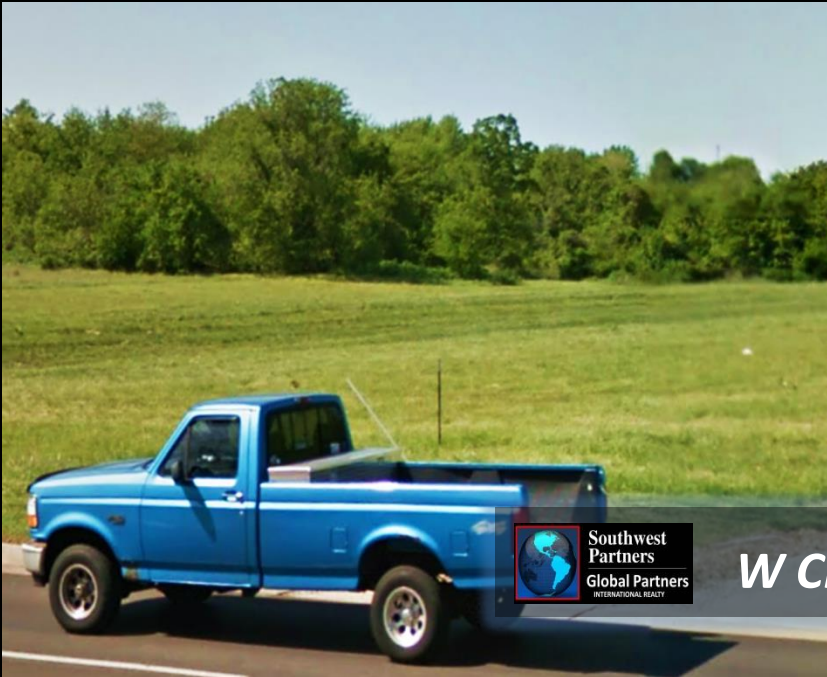


**Owner Finance  
Reduced \$30K  
Build to Suit  
Was FSBO  
242' Frontage  
Zoned Multi-Family  
Up to 107 Units  
5% BBC**



**W CHESTNUT MULTI-FAMILY**





## ***W CHESTNUT MULTI-FAMILY***



	Tract 1	Tract 2	Both
Acres	2.91	3.51	6.42
Frontage	481'	242'	723'
Zoning	H-C	R-MD	
Previous	\$344,512	\$248,559	\$593,071
Now	<b>\$244,512</b>	<b>\$218,559</b>	<b>\$463,071</b>
S/SF Usable	<b>\$4.00</b>	<b>\$3.00</b>	<b>\$3.46</b>
\$/SF Gross	<b>\$1.93</b>	<b>\$1.43</b>	<b>\$1.65</b>

Tract 2

Tract 1



**W CHESTNUT MULTI-FAMILY**



Billings Street

25'



330'

153'

331'

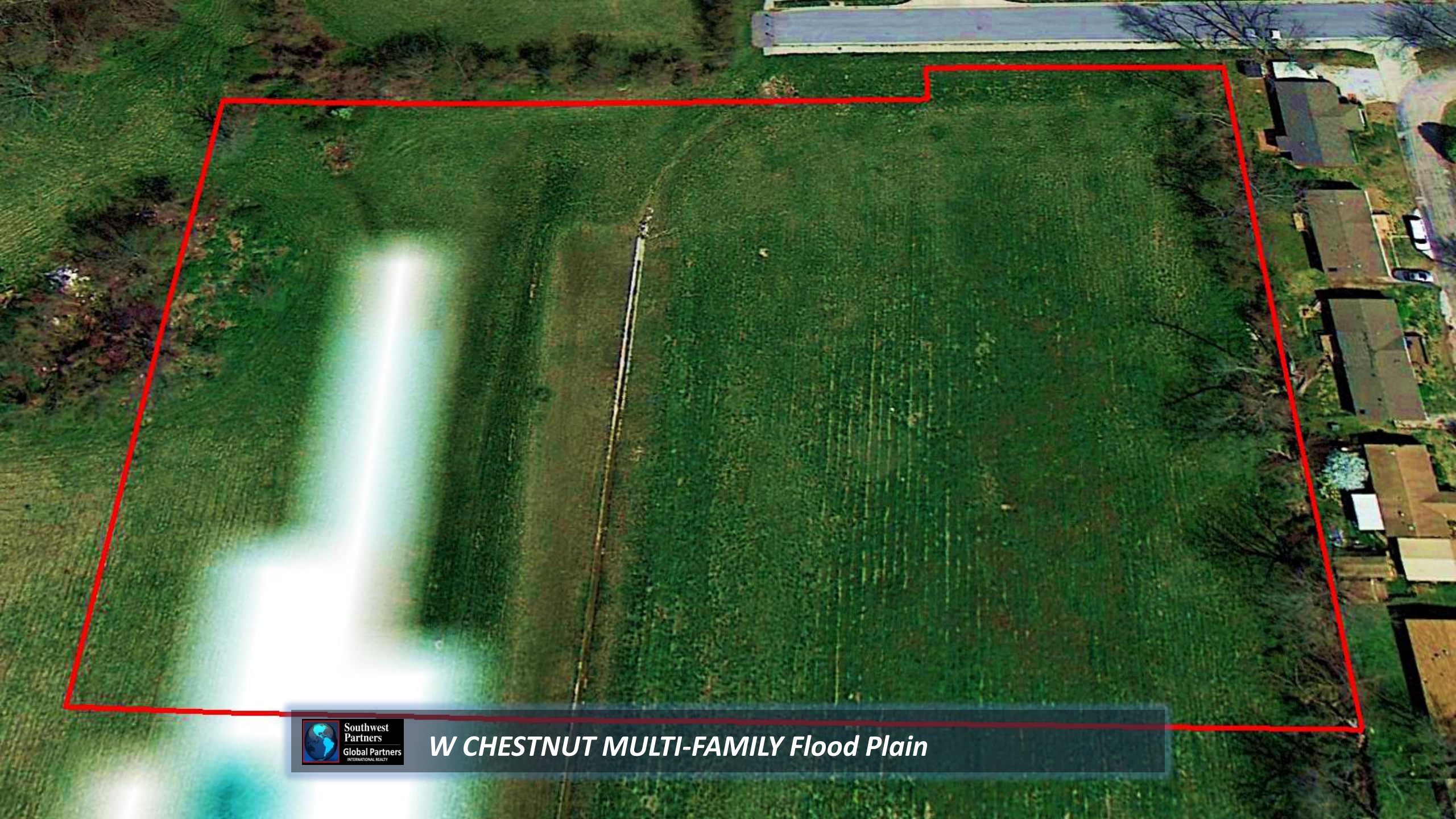
336'

