



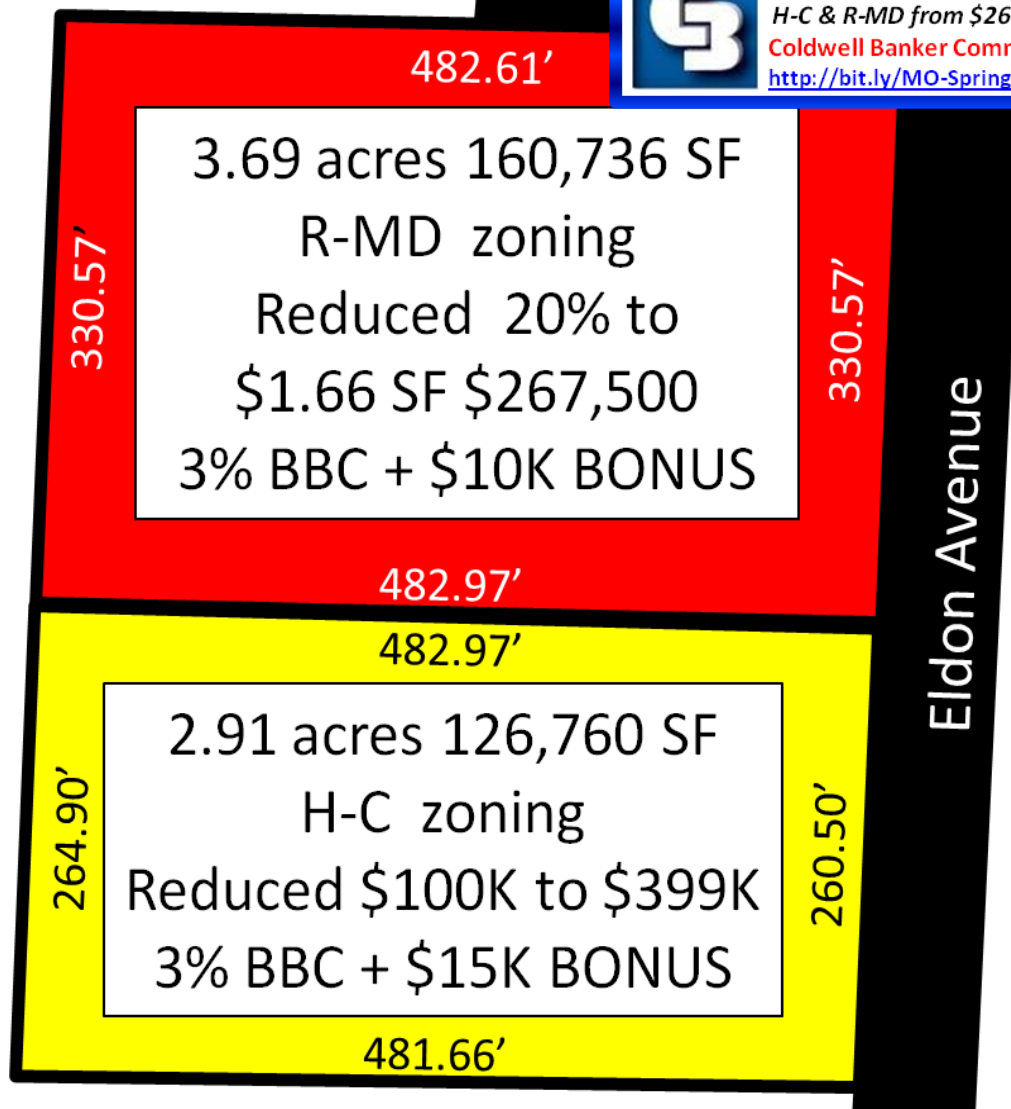
4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

