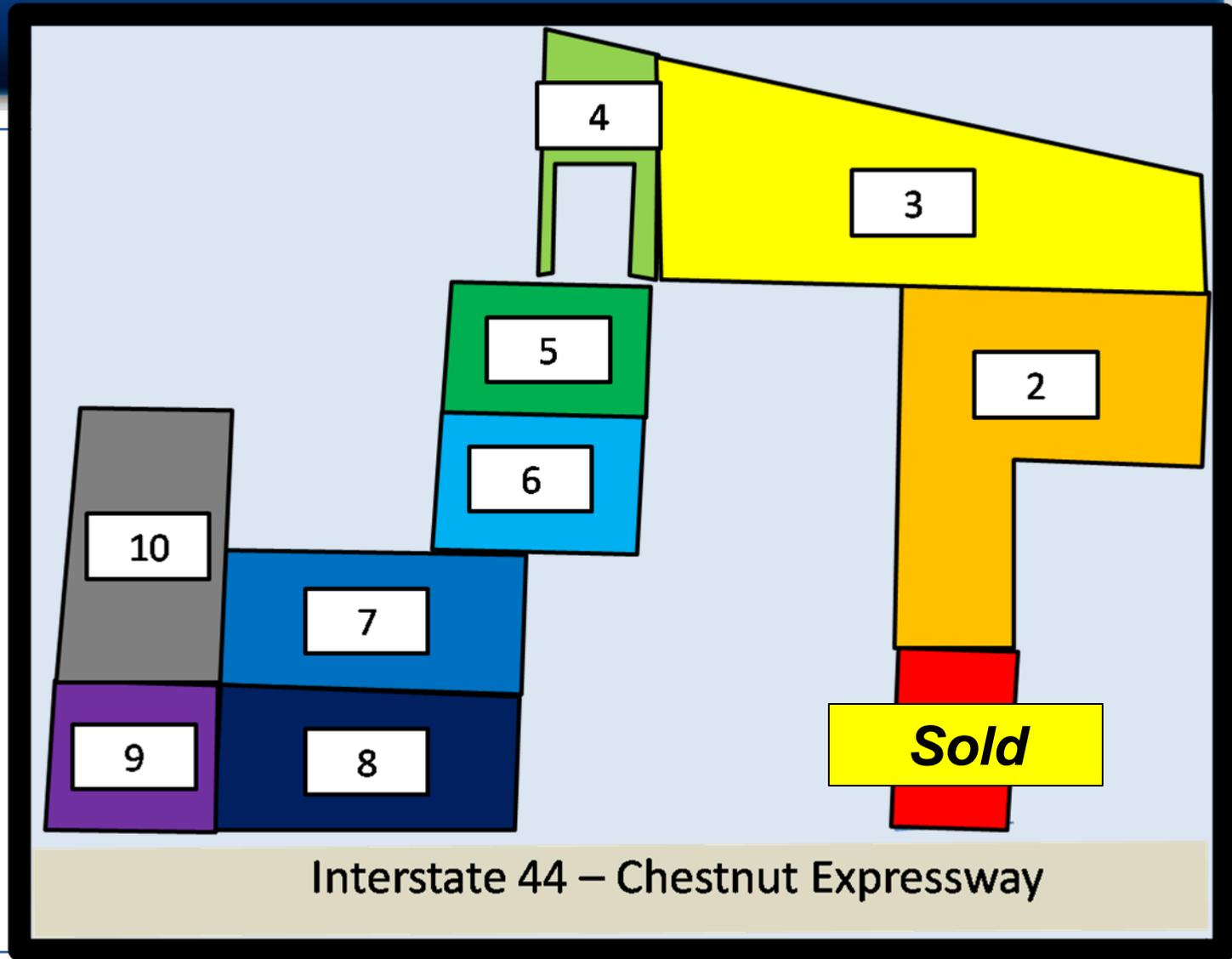
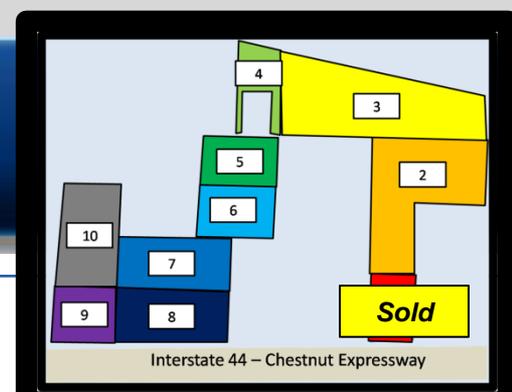


# Graphic enhanced site plan



# Offering summary



| Tract | Zoning                     | Acres | Est. SF   | \$ SF   | Price     | Lands of Missouri listing  |
|-------|----------------------------|-------|-----------|---------|-----------|--|
| 1     | HC <b>Sold</b>             | 2.59  | 112,820   | \$ 3.76 | 424,000   | <a href="http://www.landsofmissouri.com/listing/860320">www.landsofmissouri.com/listing/860320</a> |
| 2     | R-MD for 198 units         | 6.85  | 298,386   | \$ 2.51 | 750,000   | <a href="http://www.landsofmissouri.com/listing/860295">www.landsofmissouri.com/listing/860295</a> |
| 3     | PD 263 Zoned for 246 units | 13.71 | 597,208   | \$ 1.81 | 1,080,000 | <a href="http://www.landsofmissouri.com/listing/860296">www.landsofmissouri.com/listing/860296</a> |
| 4     | R-LD Zoned for 47 units    | 2.76  | 120,226   | \$ 1.71 | 206,000   | <a href="http://www.landsofmissouri.com/listing/860297">www.landsofmissouri.com/listing/860297</a> |
| 5     | R-TH 15 duplex lots        | 3.17  | 138,000   | \$ 2.88 | 397,500   | <a href="http://www.landsofmissouri.com/listing/860298">www.landsofmissouri.com/listing/860298</a> |
| 6     | R-MD                       | 1.61  | 70,132    | \$ 3.41 | 239,000   | <a href="http://www.landsofmissouri.com/listing/860299">www.landsofmissouri.com/listing/860299</a> |
| 7     | R-MD                       | 3.69  | 160,736   | \$ 1.95 | 314,000   | <a href="http://www.landsofmissouri.com/listing/860300">www.landsofmissouri.com/listing/860300</a> |
| 8     | HC                         | 3.80  | 165,528   | \$ 2.56 | 424,000   | <a href="http://www.landsofmissouri.com/listing/860301">www.landsofmissouri.com/listing/860301</a> |
| 9     | HC                         | 2.09  | 91,040    | \$ 3.59 | 327,000   | <a href="http://www.landsofmissouri.com/listing/860302">www.landsofmissouri.com/listing/860302</a> |
| 10    | GM                         | 5.04  | 219,542   | \$ 1.78 | 390,000   | <a href="http://www.landsofmissouri.com/listing/860303">www.landsofmissouri.com/listing/860303</a> |
| 11    | Tracts 2-3                 | 20.56 | 895,594   | \$ 2.04 | 1,830,000 | <a href="http://www.landsofmissouri.com/listing/860304">www.landsofmissouri.com/listing/860304</a> |
| 12    | Tracts 8-9                 | 5.89  | 256,568   | \$ 2.93 | 751,000   | <a href="http://www.landsofmissouri.com/listing/860305">www.landsofmissouri.com/listing/860305</a> |
| 14    | Tracts 2-10                | 42.72 | 1,860,883 | \$ 2.29 | 4,253,500 | <a href="http://www.landsofmissouri.com/listing/860306">www.landsofmissouri.com/listing/860306</a> |



