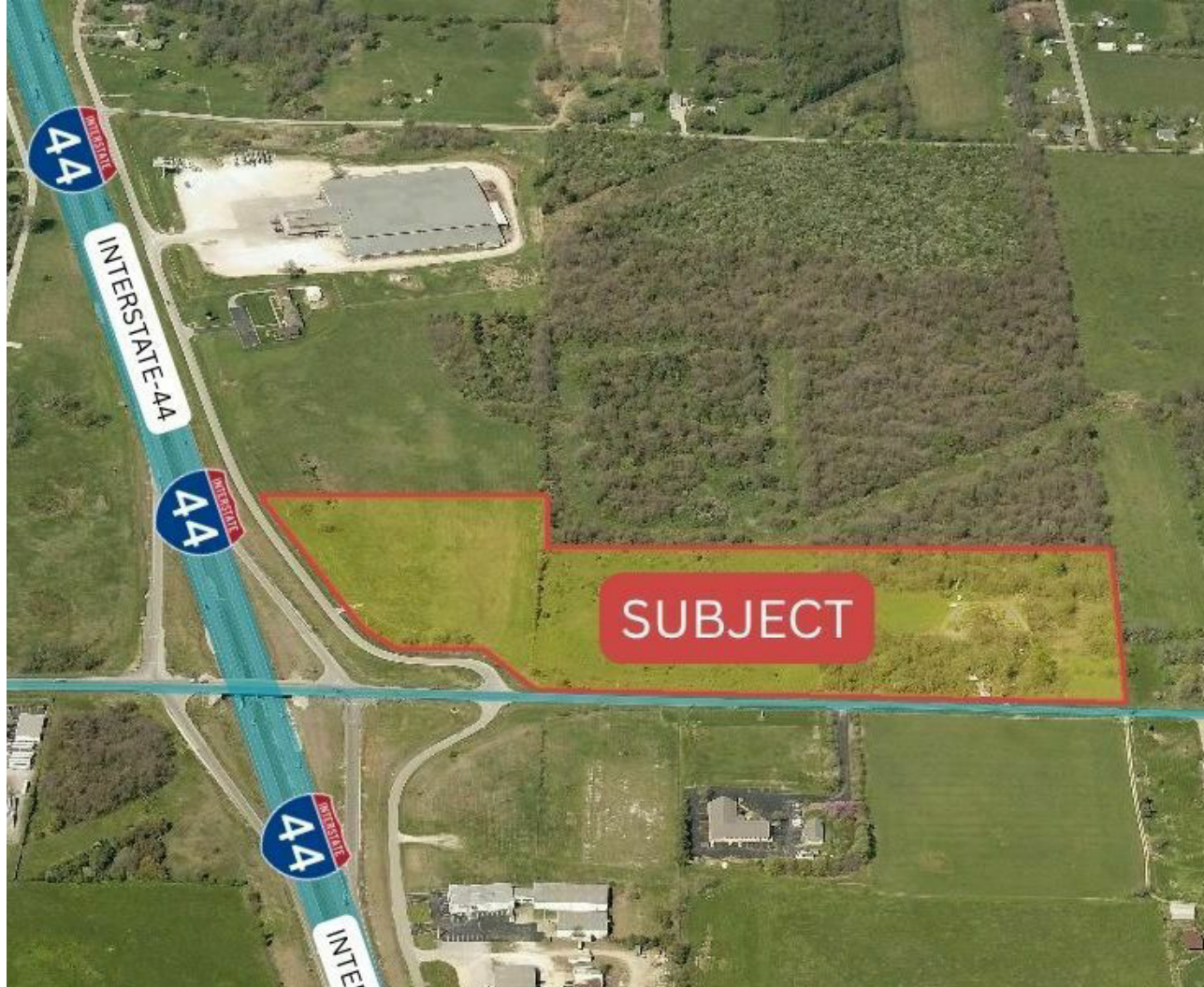
PROPERTY SUMMARY

26.13 ACRES FOR SALE ON I-44

587 S. STATE HWY B
SPRINGFIELD , MO 65802

OFFERING SUMMARY

SALE PRICE:	\$5.00 / SF
LOT SIZE:	26.13 Acres
PRICE / ACRE:	\$217,800
ZONING:	C-3 & A-1
I-44 & HWY B:	44,610 vpd



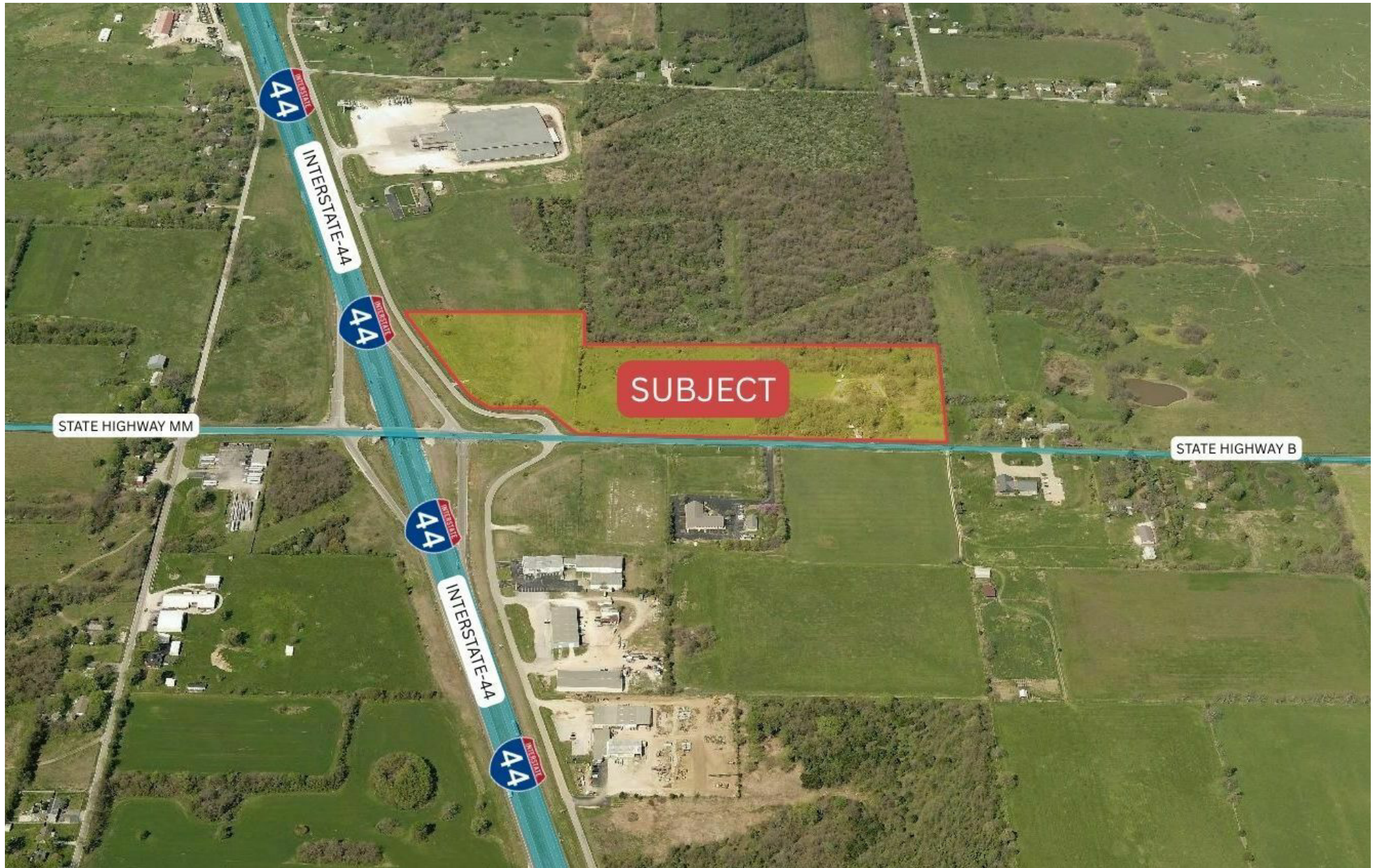
PROPERTY SUMMARY

Thank you for looking at this 26.13 acres for sale located on Interstate 44 and State Highway B. This property is currently zoned C-3 & A-1 and located less than 2 miles north on Hwy MM from new Amazon distribution facility and new Convoy of Hope. The site has great visibility along I-44 with nearly 38,000 vehicles per day. Property may be divided into smaller tracts at revised price. To preview this property please call, text or email the listing agent today!