REDUCED up to \$135K plus up to \$35K BBC BONUS

H-C & R-MD from \$267.5K to \$698K

Coldwell Banker Commercial Southwest Partners

<http://bit.ly/MO-Springfield-4001-W-Chestnut-EXPY-You-Tube>



144B West Ches

4001 W Chestnut EXPY:
individual offering



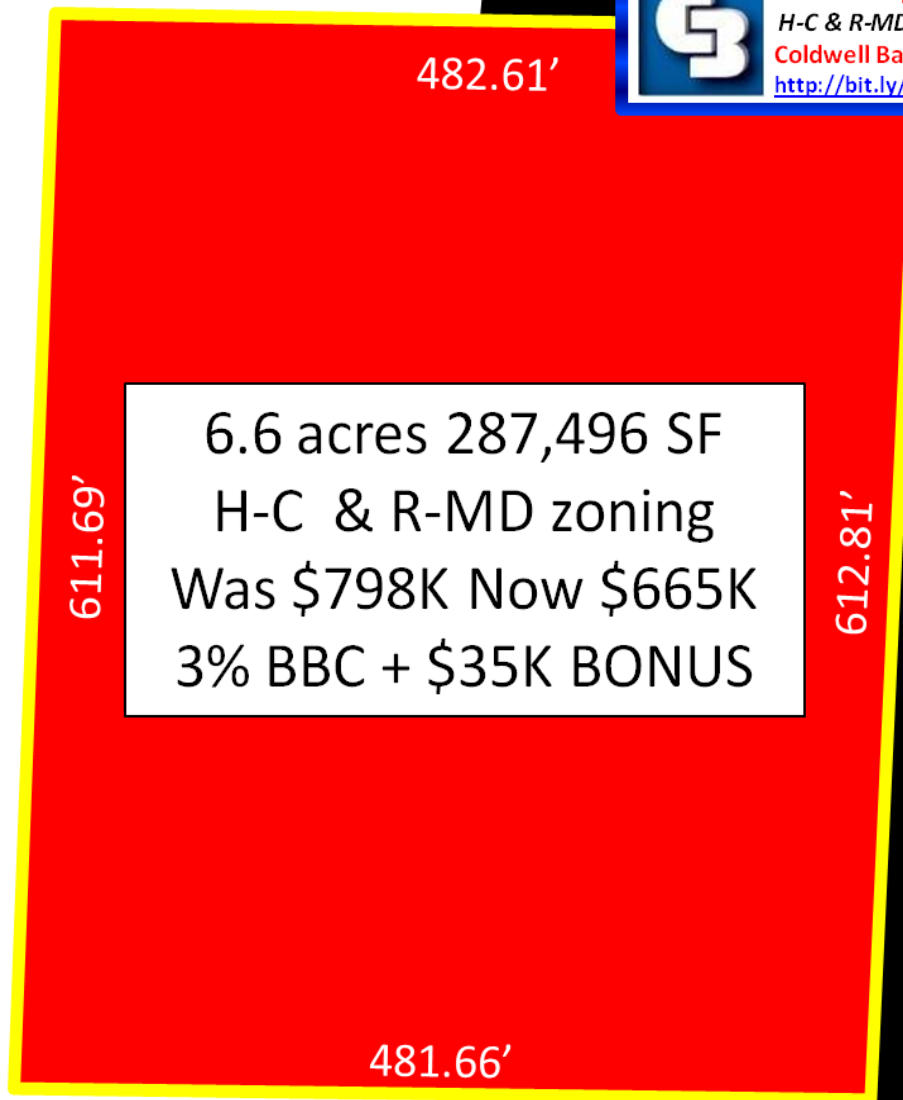
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482.61'

611.69'

6.6 acres 287,496 SF
H-C & R-MD zoning
Was \$798K Now \$665K
3% BBC + \$35K BONUS

612.81'

Eldon Avenue

481.66'

144B West Ches

4001 W Chestnut EXPY:
entire offering



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Available

Eldon Avenue

482.97'

264.90'

2.91 acres 126,760 SF
H-C zoning
Reduced \$100K to \$399K
3% BBC + \$15K BONUS

260.50'

481.66'

I44B West Ches

4001 W Chestnut EXPY:
HWY frontage H-C zoned



4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

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H-C & R-MD from \$267.5K to \$698K

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482.61'

330.57'

3.69 acres 160,736 SF
R-MD zoning
Reduced 20% to
\$1.66 SF \$267,500
3% BBC + \$10K BONUS

330.57'

Eldon Avenue

482.97'

Available

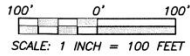
144B West Ches

4001 W Chestnut EXPY:
Maple ST R-MD zoned

BOUNDARY SURVEY & ADMINISTRATION FOR STEVEN & JULIE BROADBENT



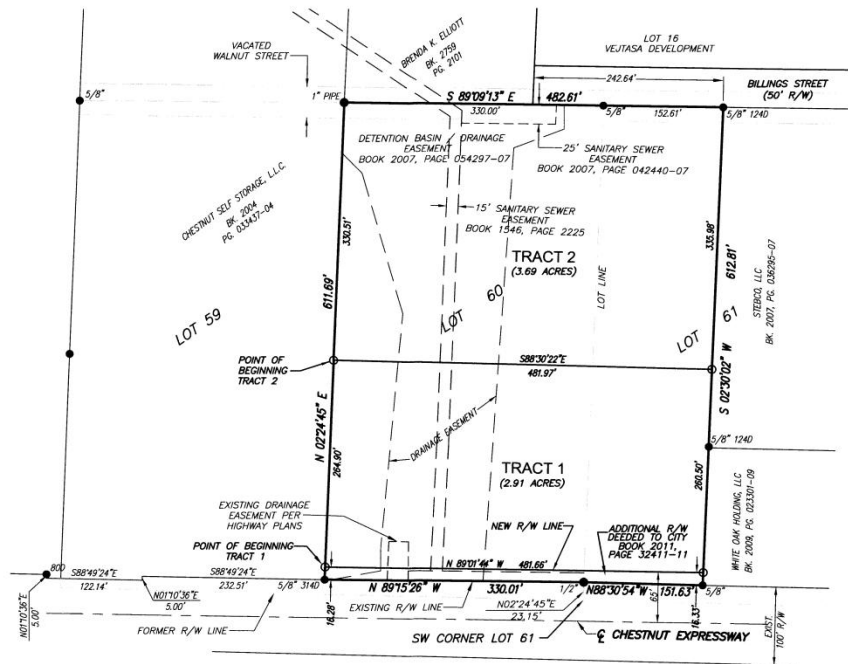
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LEGEND

