

Property Website: <http://www.swpre.com/listing/Young-Lilley-Pavilion/>

Collaborative CLOUD Listing with CCIM Owner Broker. Was \$499,000. Now \$342,020. 2.91 acres. 481' frontage. Detention In. Significant retail demand. No multi-family in 3 MI. Great schools. Compared to Benchmarks*, 5 MIN drive-time has highest % increases in population, income and high household (HH) incomes. Benchmark housing indicators: highest % single family homes, highest % increase in values, lowest % homes for rent and lowest % multi-family homes. Adjacent 3.3 acres zoned MF-33 for sale.

Benchmarks*: Census Tract; 1, 3 & 5-MI radii; 10 & 15 MIN drive-times; 65802; Springfield; Greene County

3 OFFERINGS

Young/Lilley Pavilion: 4001 W Chestnut EXPY. REDUCED 30%. 481' frontage. Zoned H-C: 2.91 ac. Was \$499,000. Now \$342,020 US or \$2.70 US per SF.

Young/Lilley Condos. 4003 W Chestnut EXPY. REDUCED 26%. Adjacent with 242' Billings ST frontage. Zoned R-MD. Approved for up to 107 units. 3.69 ac. Was \$333,000. Now \$244,020 US or \$1.60 US per SF.

Young/Lilley Commons. The Pavilion & Condo offerings combined. 6.9 acres. Was \$835,000. Now \$586,040 US or \$2.19 US per SF.

OWNER IS A REAL ESTATE BROKER

The owner, Julie Broadbent, CCIM, is a licensed Missouri Broker and the Broker of Record.

CONTACT

This is a COLLABORATIVE CLOUD LISTING® with **Julie Broadbent**, CCIM, Owner and Broker of Record with the RAINMAKERS® of Southwest Partners® & Global Partners International Realty Contact the RAINMAKERS® at 1+ 979.421.9996 or therainmakers@swpre.com.

Southwest Partners® & Global Partners International Realty COLLABORATIVE CLOUD LISTING® Team members include George Verar, MBA, CPA, Collaborative Broker Associate, Nasir Bajwa, MA, CCIM, CPM, Collaborative Broker Associate and George Alexander, MA, Staff Broker Associate and RAINMAKER® Recruiter.

DEMOGRAPHICS & ECONOMETRICS

Outstanding indicators for retail and multi-family development. Compared to Benchmarks*, 5 MIN drive-time has highest % increases in population, income and high household (HH) incomes. Same Benchmark comparisons in housing indicators: highest % single family homes, highest % increase in values, lowest % homes for rent and lowest % multi-family homes.

Benchmarks*: Census Tract; 1, 3 & 5-MI; 10 & 15 MIN drive-times; 65802; Springfield; Greene County

Baseline: 5-minute drive time

Comparison: Baseline to all Benchmarks*

Demographics

Highest % annual population growth
Highest % less than 10 years old
Highest % at least 45 years old
Highest % married & living together

Econometrics

Highest % annual growth in \$100K+ household (HH) incomes
Highest % annual growth in \$250K+ HH incomes
Highest % annual growth in median HH incomes
Lowest % under \$25K HH incomes

Housing

Lowest % homes for rent
Lowest % single family ATTACHED homes
Lowest % low density (3-49 unit) multifamily homes
Lowest % medium density (50-99 unit) multifamily homes
Highest % single family homes
Highest % annual growth in home values

CCIM REPORTS AND LISTING ANALYSIS

Unless noted all data from Certified Commercial Investment Member (CCIM) Institute. 1,093 underlying CCIM reports are available on request. For your convenience, we now provide many reports in Excel.

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