482'



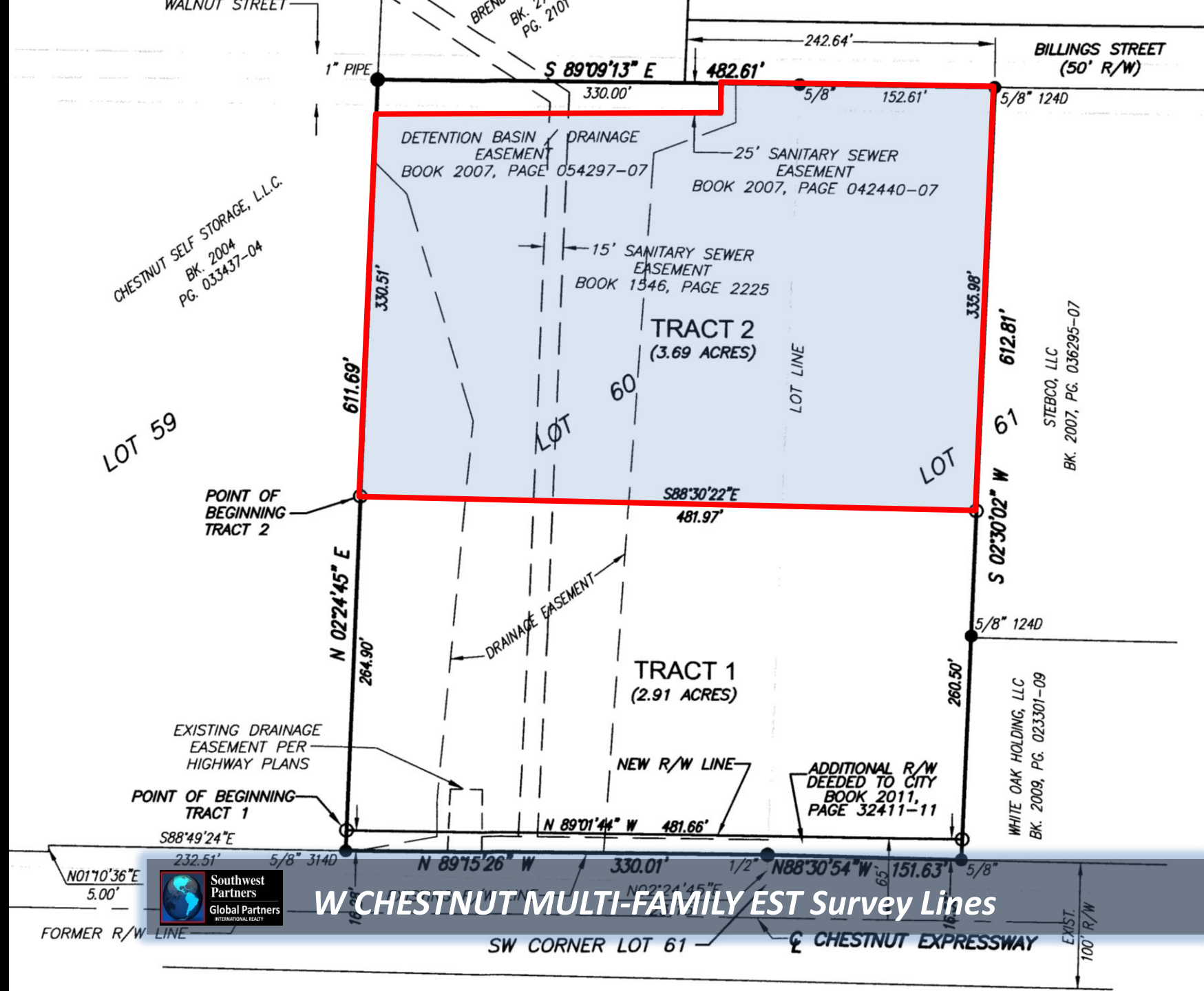
*W CHESTNUT MULTI-FAMILY EST Dimensions*





***W CHESTNUT MULTI-FAMILY Flood Plain***





**W CHESTNUT MULTI-FAMILY EST Survey Lines**





**W CHESTNUT MULTI-FAMILY**



An aerial photograph of a multi-family property. A large area on the left is outlined in red. A yellow box with a red border is in the upper left, and another yellow box with a red border is on the right. The text 'Just Sold' is in the yellow box on the left, and 'New Fire Station Site' is in the yellow box on the right. The property is surrounded by green fields and other buildings.