- FOUND IRON PIN (AS NOTED)
- SET IRON PIN CAPPED "GREAT RIVER 2001011476"

PART OF LOTS 60 & 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY,
A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI



PROPERTY DESCRIPTIONS

PARENT TRACT

LOT 60 AND PART OF LOT 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A RECORDED SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI AS RECORDED IN PLAT BOOK 0, PAGE 45 AT THE GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61, THENCE N02°24'45"E, 23.15 FEET TO A FOUND 1/2" IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY FOR THE POINT OF BEGINNING; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-3140" ON THE WEST LINE OF SAID LOT 60; THENCE LEAVING SAID RIGHT-OF-WAY LINE, N02°24'45"E ALONG SAID WEST LINE 611.69 FEET TO A SET IRON PIN CAPPED "2001011476"; THENCE S89°09'13"E, 152.61 FEET TO A FOUND 5/8" IRON PIN CAPPED "LS-1240"; THENCE S02°30'02"W, 612.81 FEET TO AN EXISTING 5/8" IRON PIN ON SAID NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N88°30'54"W ALONG SAID RIGHT-OF-WAY LINE, 151.63 FEET TO THE POINT OF BEGINNING, CONTAINING 284.53 SQUARE FEET OR 6.762 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS OF RECORD.

(REFERENCE: CERTIFICATE OF APPROVAL ADMINISTRATIVE SUBDIVISION, BOOK 2006, PAGE 015651-06)

TRACT 1

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2"-INCH IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8"-INCH IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 162.29 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 264.90 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE LEAVING SAID WEST LINE, S88°30'22"E, 481.97 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE S02°30'02"W, 266.30 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N89°01'44"W, 481.66 FEET TO THE POINT OF BEGINNING.

TRACT 2

PART OF LOTS 60 AND 61 OF THE NEW AND AMENDED PLAT OF JUNCTION CITY, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 61; THENCE N02°24'45"E, 23.15 FEET TO A 1/2"-INCH IRON PIN ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY; THENCE N89°15'26"W ALONG SAID RIGHT-OF-WAY LINE, 330.01 FEET TO A 5/8"-INCH IRON PIN (CAPPED "LS-3140") ON THE WEST LINE OF SAID LOT 60; THENCE N02°24'45"E ALONG SAID WEST LINE, 281.19 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476") FOR THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE CONTINUING N02°24'45"E ALONG SAID WEST LINE, 330.51 FEET TO THE NORTHWEST CORNER OF SAID LOT 60; THENCE S89°09'13"E ALONG THE NORTH LINE OF SAID LOT 60, A DISTANCE OF 482.61 FEET TO A 5/8"-INCH IRON PIN (CAPPED "LS-1240"); THENCE S02°30'02"W, 335.96 FEET TO A 5/8"-INCH IRON PIN (CAPPED "GREAT RIVER 2001011476"); THENCE N88°30'22"W, 481.97 FEET TO THE POINT OF BEGINNING.

NOTES

1. SURVEY ACCURACY STANDARD: TYPE URBAN PROPERTY
2. BEARINGS ARE BASED ON GRID NORTH, MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE
3. SOURCES OF TITLE: BOOK 2006, PAGE 004777-06 AND PAGE 004779-06; BOOK 2011, PAGE 037343-11
4. EASEMENTS SHOWN HEREON ARE THOSE PROVIDED OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE.
5. ZONING: TRACT 1 - HC; TRACT 2 - R-MD
6. ADMINISTRATIVE SUBDIVISION CERTIFICATE OF APPROVAL IS RECORDED IN BOOK 2011, PAGE 32405-11.

SURVEYOR'S DECLARATION

I HEREBY DECLARE TO STEVEN AND JULIE BROADBENT THAT THE INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED AND THAT SAID SURVEY WAS CONDUCTED BY PERSONAL SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS (10 CSR 30-2).