SOUTHWEST PARTNERS

# Offering table

| Tract | Zoning                     | Acres | Est. SF   | \$ SF   | Price     | Lands of Missouri listing  |
|-------|----------------------------|-------|-----------|---------|-----------|--|
| 1     | <b>Sold</b>                | 2.59  | 112,820   | \$ 3.76 | 424,000   | <a href="http://www.landsofmissouri.com/listing/860320">www.landsofmissouri.com/listing/860320</a> |
| 2     | R-MD for 198 units         | 6.85  | 298,386   | \$ 2.51 | 750,000   | <a href="http://www.landsofmissouri.com/listing/860295">www.landsofmissouri.com/listing/860295</a> |
| 3     | PD 263 Zoned for 246 units | 13.71 | 597,208   | \$ 1.81 | 1,080,000 | <a href="http://www.landsofmissouri.com/listing/860296">www.landsofmissouri.com/listing/860296</a> |
| 4     | R-LD Zoned for 47 units    | 2.76  | 120,226   | \$ 1.71 | 206,000   | <a href="http://www.landsofmissouri.com/listing/860297">www.landsofmissouri.com/listing/860297</a> |
| 5     | R-TH 15 duplex lots        | 3.17  | 138,000   | \$ 2.88 | 397,500   | <a href="http://www.landsofmissouri.com/listing/860298">www.landsofmissouri.com/listing/860298</a> |
| 6     | R-MD                       | 1.61  | 70,132    | \$ 3.41 | 239,000   | <a href="http://www.landsofmissouri.com/listing/860299">www.landsofmissouri.com/listing/860299</a> |
| 7     | R-MD                       | 3.69  | 160,736   | \$ 1.95 | 314,000   | <a href="http://www.landsofmissouri.com/listing/860300">www.landsofmissouri.com/listing/860300</a> |
| 8     | HC                         | 3.80  | 165,528   | \$ 2.56 | 424,000   | <a href="http://www.landsofmissouri.com/listing/860301">www.landsofmissouri.com/listing/860301</a> |
| 9     | HC                         | 2.09  | 91,040    | \$ 3.59 | 327,000   | <a href="http://www.landsofmissouri.com/listing/860302">www.landsofmissouri.com/listing/860302</a> |
| 10    | GM                         | 5.04  | 219,542   | \$ 1.78 | 390,000   | <a href="http://www.landsofmissouri.com/listing/860303">www.landsofmissouri.com/listing/860303</a> |
| 11    | Tracts 2-3                 | 20.56 | 895,594   | \$ 2.04 | 1,830,000 | <a href="http://www.landsofmissouri.com/listing/860304">www.landsofmissouri.com/listing/860304</a> |
| 12    | Tracts 8-9                 | 5.89  | 256,568   | \$ 2.93 | 751,000   | <a href="http://www.landsofmissouri.com/listing/860305">www.landsofmissouri.com/listing/860305</a> |
| 14    | Tracts 2-10                | 42.72 | 1,860,883 | \$ 2.29 | 4,253,500 | <a href="http://www.landsofmissouri.com/listing/860306">www.landsofmissouri.com/listing/860306</a> |