**Just  
Sold**

**New  
Fire  
Station  
Site**



**W CHESTNUT MULTI-FAMILY**



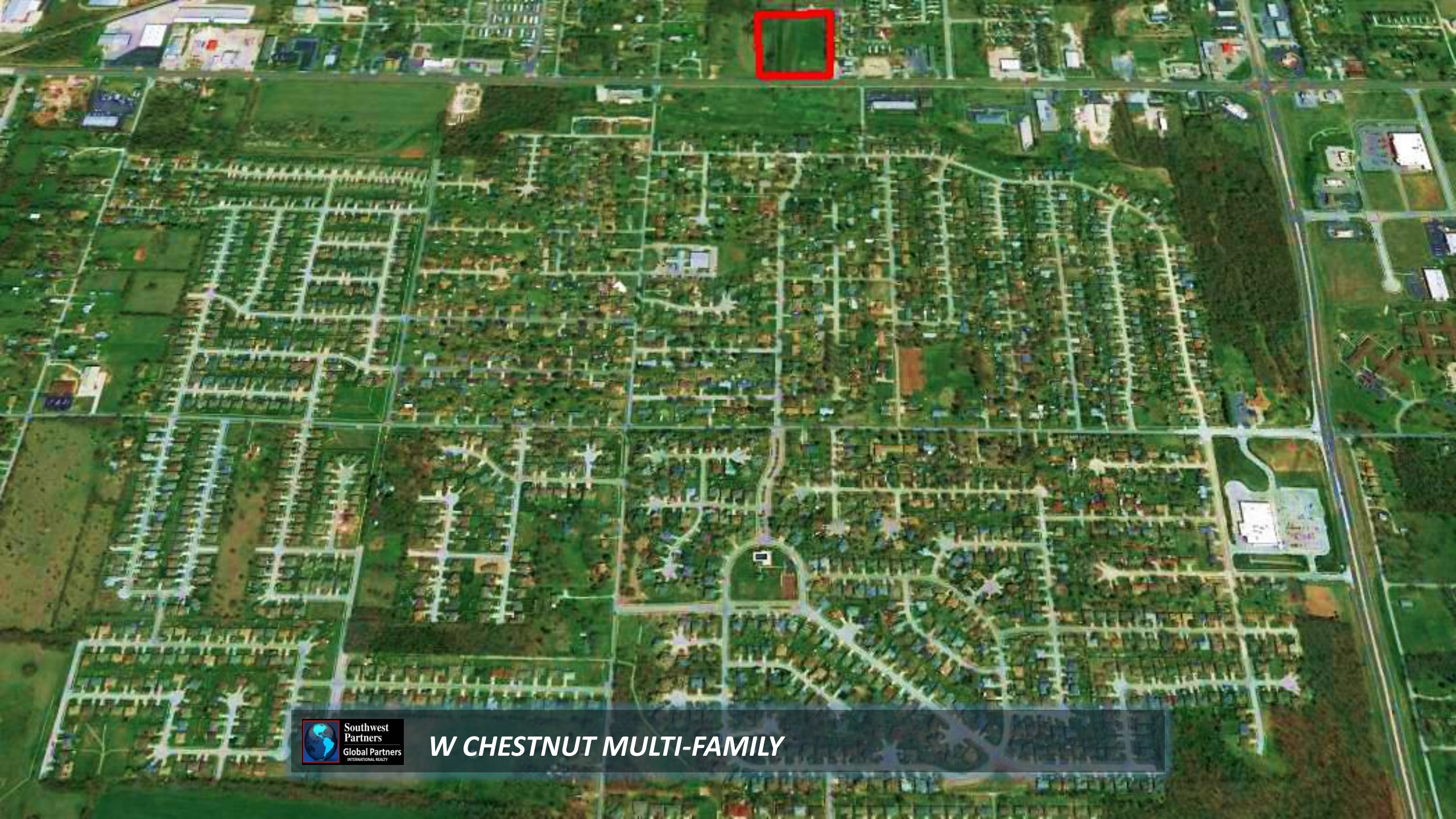
An aerial photograph of a suburban neighborhood. A large, rectangular green field in the upper center is outlined with a thick red border. Below this field is a wide, multi-lane road. Further down is a large, open green area with a winding path, identified as Young/Lilley Park & Fitness Trail. The surrounding area consists of residential houses with various roof colors, lawns, and some commercial buildings with parking lots. The overall scene is a mix of green space and developed land.

## Young/Lilley Park & Fitness Trail



***W CHESTNUT MULTI-FAMILY Across from Park & Trail***





**W CHESTNUT MULTI-FAMILY**





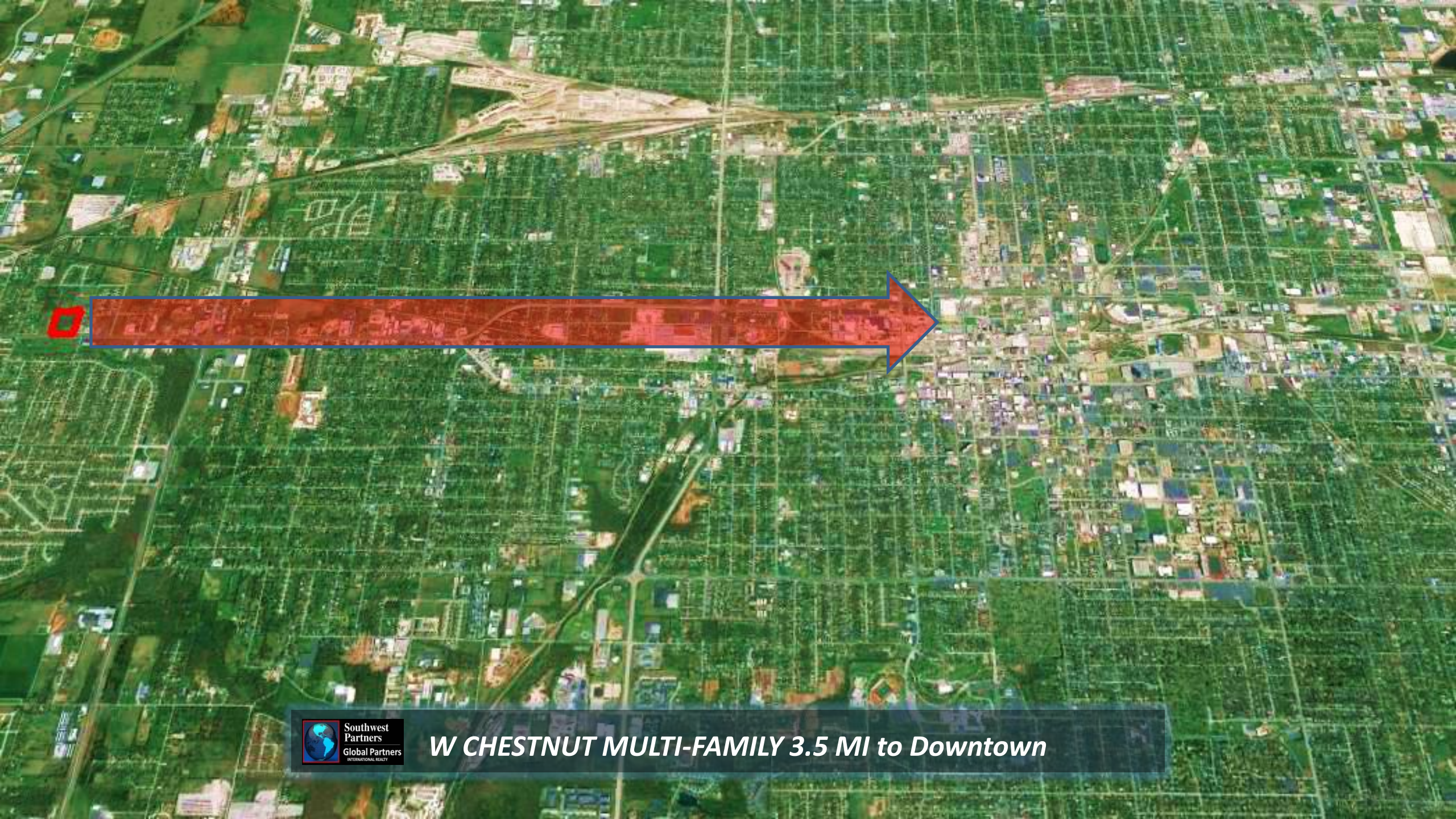
***W CHESTNUT MULTI-FAMILY 1.4 MI to I44/I44B***