PROPERTY PHOTOS



ADDITIONAL PHOTOS



LOCATION DESCRIPTION

This property is located on Interstate 44 and surrounding businesses include: Springfield Stockyards, FCS Financial, USDA Service Center, Fireworks Supermarket, Allison Sports Town & Stoneland Inc.

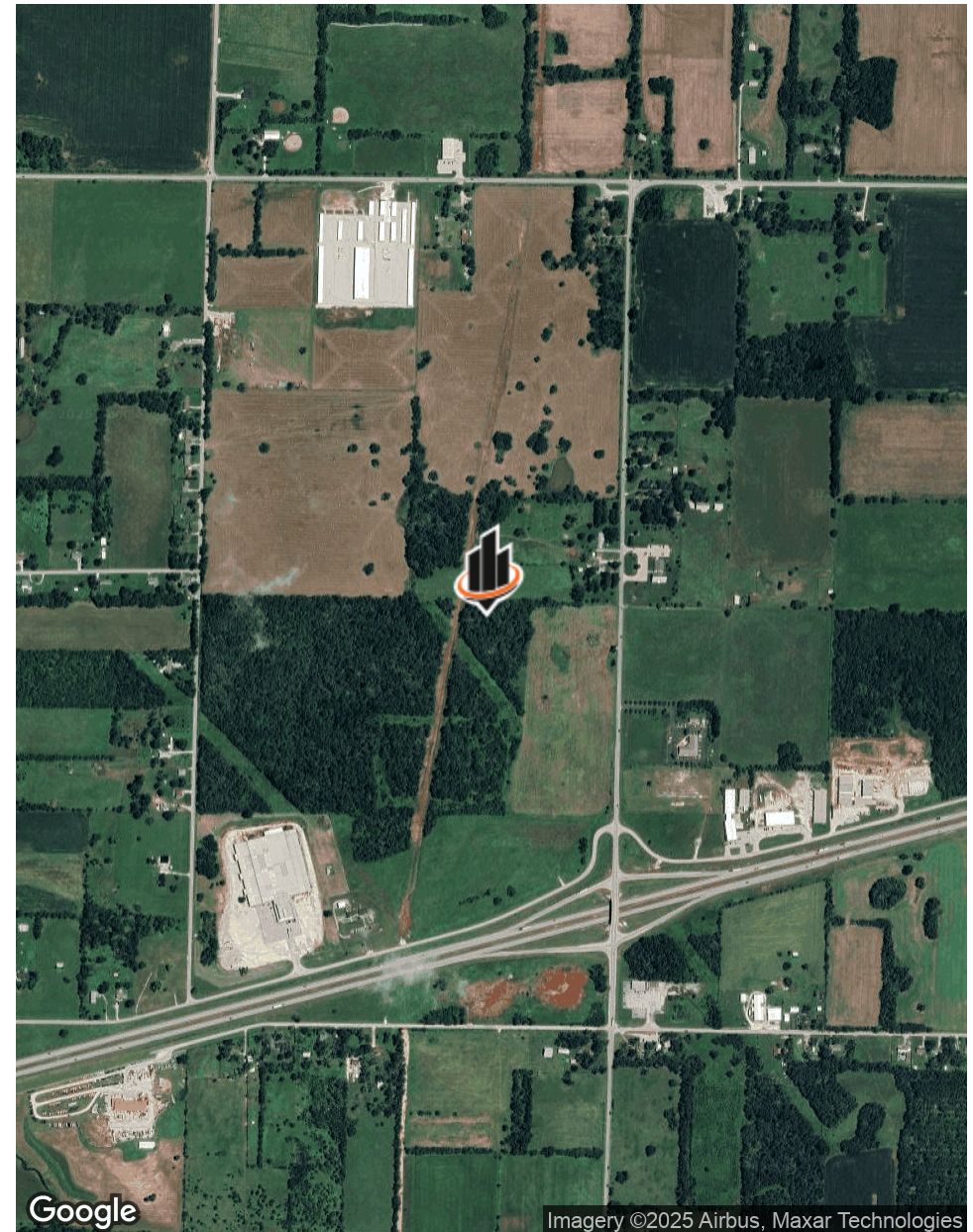
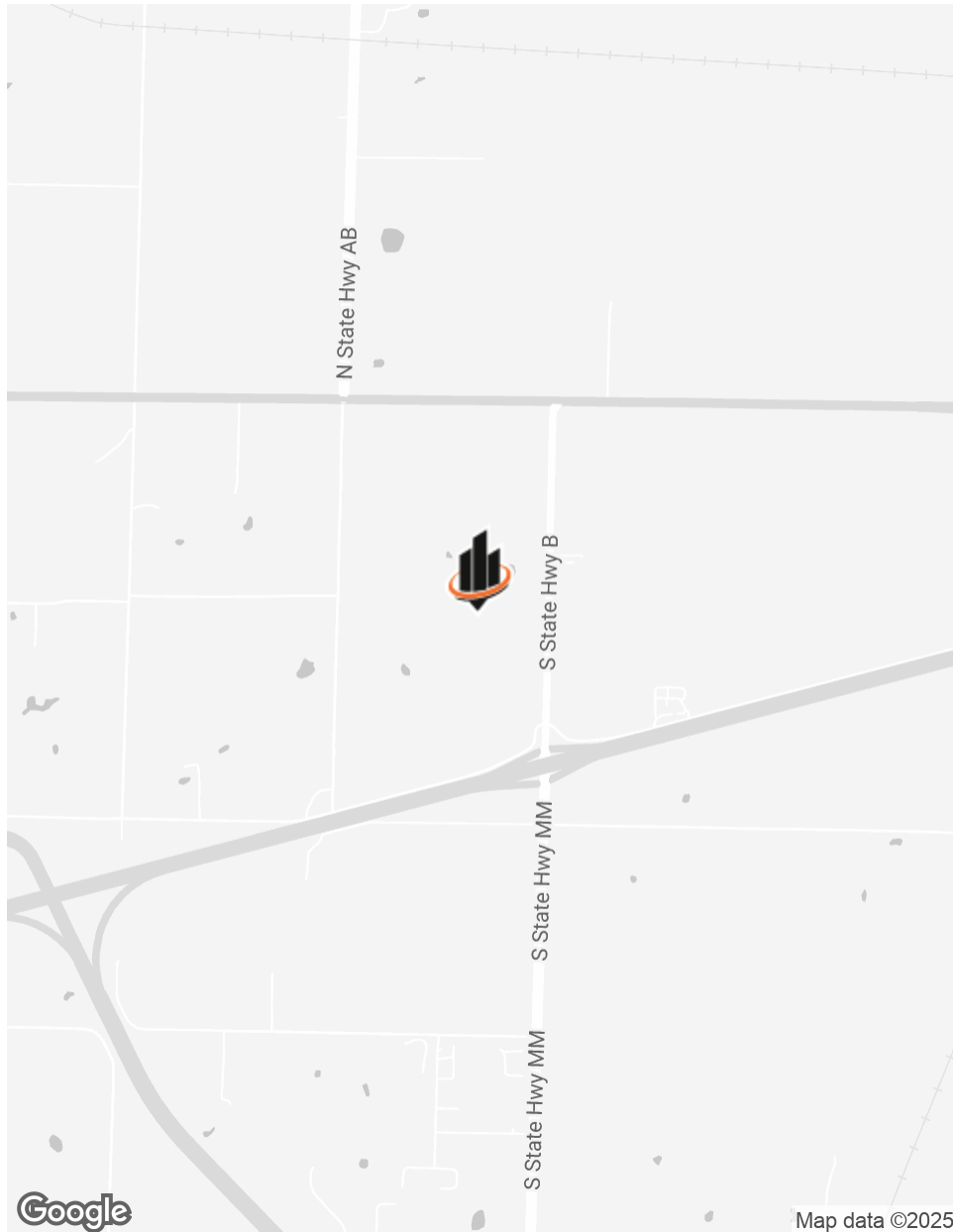
Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International