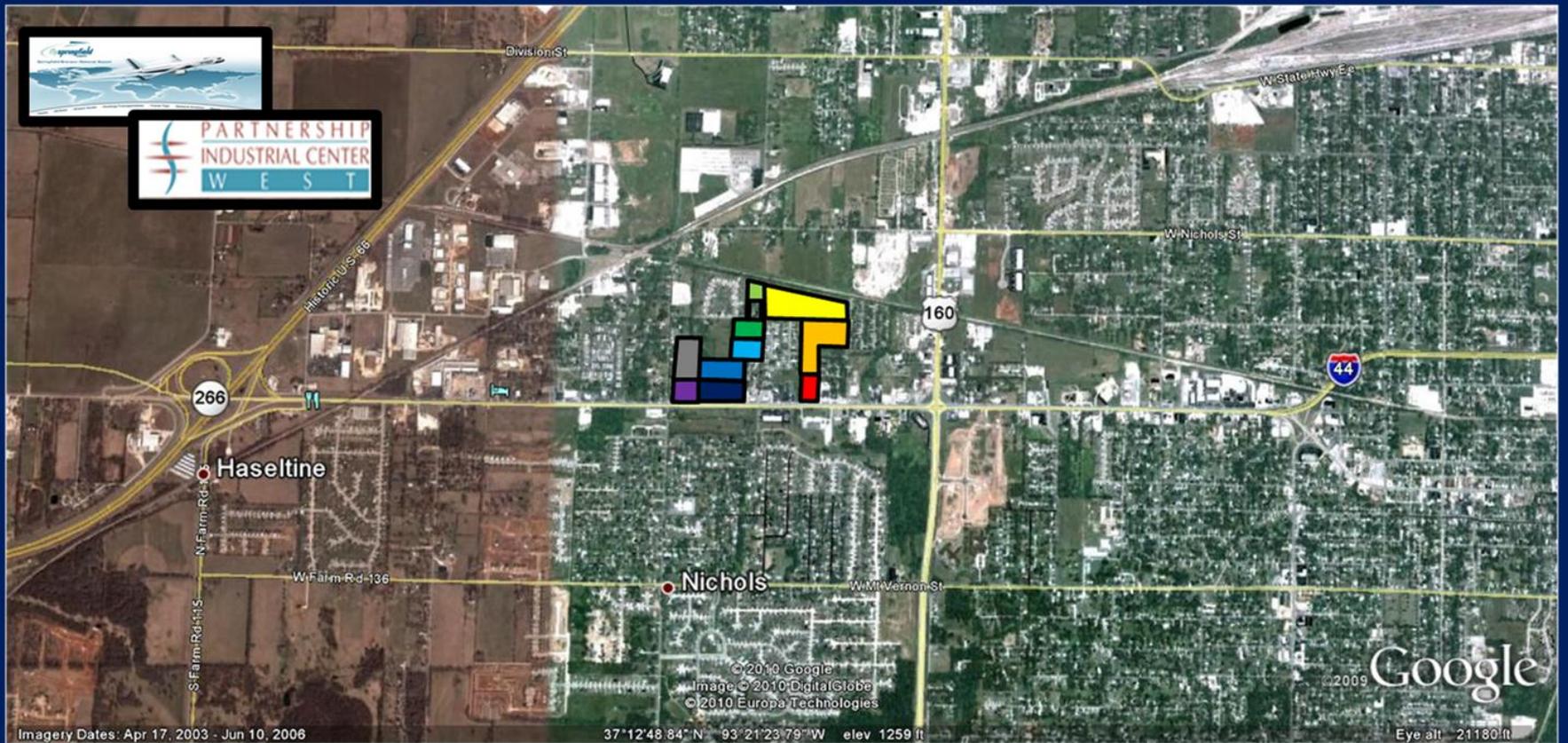
SOUTHWEST PARTNERS

# Satellite hybrid with Points of interest



SOUTHWEST PARTNERS

# Satellite Immediate area



# Map close up



# Satellite close-up



**Sold**



**COLDWELL  
BANKER  
COMMERCIAL**

SOUTHWEST PARTNERS

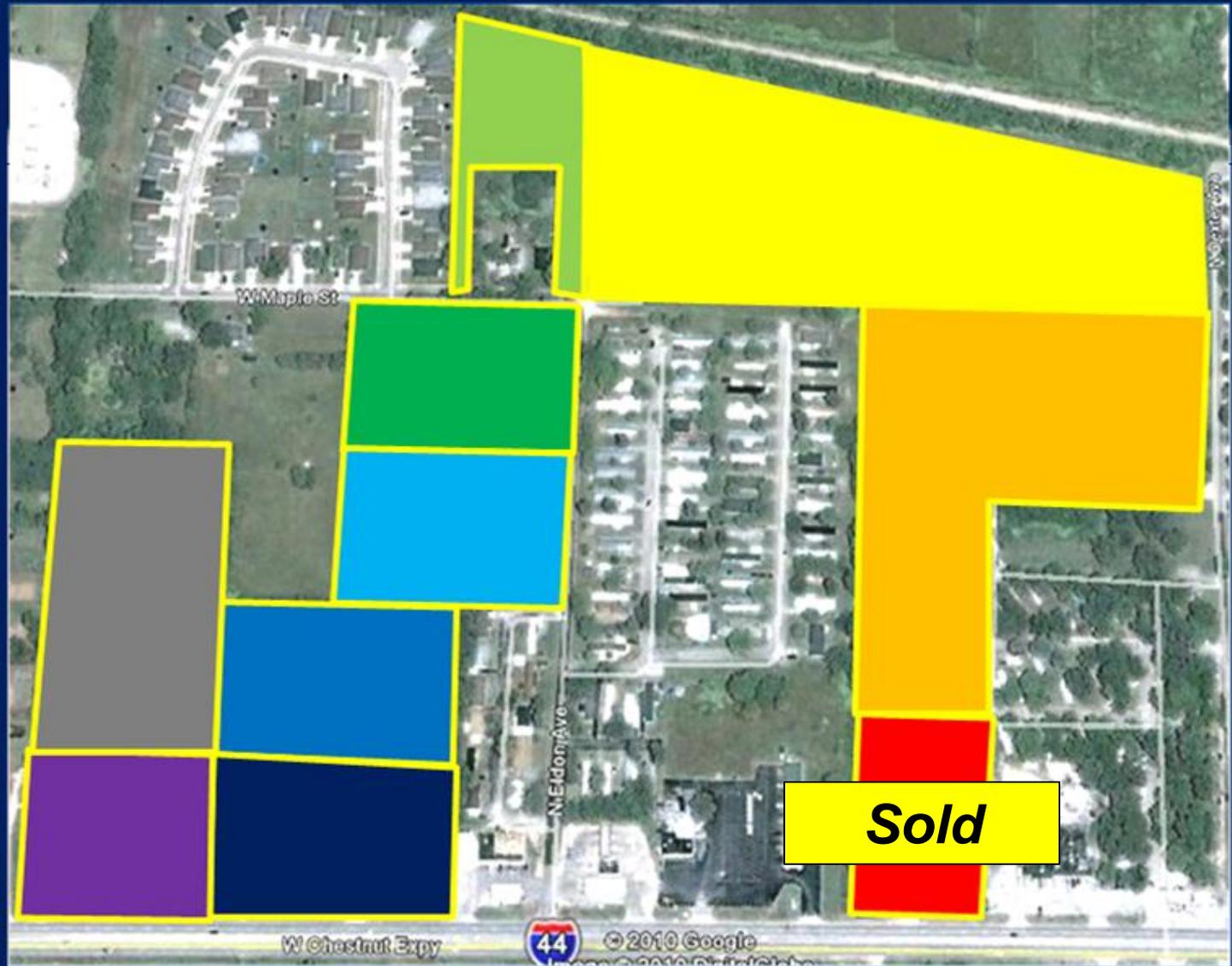
# Local destination distances

| Location                                       | Miles |
|--|-------|
| Chestnut Expressway @ I 44                     | 1.4   |
| I 44 @ US 160 North                            | 2.7   |
| Partnership Industrial Center West             | 2.8   |
| Springfield-Branson National Airport (KSGF)    | 3.2   |
| Downtown Springfield                           | 3.6   |
| I 44 @ James River Freeway                     | 4.9   |
| Chestnut Expressway @ US 65                    | 7.4   |
| Willard  | 9.0   |
| James River Freeway & Campbell Street (US 160) | 9.0   |
| I 44 @ US 65 North                             | 9.8   |
| Republic                                       | 11.7  |
| US 60 & US 65                                  | 13.0  |
| Nixa   | 16.0  |