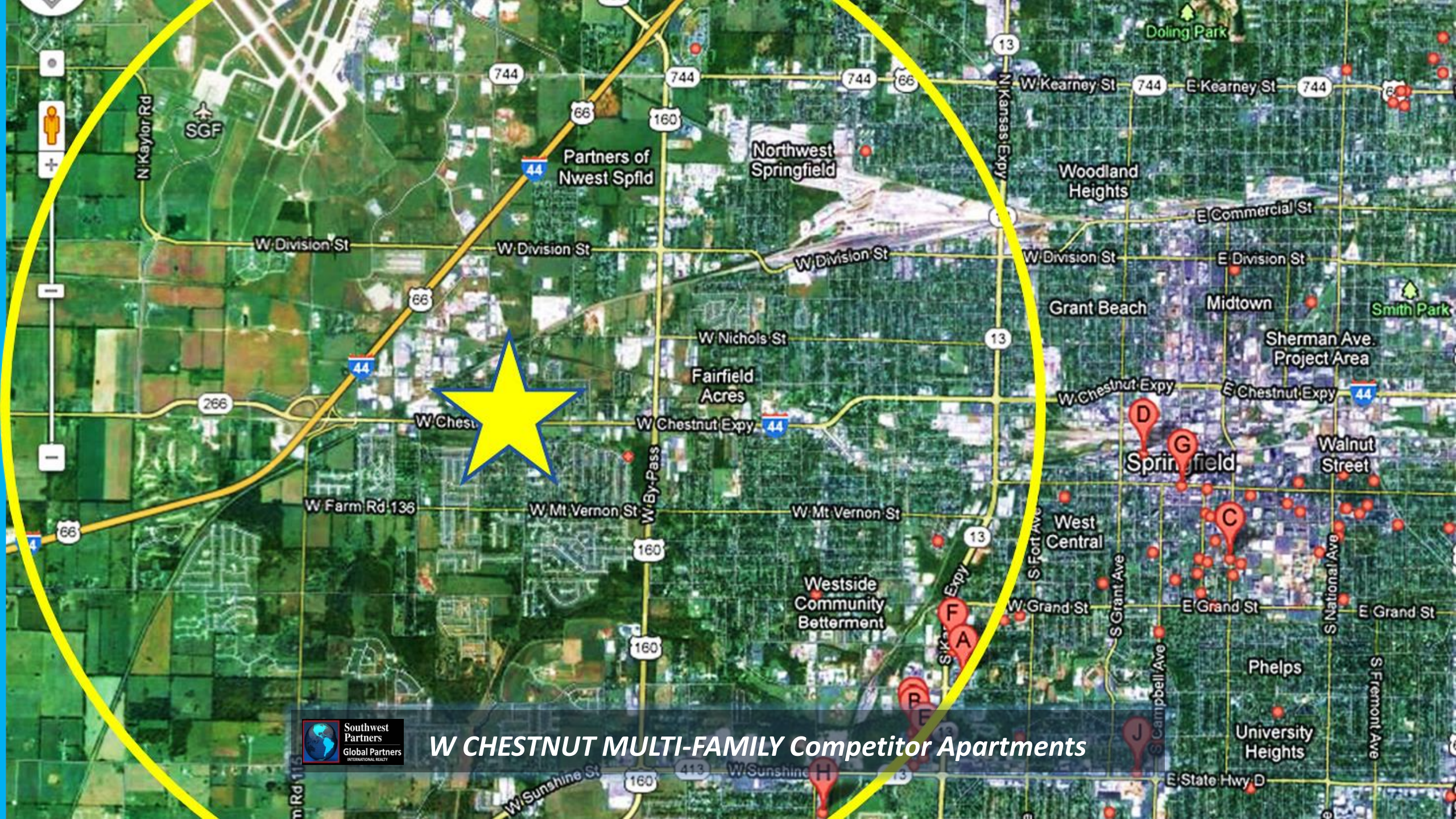
***W CHESTNUT MULTI-FAMILY 2.2 MI to Airport***