David D. Velle *October 12, 2011*
 BRAN D. VELLE LS-2472 DATE

4001 W Chestnut EXPY: survey

DATE: _____

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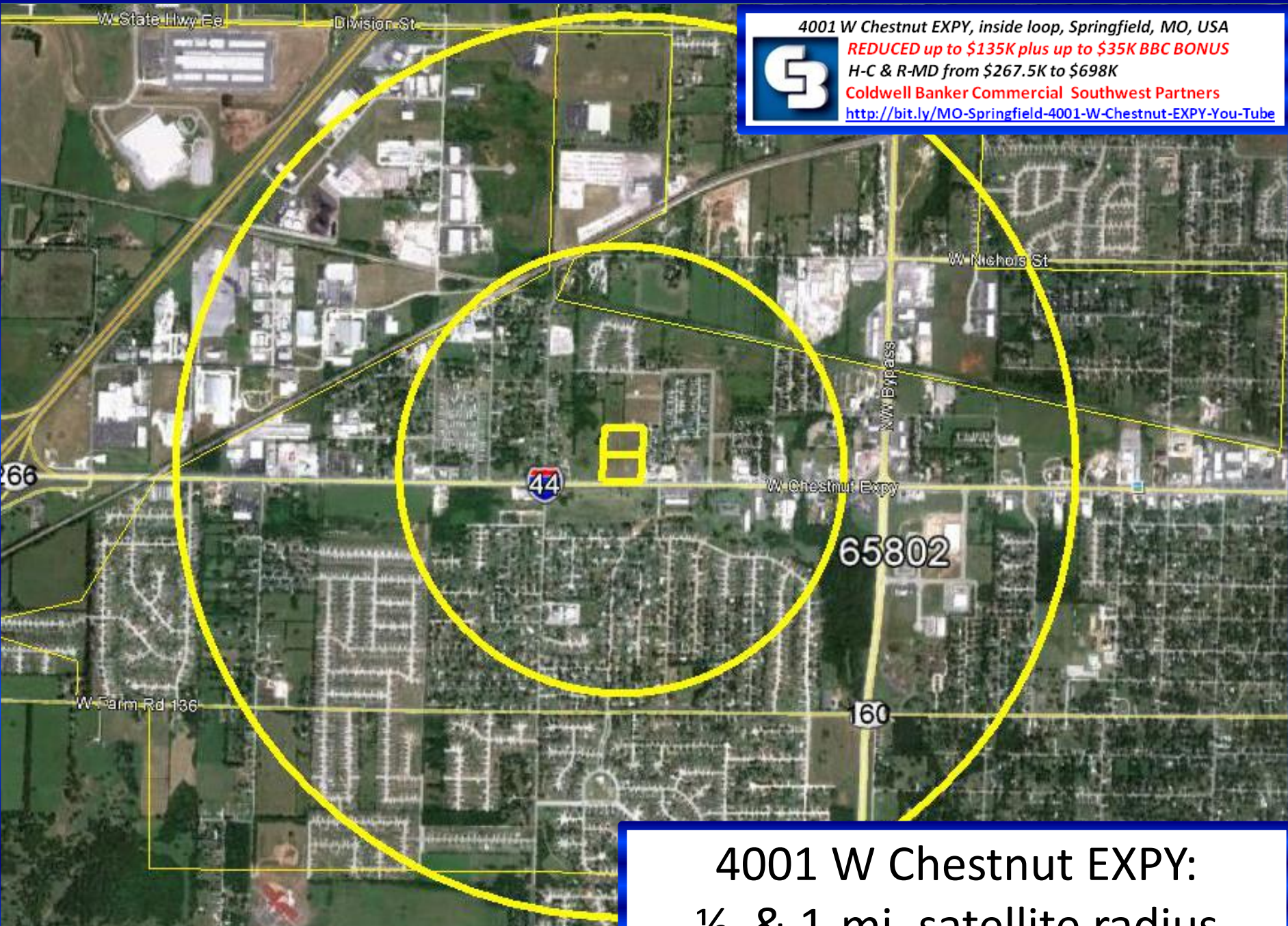
4001 W Chestnut EXPY:
satellite

