

**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!

## **CONTACT**

This is a Collaborative Cloud Listing with Coldwell Banker Commercial Vanguard, Springfield, MO. Mark Patrick and Wally Nattinger are the local Commercial Investment Real Estate Co-Leaders. Contact either at their office at 1+ 417.887.6664. Contact Mark at 1+ 417.839.1700 or [mark.patrick@coldwellbanker.com](mailto:mark.patrick@coldwellbanker.com). Contact Wally at 1+ 417.849.1147 or [wally.nattinger@coldwellbanker.com](mailto:wally.nattinger@coldwellbanker.com).

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3% Buyer Broker Commission. Buyer Broker/Realtor does NOT have to accompany their buyer to ANY showings. Appointment required.

## **HIGHLIGHTS**

- (1) 100K+ combined traffic count: 44,500+ on Campbell and 55,800 on James River FWY, 6 current access points, 3K+ EST usable frontage
- (2) Next to James River Commons anchored by Sam's, Academy just south of the James River FWY-US HWY 160 interchange
- (3) 93+ ac largest available tract in Springfield, Missouri, \$10M US, 3% BBC, Zoned SFR, ag exempt, \$155 taxes, in City Limits
- (4) At 5-min. drive, top 3 retail opportunities avg. \$6M+ potential annual revs, top 5 avg. \$4.6M+, top 10 avg. \$2.7M+
- (5) Stunning demographics: 3.7% pop. growth, \$101K avg. HH income, 39% \$100K+ HH income, \$300K median net worth, 6.3% unemployment
- (6) Outstanding schools all 4 rated "Distinguished", all ranked at least 9 of 10 by GreatSchools, outperforming State averages by 39%

## **LAND DATA**

**(7) Acreage:** 93.45 acres

**(8) Frontage:** 3,040' EST frontage

1,580' EST on US HWY 160/Campbell

1,460' EST at SE continuous property corner create by new intersection (specifically excluded frontage on the "island" created by the new intersection)

**(9) Curb cuts:** 6 established

**(10) Zoning:** Single-Family Residential District (R-SF) Section 4-1000

[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=137](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=137)

**(11) Utilities:** All City utilities available to property

**(12) Elevation:** 58' EST range from 1,169' EST to 1,227' EST

**(13) Flood plain:** 12 +/- EST acres in flood plain

**(14) Woods:** 21% EST wooded

**(15) Schools:** Springfield R12 School District

**(16) Taxes paid in 2010:** \$145

**(17) Exemptions:** Ag

**(18) Legal:** PIDN# 881814400003: 93.45A M/L NW1/4 SE1/4 and S1/2 NE1/4 SE1/4 and SE1/4 SE1/4 14/ 28/22 (EX W 150 FTE 210 FT S 165 FT) and (EX W 150 FT E 660 FT S 165 FT) and (EX HWY) and (EX NEW R/W)

**NOTE:** "EST" are our estimates. All other measurements from Greene County Appraisal District.

## **LOCATION**

**(19) Premier neighbors:** Immediately adjacent to Sam's Club and Academy Sports Across from Quick Trip, Pizza Hut, Sleep Inn, Comfort Suites and Texas Roadhouse.

**(20) Best South Springfield location:** Directly on US HWY 160/S Campbell AVE/SR 13, .4 mi. to James River Freeway, 4 mi. W of Schoolcraft FWY/US HWY 65 and 9 mi. E of I44 and James River FWY

**(21) Easy downtown and Airport access:** 5 mi. S of downtown, 9.2 mi. to Airport (KSGF)

## **(22) Traffic counts**

44,549 avg. daily two-way traffic (ADT) on Campbell AVE per City of Springfield  
55,829 ADT on James River FWY and Campbell AVE per State of Missouri

Springfield link: [http://www.springfieldmo.gov/traffic/pdfs/data/count\\_data/area18.pdf](http://www.springfieldmo.gov/traffic/pdfs/data/count_data/area18.pdf)

Missouri link: [http://www.modot.org/safety/documents/2011\\_Traffic\\_SW-District.pdf](http://www.modot.org/safety/documents/2011_Traffic_SW-District.pdf)

**(23) Springfield National Rankings:** Top rankings by Bizjournals, Entrepreneur, Forbes, Milken Institute, National Geographic, World Health Organization for:

Recruitment and attraction

Entrepreneurs

Business and careers

Quality of life

Young people

Adventure

**(24) Potential government assistance:** LEED-Silver, Quality Jobs and Training Programs and Development Tax Credits

## **DIRECTIONS**

From JAMES RIVER FWY (US HWY 60) and SCHOOLCRAFT FWY (US HWY 65), it is 4.9 mi.

(1) Travel west on US HWY 60 for 4 mi.

(2) Exit at US HWY 160/Campbell AVE/Nixa for 0.3 mi.

(3) Turn left on (south) on US HWY 160/Campbell AVE for 0.6 mi.

(4) On your right beginning immediately after the Library Center and continues to the intersection with E Weaver RD

## **UNMET RETAIL DEMAND**

Outstanding opportunities to meet unmet local retail demand. At 5-min. drive-time, top 3 retail opportunities avg. \$6M+ potential annual revs, top 5 avg. \$4.6M+ and top 10 avg. \$2.7M+

Details: <http://www.swpre.com/wp-content/uploads/2012/09/Springfield-93-Acres-Retail-Gap.pdf>

## **SCHOOLS**

3 of 4 schools attended have a 9 of 10 GreatSchools rating and one has a 10 of 10 GreatSchools rating. All 4 schools have "Distinguished" GreatSchools ratings. All grades significantly outperformed State averages in MCAT and EOC scores across all skill sets. On average, the 4 schools attended outperformed State averages by 39%. Multiple private school options.

Details: <http://www.swpre.com/wp-content/uploads/2012/09/Springfield-93-Acres-Schools.pdf>

## 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.

**2<sup>nd</sup> 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

Details: <http://www.swpre.com/wp-content/uploads/2012/09/Springfield-93-Acres-Demographics.pdf>

## 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.

## DISCLOSURES & COPYRIGHTS

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