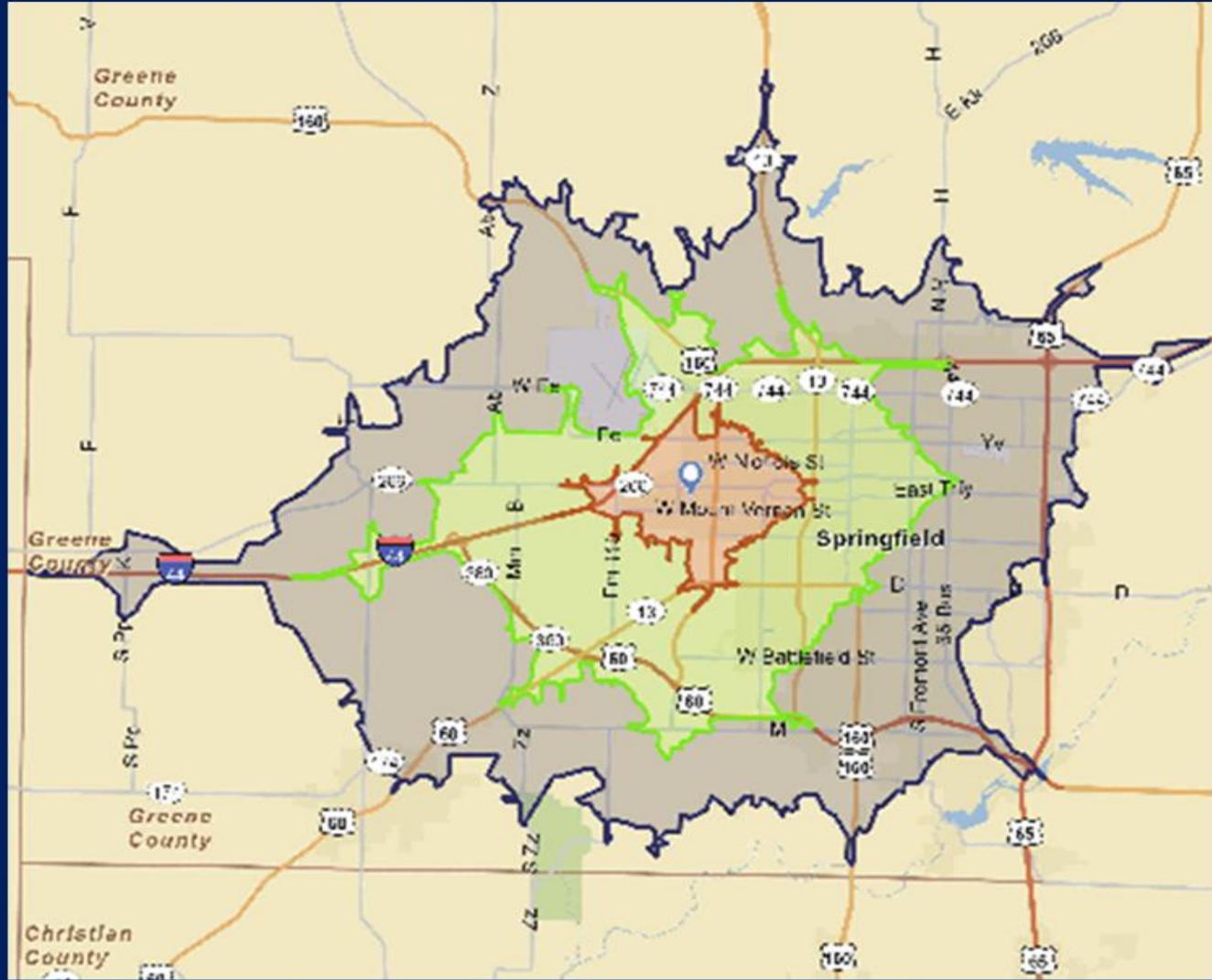


SOUTHWEST PARTNERS

# Satellite hybrid



# 5, 10 & 15-min. drive-time map



SOUTHWEST PARTNERS

# Regional map



# County, State & US

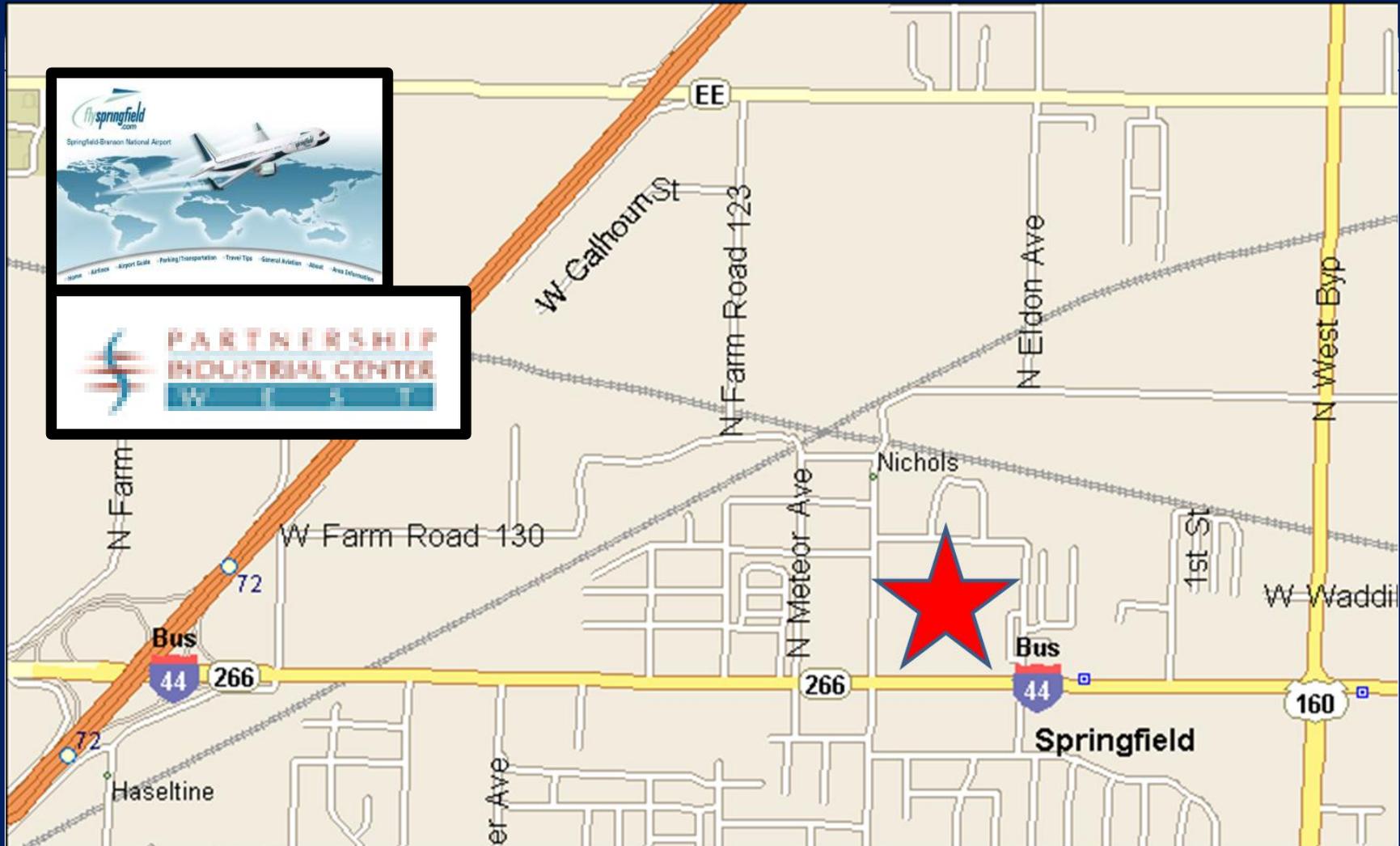


*Wikipedia maps*



SOUTHWEST PARTNERS

# Map close up



SOUTHWEST PARTNERS

## Regional destination distances

| Location           | Miles |
|--------------------|-------|
| Branson, MO        | 48.1  |
| Joplin, MO         | 70.8  |
| Jefferson City, MO | 141.0 |
| Fayetteville, AR   | 144.0 |
| Columbia, MO       | 172.0 |
| Kansas City, KS    | 192.0 |
| Tulsa, OK          | 198.0 |
| St. Louis, MO      | 219.0 |
| Little Rock, AR    | 219.0 |
| St. Joseph, MO     | 223.0 |
| Wichita, KS        | 251.0 |
| Cape Girardeau, MO | 283.0 |