RETAILER MAP



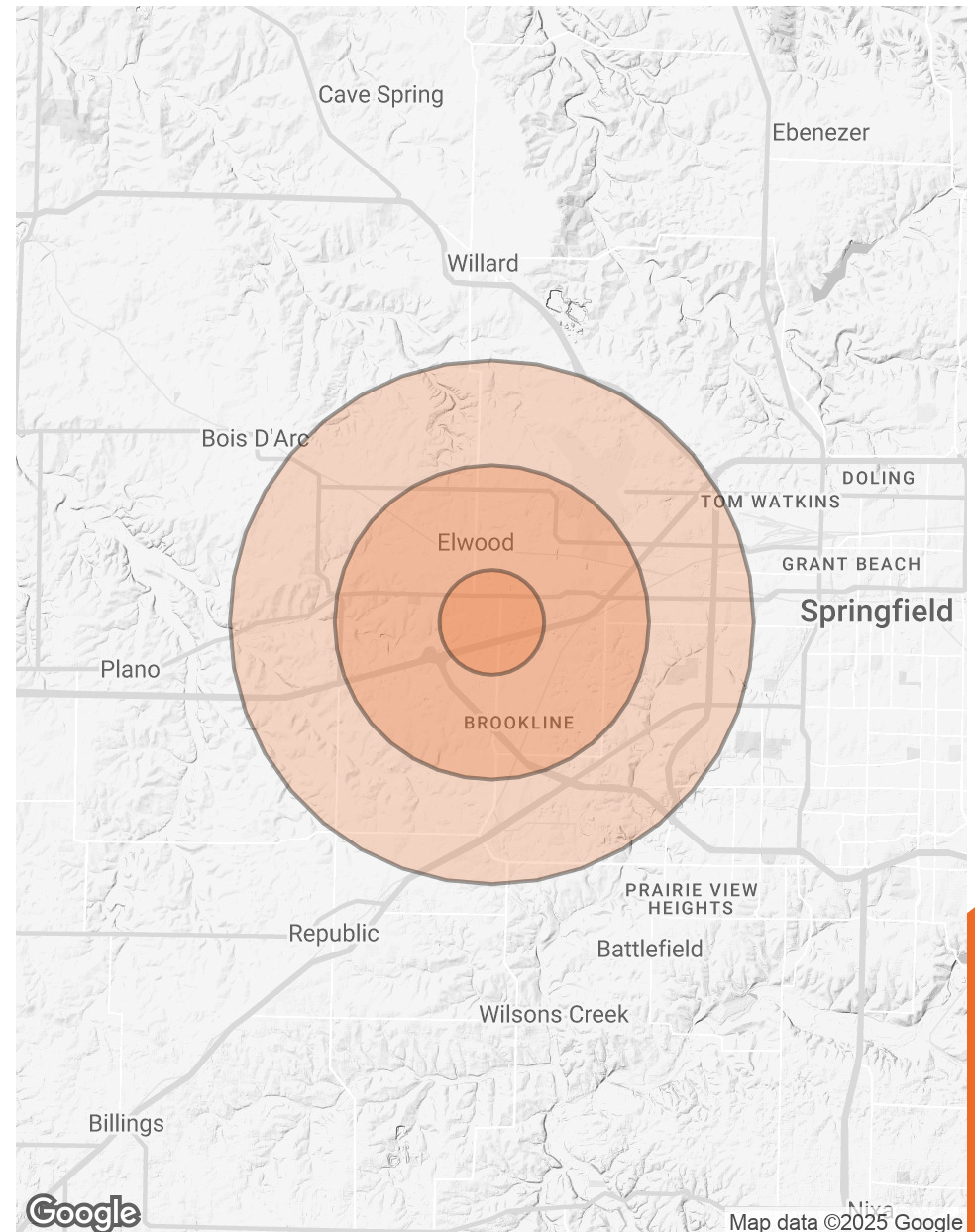
LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	545	7,199	29,797
AVERAGE AGE	39.9	34.1	37.8
AVERAGE AGE (MALE)	41.5	34.0	36.7
AVERAGE AGE (FEMALE)	33.6	33.1	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	217	2,922	13,361
# OF PERSONS PER HH	2.5	2.5	2.2
AVERAGE HH INCOME	\$87,247	\$74,359	\$61,455
AVERAGE HOUSE VALUE	\$181,046	\$152,392	\$138,613

2020 American Community Survey (ACS)



DISCLAIMER

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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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



Collective Strength, Accelerated Growth

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