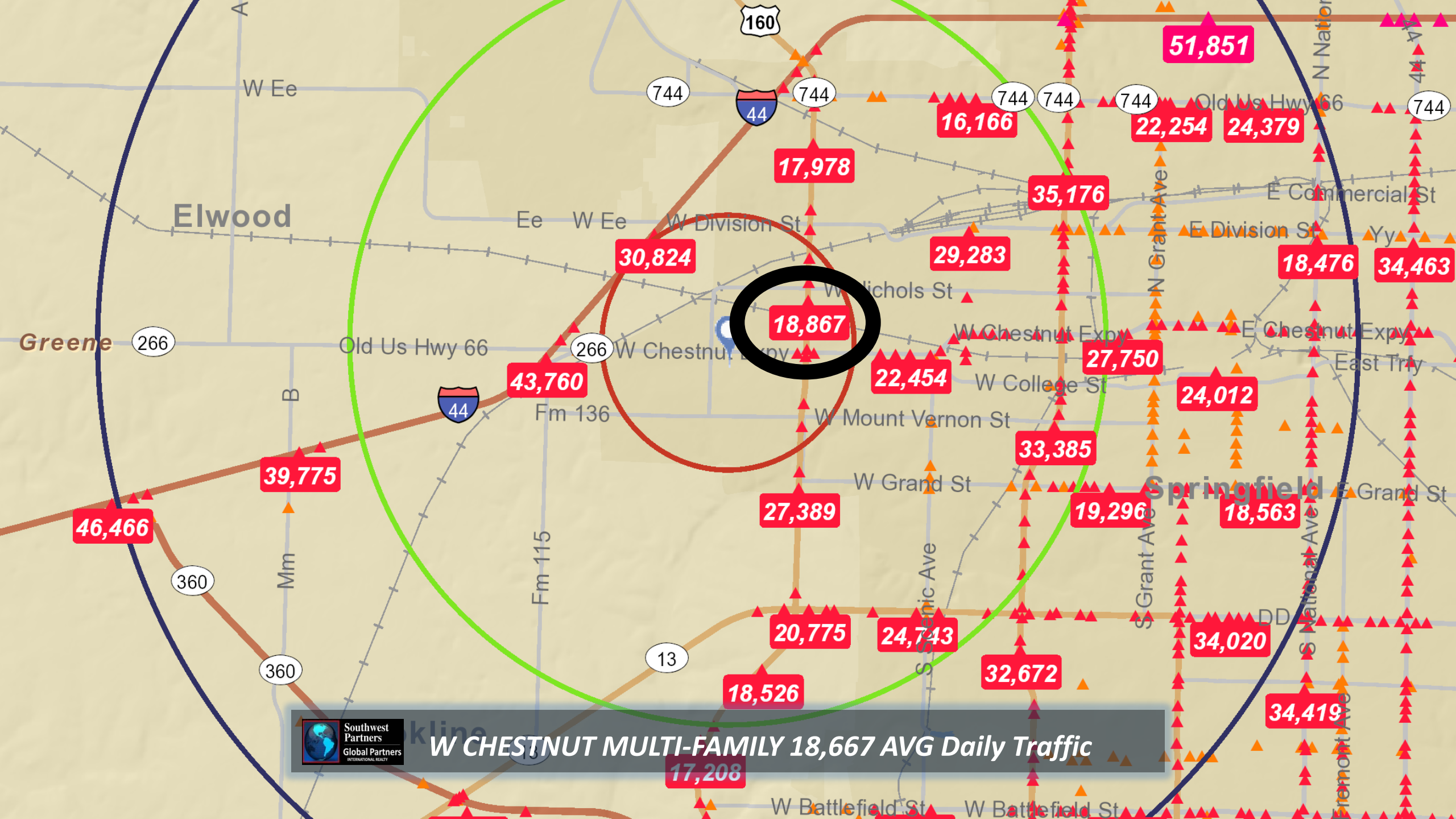
***W CHESTNUT MULTI-FAMILY 3.5 MI to Downtown***





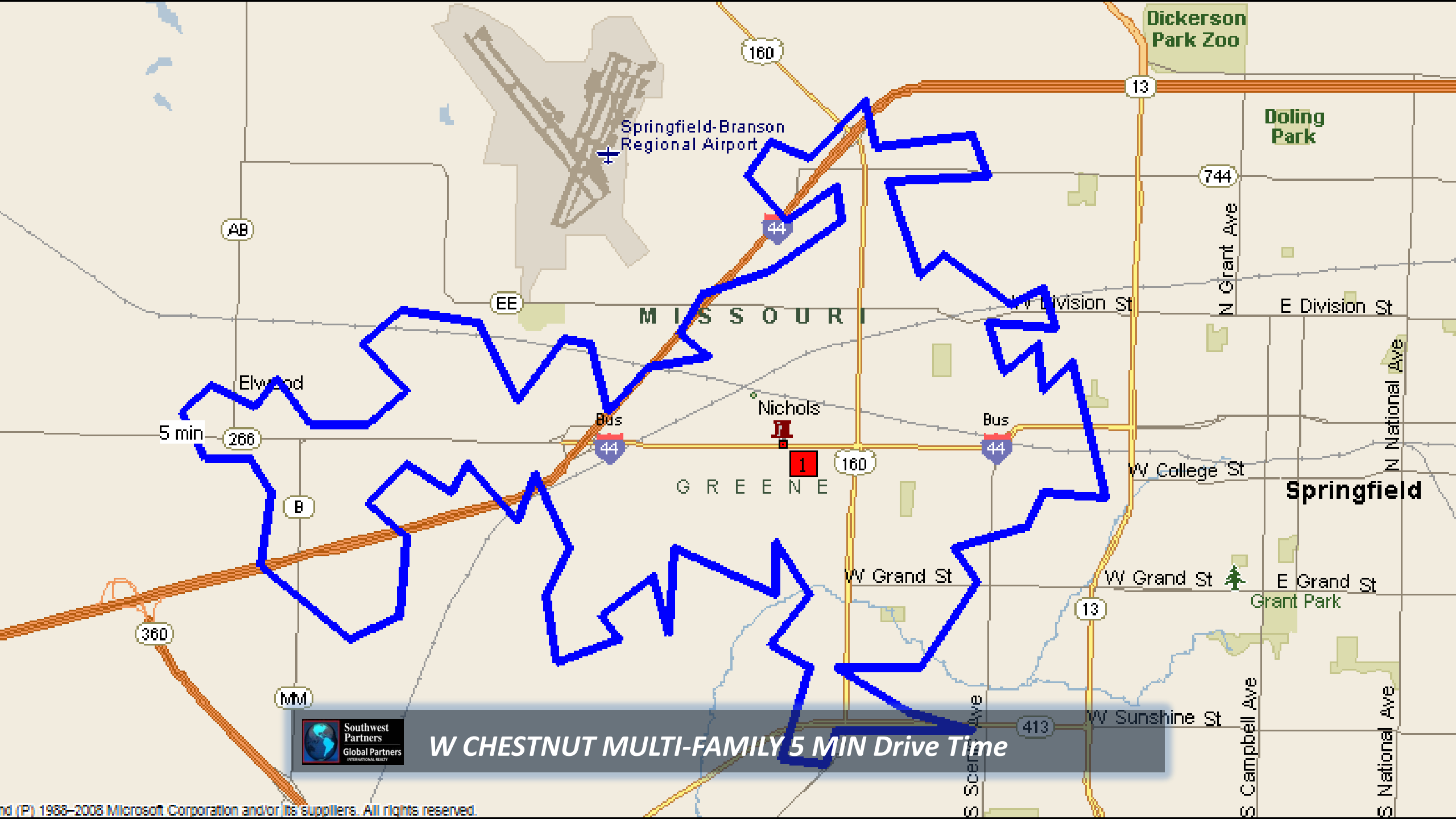
**W CHESTNUT MULTI-FAMILY Competitor Apartments**