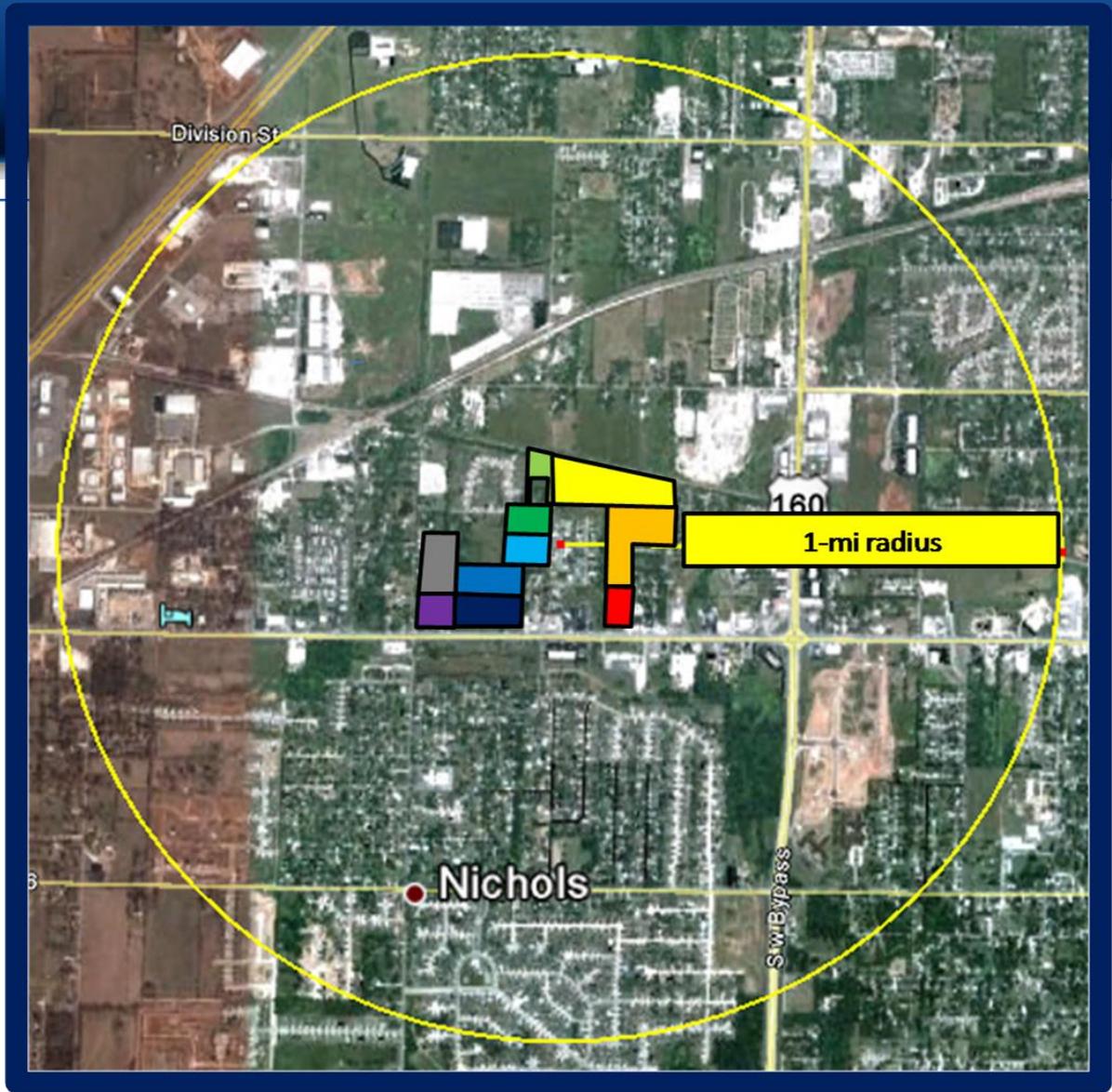


SOUTHWEST PARTNERS

# Map metro area

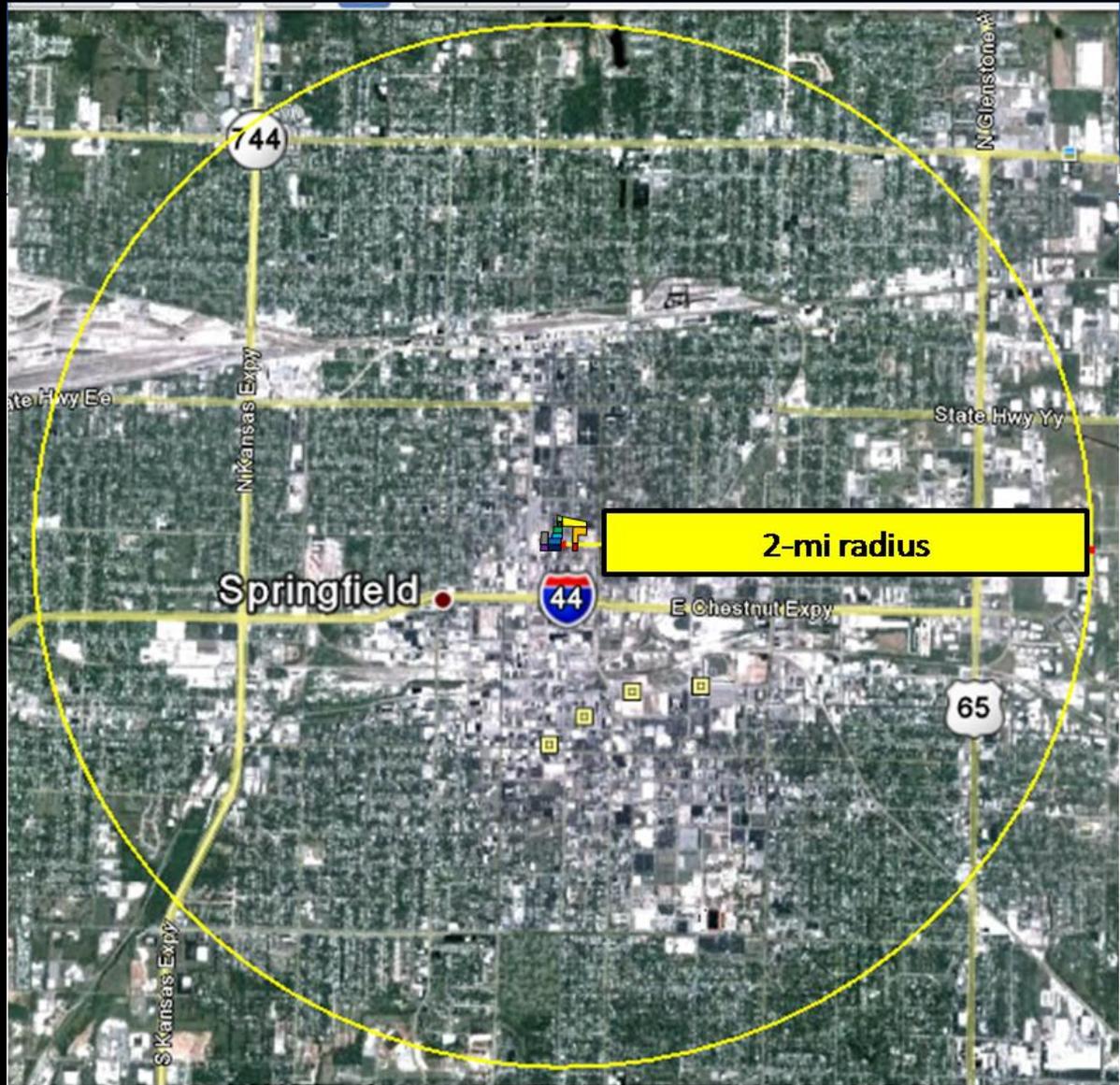


# Satellite 1-mi. radius



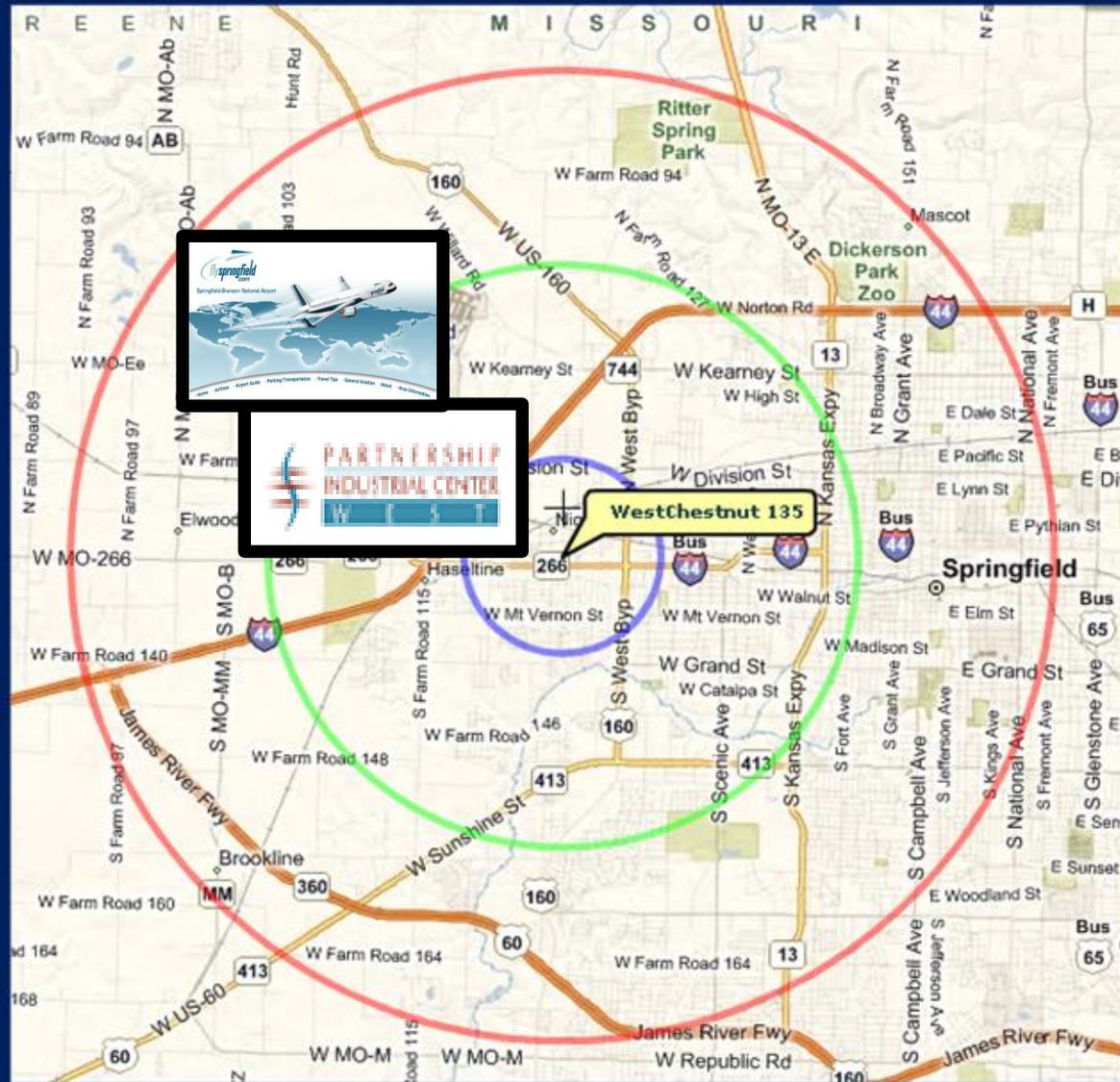
SOUTHWEST PARTNERS

# Satellite 2-mi. radius



SOUTHWEST PARTNERS

# 1, 3 & 5-mi. radius map



WestChestnut 135



SOUTHWEST PARTNERS

© 2011 Coldwell Banker Real Estate LLC. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate LLC.  
© 2011 Alexander Tiffany Southwest, LLC. All content is copyrighted. The Coldwell Banker Commercial Southwest Partners® is a registered trademark licensed to Alexander Tiffany Southwest, LLC. Alexander Tiffany Southwest, LLC is an Alexander Tiffany, LLC and Alexander Holdings, LLC affiliate.