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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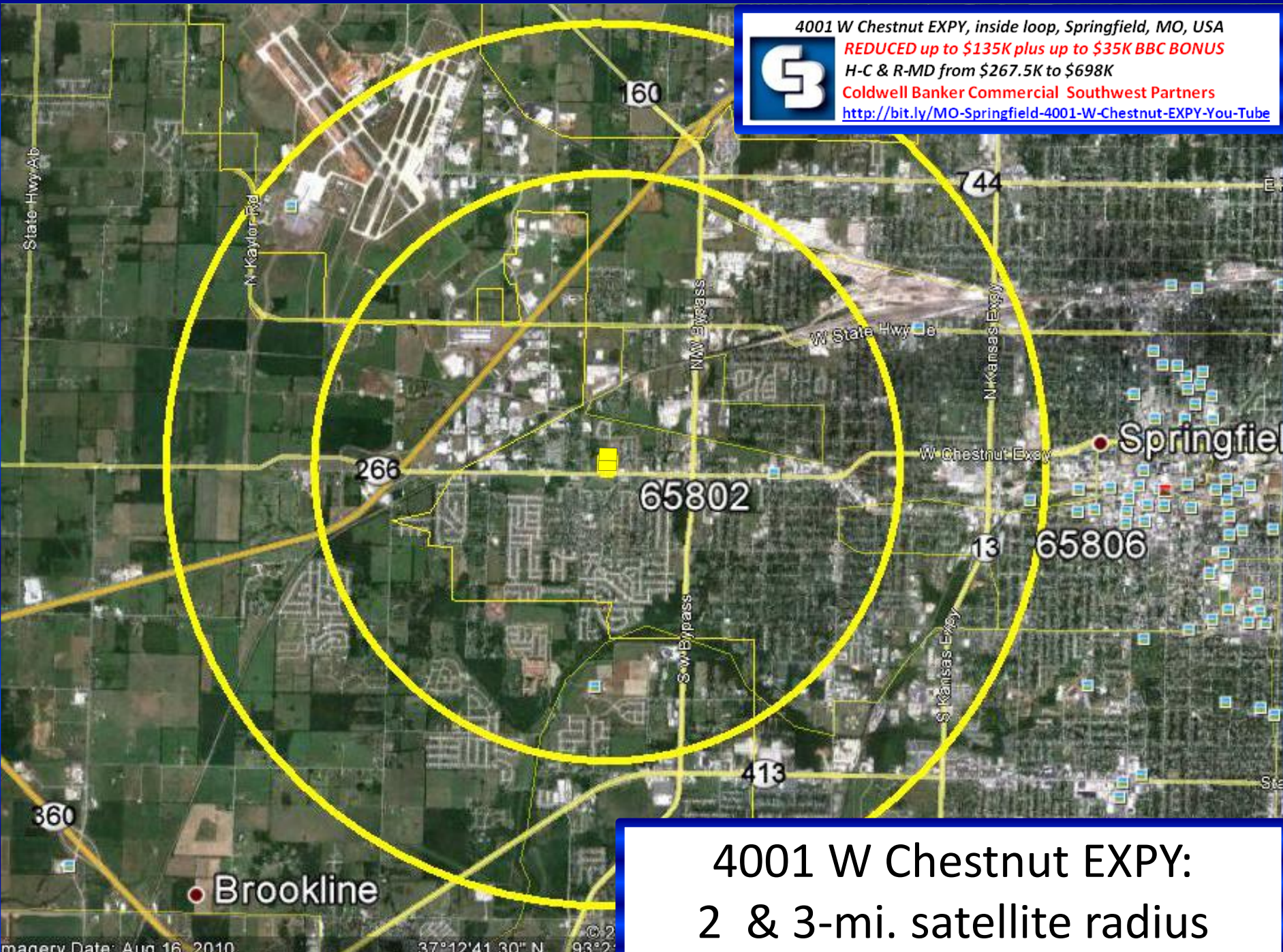
© 2010
4001 W Chestnut EXPY:
482' HWY frontage close-up

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4001 W Chestnut EXPY:
1/2 & 1-mi. satellite radius

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4001 W Chestnut EXPY:
2 & 3-mi. satellite radius