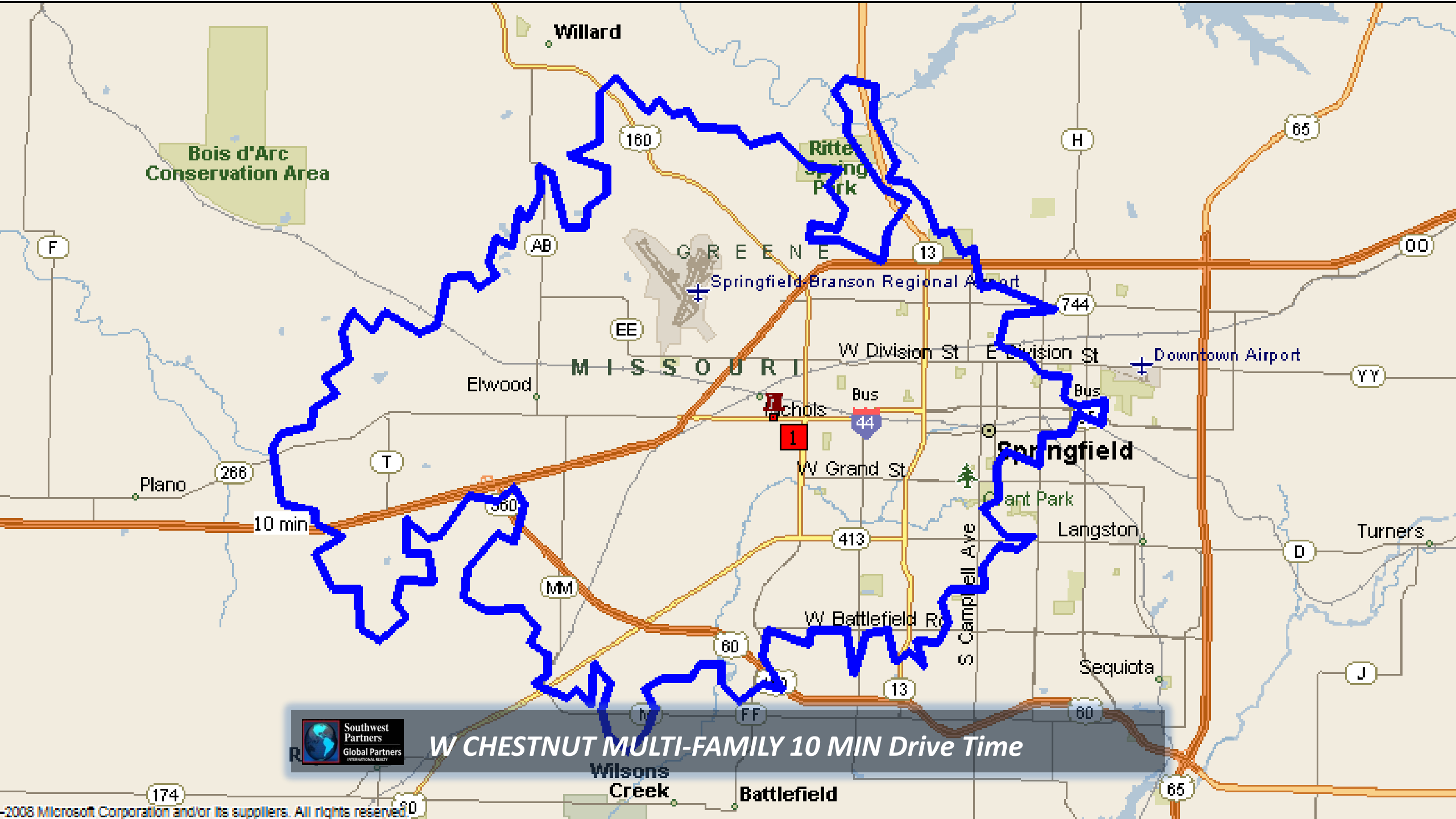
**W CHESTNUT MULTI-FAMILY 18,667 AVG Daily Traffic**





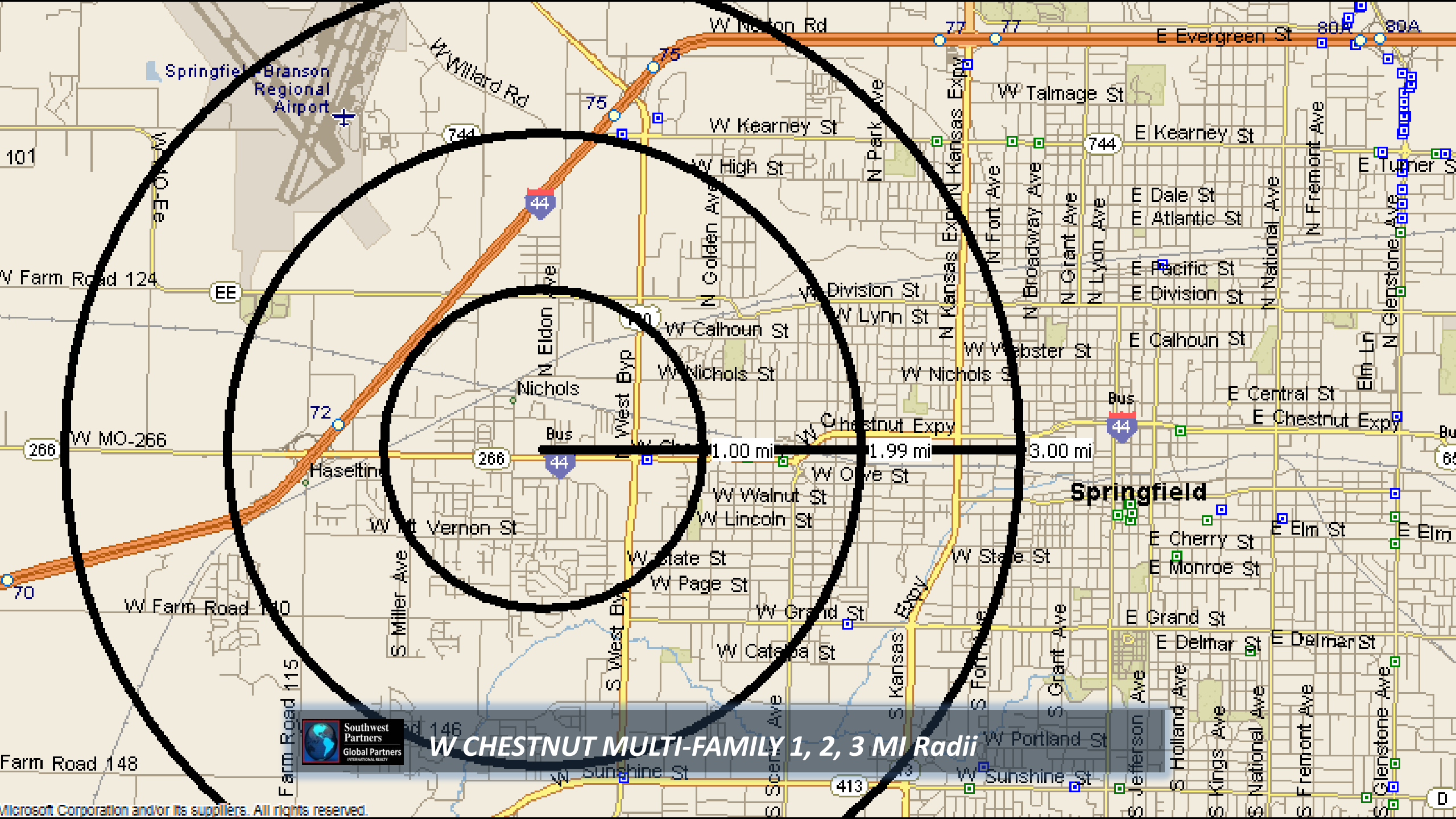
**W CHESTNUT MULTI-FAMILY 5 MIN Drive Time**