**Offering  
# 1**

# 1. Zoned HC.  
2.59 acres (112,820 est. SF).  
\$424,000 or \$3.76 SF.  
Detention in for street only.

**Sold**

Interstate 44 – Chestnut Expressway



SOUTHWEST PARTNERS

# Offering # 2

# 2. Zoned R-MD for 198 units.  
6.85 acres (298,386 est. SF).  
\$750,000 or \$2.52 SF.

**Sold**

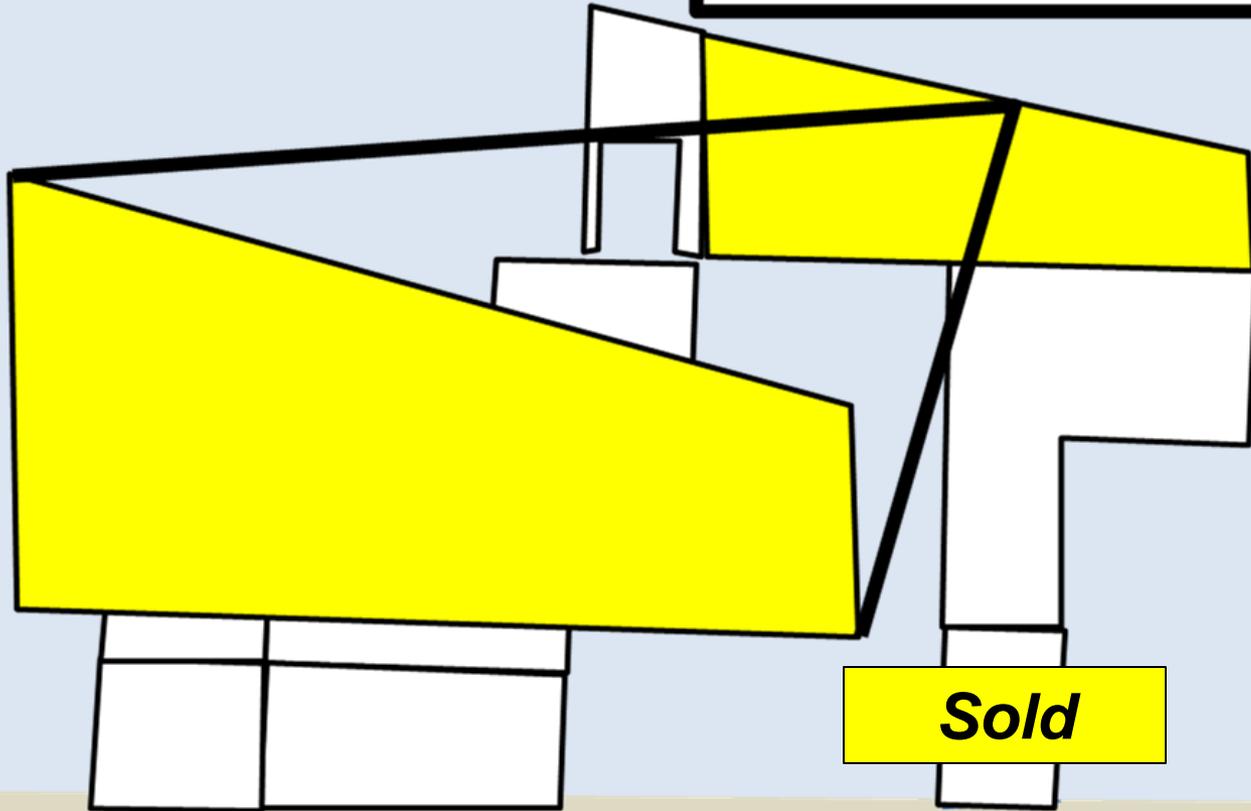
Interstate 44 – Chestnut Expressway



SOUTHWEST PARTNERS