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA

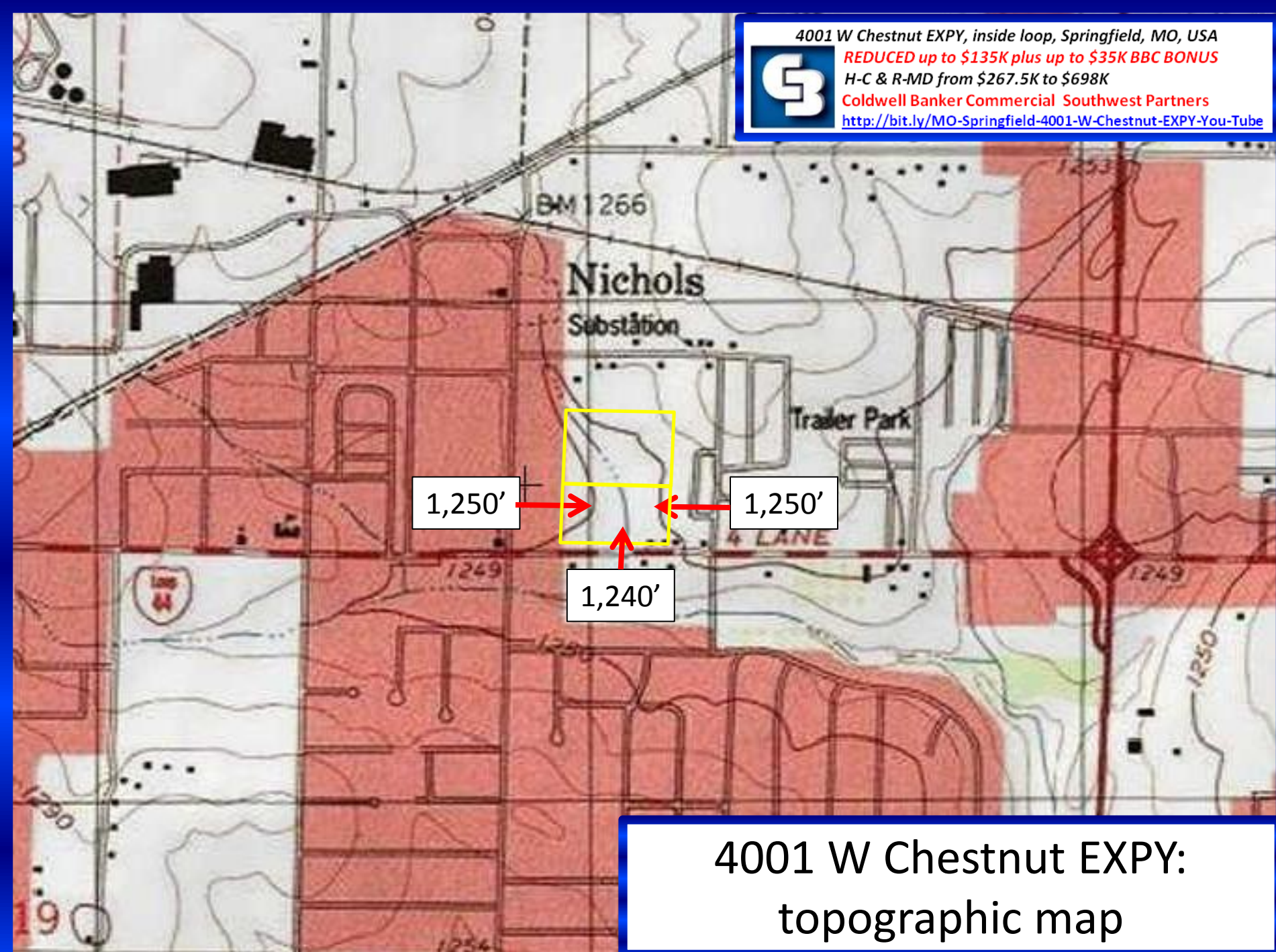


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4001 W Chestnut EXPY:
topographic map

W MAPLE ST

4001 W Chestnut EXPY, inside loop, Springfield, MO, USA
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N ORCHARD CREST AVE

ZONE X

N ELDON AVE

ZONE AE



ZONE X

D

C

LIMIT OF DETAILED STUDY

ZONE AE

ZONE X

Nichols Branch

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ANK ST

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124

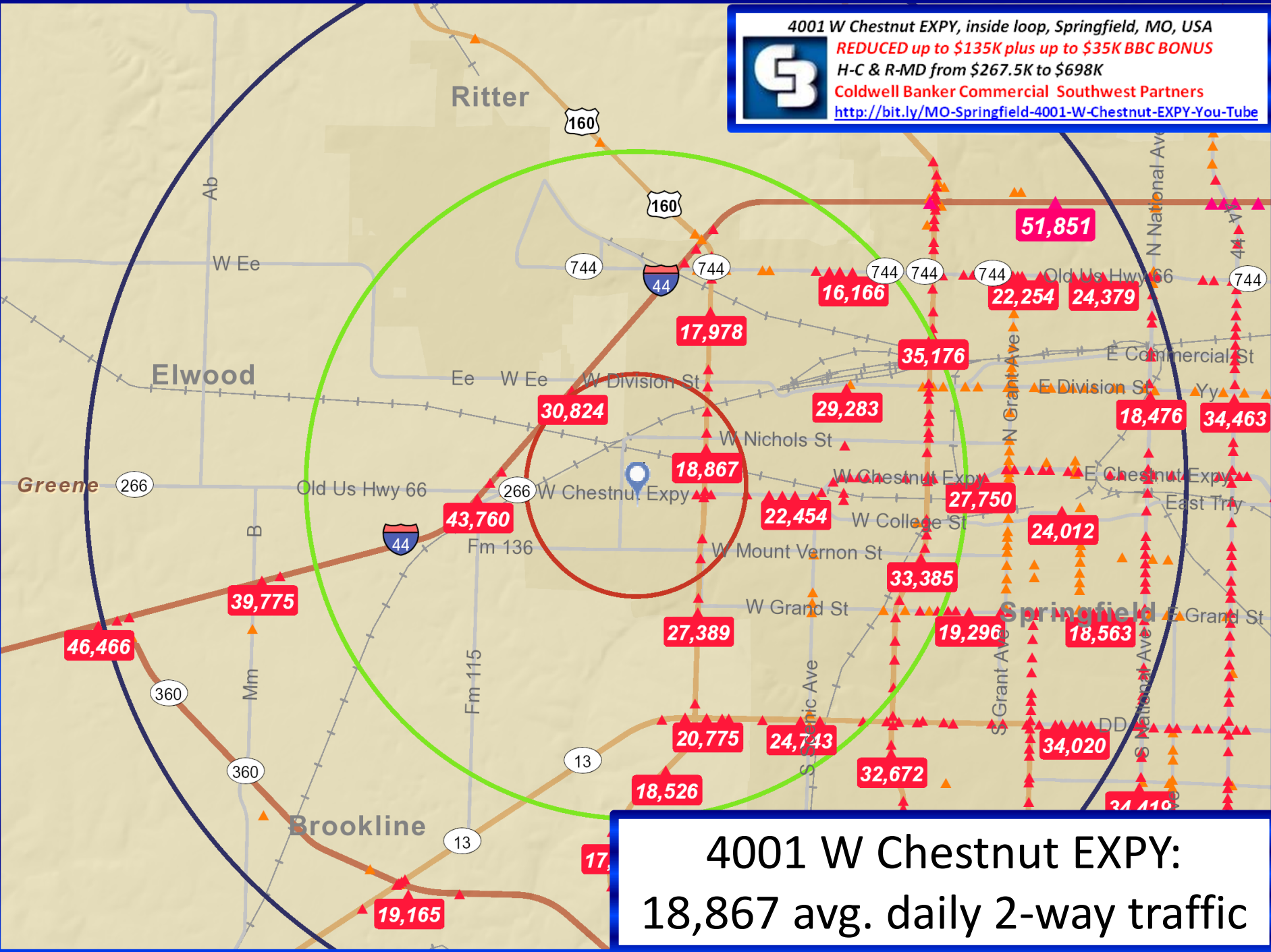
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1240