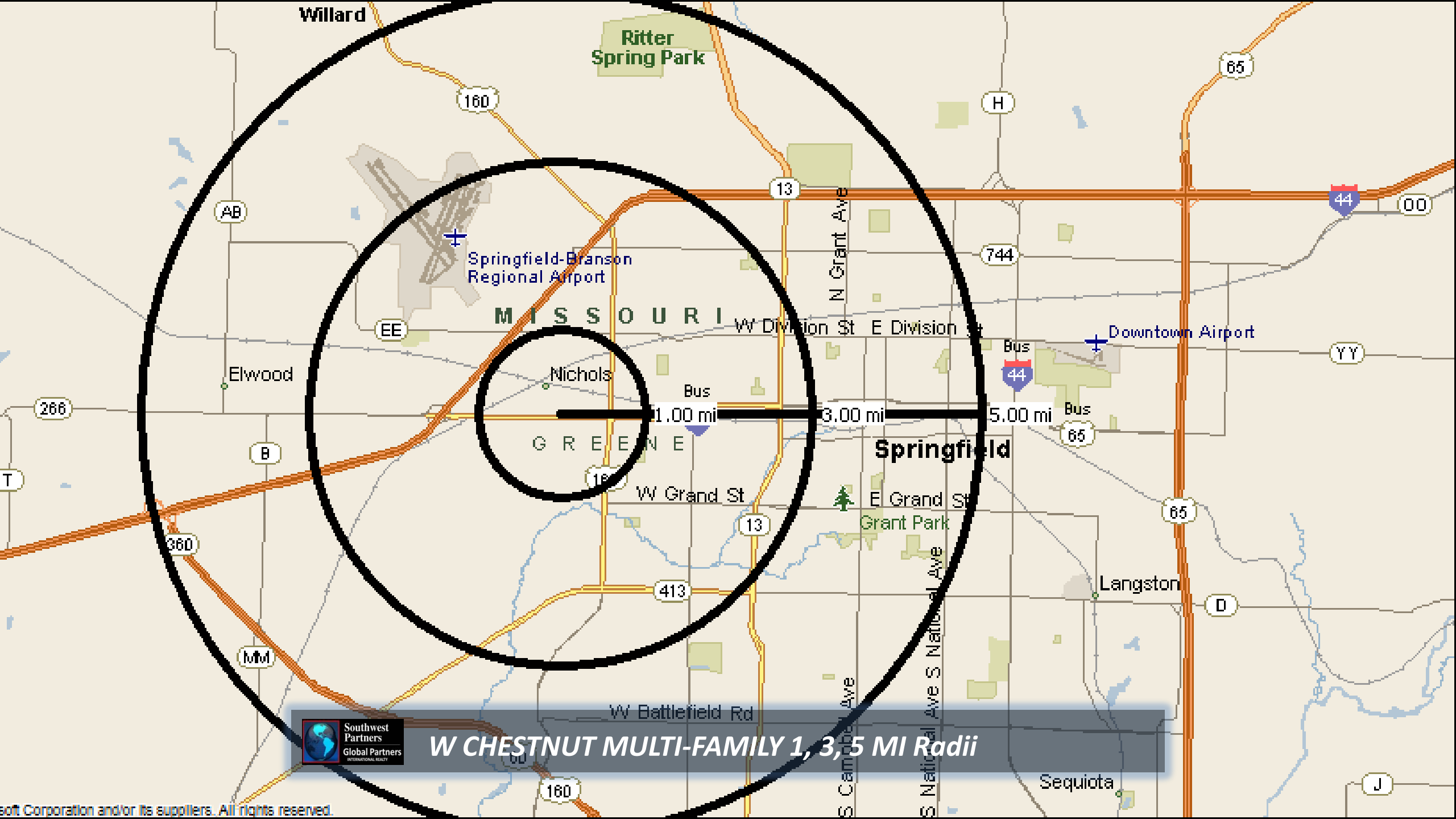
**W CHESTNUT MULTI-FAMILY 10 MIN Drive Time**





