

Springfield 93 Acres Website: <http://www.swpre.com/listing/Springfield-93-Acres/>

Next to Sam's and Academy. 100K+ combined traffic count, located in top growth and demand area: James River FWY at US 160. Stunning demographics: 3.7% pop. Growth, \$101K avg. household (HH) income, 39% \$100K+ HH income \$300K median net worth, 6.3% unemployment. Excellent local retail demand, 3,000'+ frontage, outstanding schools, multiple curb cuts. Government support, zoned SFR, \$155 taxes. Attracting medical, franchise, national retailer and mixed use prospects. Largest tract for sale in City!

DEMOGRAPHICS

Compared to all Benchmarks*, the Census Tract has:

Lowest: Unemployment rate, leverage indicators such as % home values to mortgage; % vacant homes for rent; avg. age and % 65+ years old; lowest % married and separated.

Highest: % population, family and household growth; avg. income, % \$100K+ household incomes and % \$250K household incomes; % single family detached homes; avg. net worth; education levels; % married and together; % residents in retail; % \$300K-\$750K home values; % under 18 years old.

2nd highest: Avg home values; % \$500K+ household incomes, home values \$1M+, avg. mortgage, \$1M+ household net worth.

Benchmarks*: Census Tract, 1-mile radius, 5-min. drive-time, 65810 Zip Code, City of Springfield, Greene County, Springfield CBSA, Springfield DMA, Missouri and the US

EMPLOYMENT Census Tract vs. Benchmarks

Lowest % unemployment
Highest % residents in construction
Highest % residents in retail
Lowest % residents in manufacturing
Lowest % residents in transportation
Lowest % residents in government
2nd lowest % residents in communications

INCOME Census Tract vs. Benchmarks

Highest avg. household income
Highest median household income
Highest avg. per person income
Highest avg. after tax household income
Highest median after tax household income
Highest % \$60K+ household income
Highest % \$100K+ household income
Highest % \$250K+ household income

2nd highest % \$500K+ household income (2nd to 1-mi. radius)
Highest avg. household consumer spending

DEBT LEVERAGE Census Tract vs. Benchmarks

Lowest % avg. mortgage / avg. home value (low leverage indicator)
Lowest % avg. mortgage / avg. household income (low leverage indicator)
Lowest % median mortgage / median household income (low leverage indicator)
Lowest % avg. mortgage / avg. after tax household income (low leverage indicator)
Lowest % median mortgage / median after tax household income (low leverage indicator)

HOME VALUES Census Tract vs. Benchmarks

Lowest % home values under \$20K
Highest % home values \$200K-\$300K
Highest % home values \$300K-\$400K
2nd highest % home values \$400K-\$500K
2nd highest % home values \$500K-\$750K
2nd highest % home values \$1M+

HOMES Census Tract vs. Benchmarks

Highest % single-family detached homes
Lowest % vacant homes for rent
2nd lowest % vacant homes for legal reasons

MORTGAGES Census Tract vs. Benchmarks

2nd highest % \$1.5K-\$2.0K mortgage
2nd highest avg. mortgage
2nd highest median mortgage

NET WORTH Census Tract vs. Benchmarks

Highest median household net worth
Lowest % household net worth under \$75K
Highest % \$150K-\$500K household net worth
2nd highest \$1M+ household net worth (2nd to 1-mi. radius)

DEMOGRAPHICS Census Tract vs. Benchmarks

Lowest median age
Highest % population growth
Highest % family growth
Highest % household growth
Highest avg. household size
Highest % under 18 years old

Lowest % 65+ years old

EDUCATION Census Tract vs. Benchmarks

Lowest % high school diploma or GED highest attained

Highest % bachelor's degree highest attained

Highest % at least master's degree attained

FAMILY STABILITY Census Tract vs. Benchmarks

Highest % married and living together

Lowest % married and separated

2nd lowest % divorced

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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CONTACT

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