AVE ZONE X

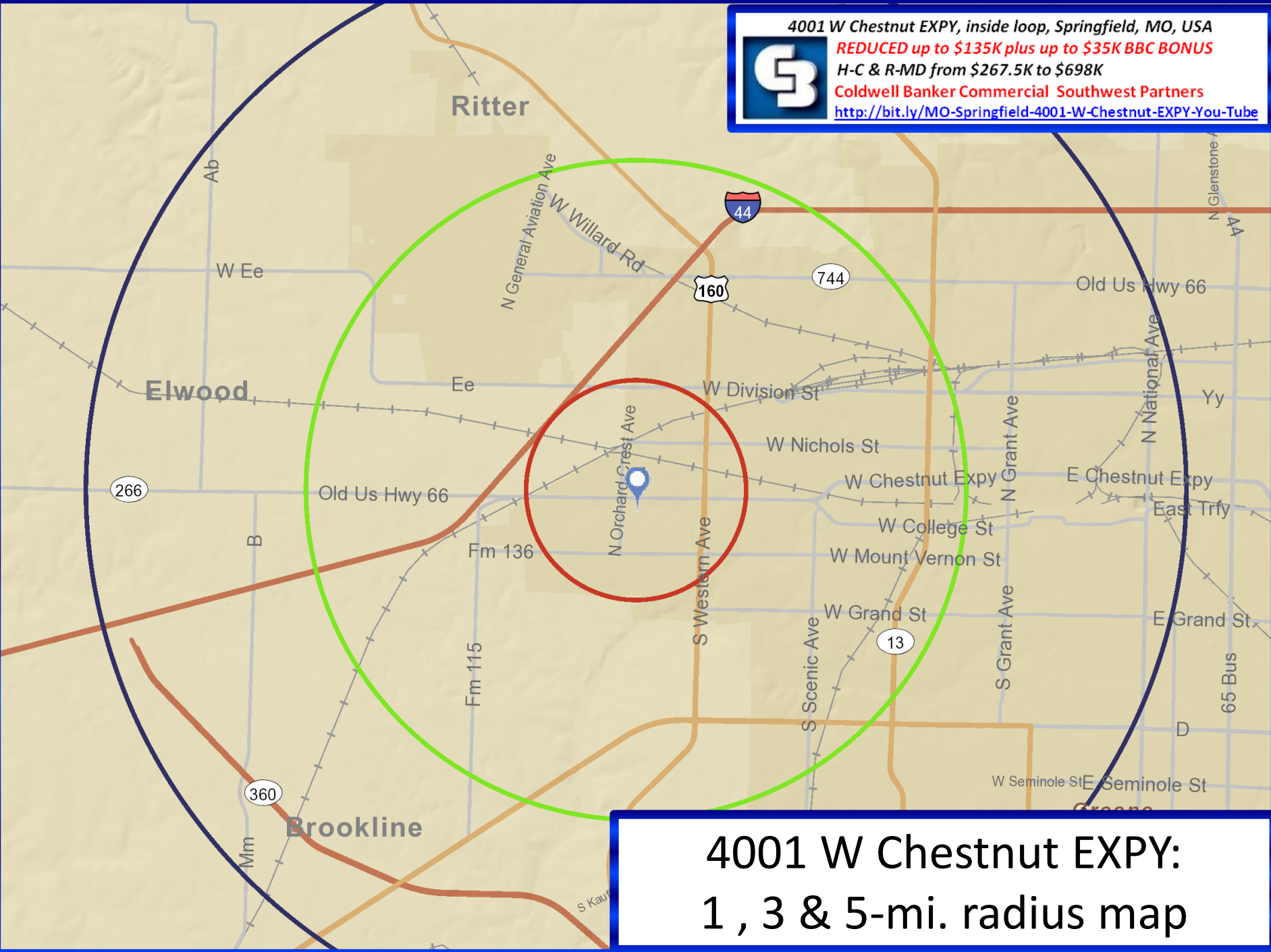
4001 W Chestnut EXPY:
 flood plain map


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4001 W Chestnut EXPY:
18,867 avg. daily 2-way traffic