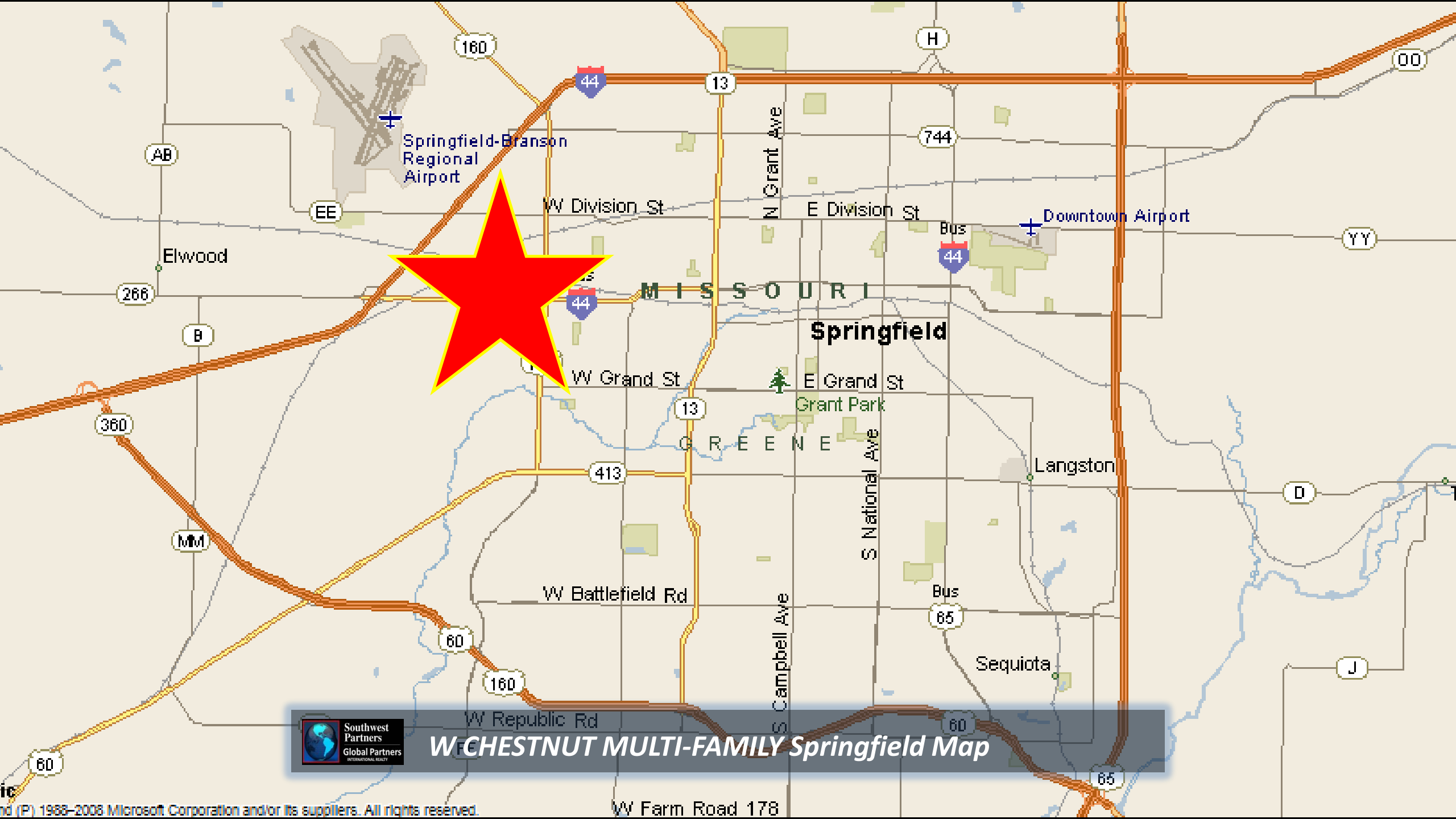
**W CHESTNUT MULTI-FAMILY 1, 2, 3 MI Radii**





**W CHESTNUT MULTI-FAMILY 1, 3, 5 MI Radii**





**WCHESTNUT MULTI-FAMILY Springfield Map**

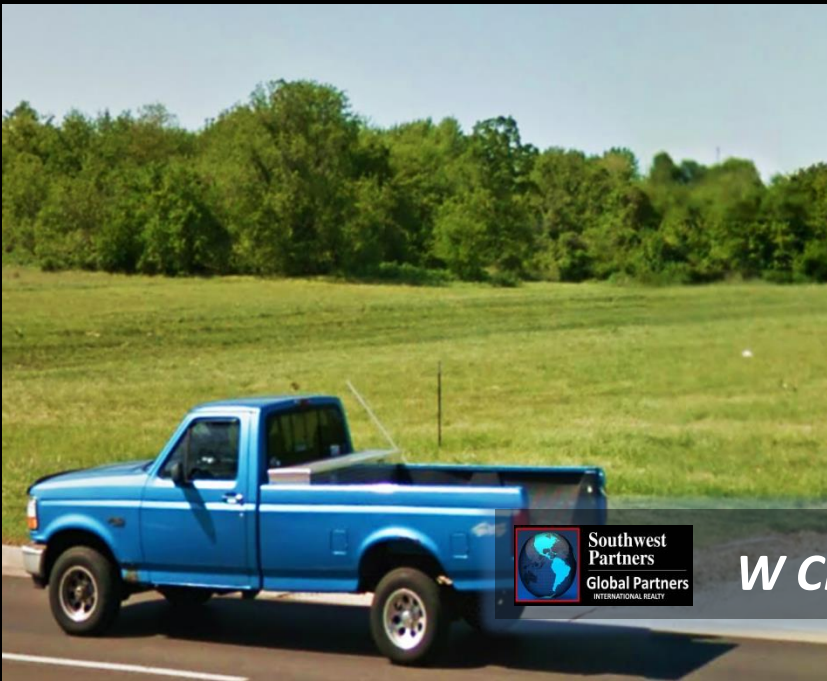




**W CHESTNUT MULTI-FAMILY Missouri Map**



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**W CHESTNUT MULTI-FAMILY**

[Report a problem](#)





***W CHESTNUT MULTI-FAMILY Lot 2***



	Tract 1	Tract 2	Both
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Tract 2

Tract 1



**W CHESTNUT MULTI-FAMILY**





<http://www.swpre.com/listing/w-chestnut-multi-family/>



***W CHESTNUT MULTI-FAMILY***





**Southwest  
Partners**

**Global Partners**  
INTERNATIONAL REALTY

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**O 979.421.9996**

**diane@swpre.com**



***W CHESTNUT MULTI-FAMILY***