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**4001 W Chestnut EXPY:
1 , 3 & 5-mi. radius map**

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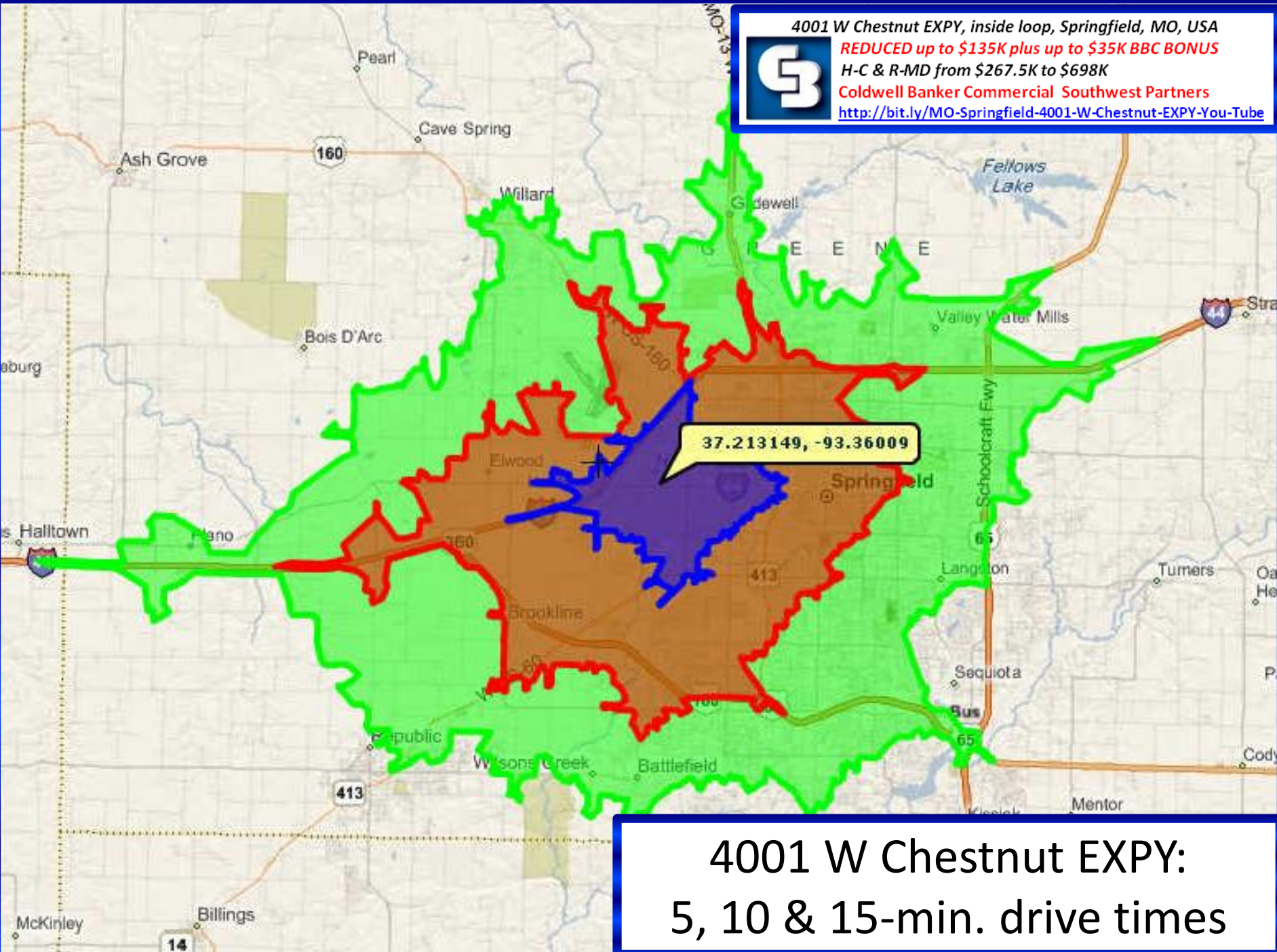


4001 W Chestnut EXPY:
Springfield map

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4001 W Chestnut EXPY:
5, 10 & 15-min. drive times



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4001 W Chestnut EXPY:
Missouri map