**Offering  
# 3**

# 3. Zoned PD 263 for 246 units.  
13.71 acres (597,208 est. SF).  
\$1,080,000 or \$1.81 SF.



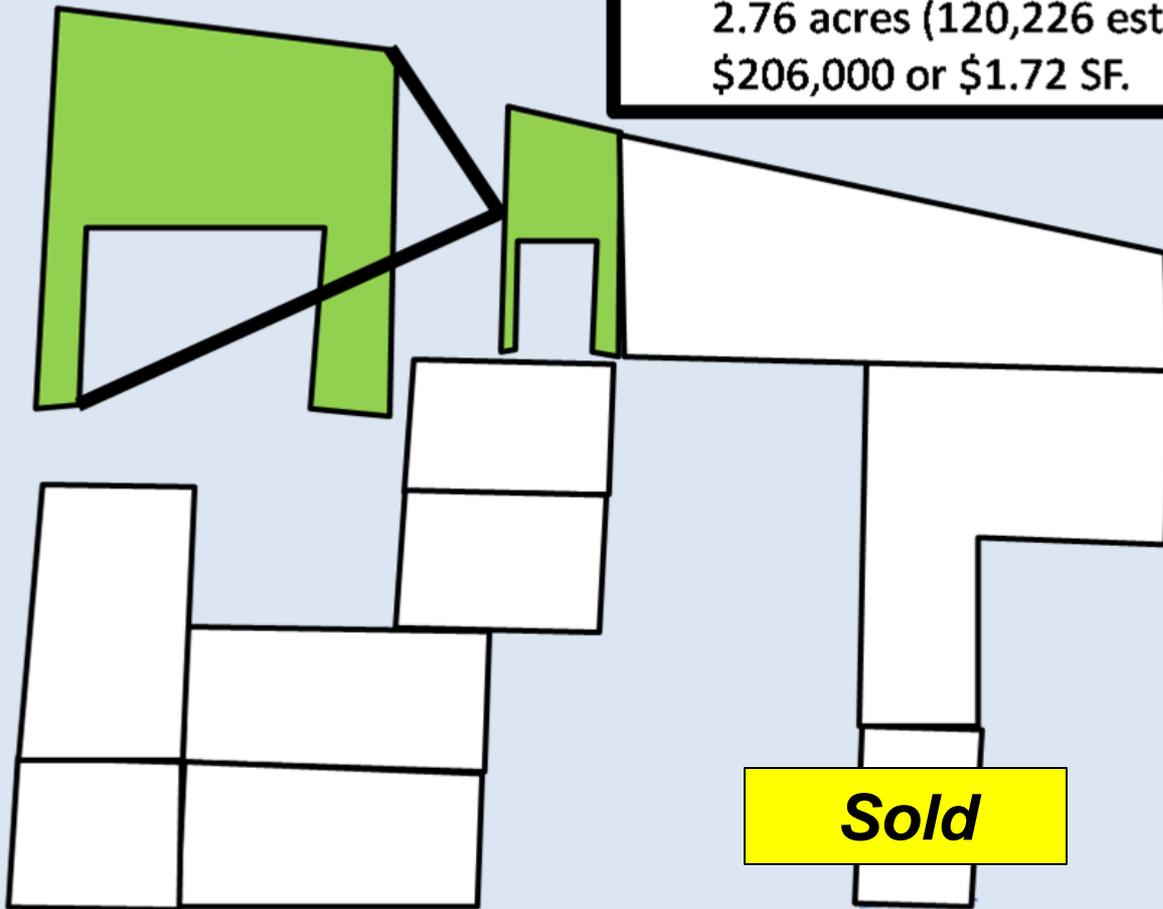
**Interstate 44 – Chestnut Expressway**



**SOUTHWEST PARTNERS**

# Offering # 4

# 4. Zoned R-LD for 47 units.  
2.76 acres (120,226 est. SF).  
\$206,000 or \$1.72 SF.

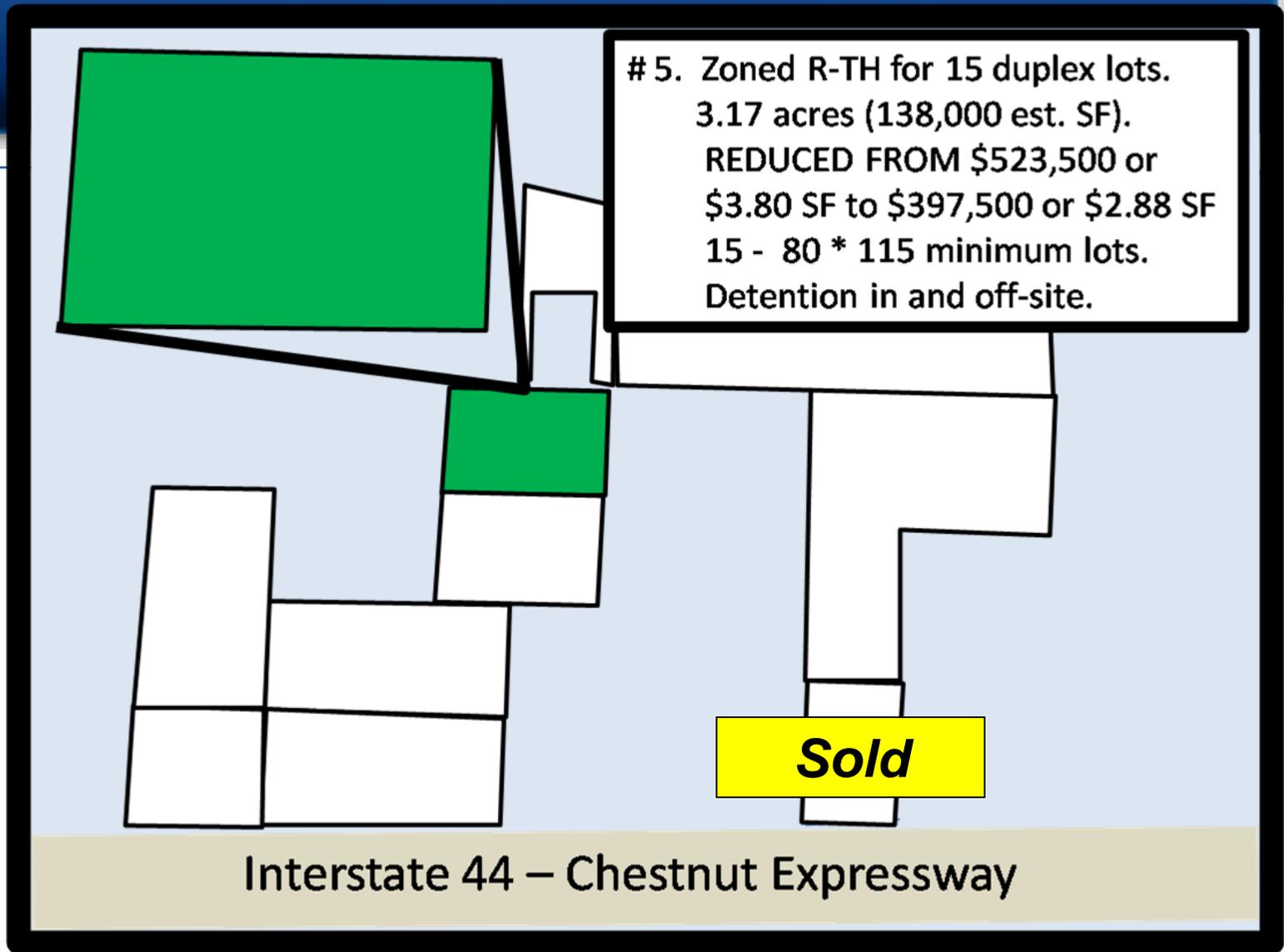


Interstate 44 – Chestnut Expressway



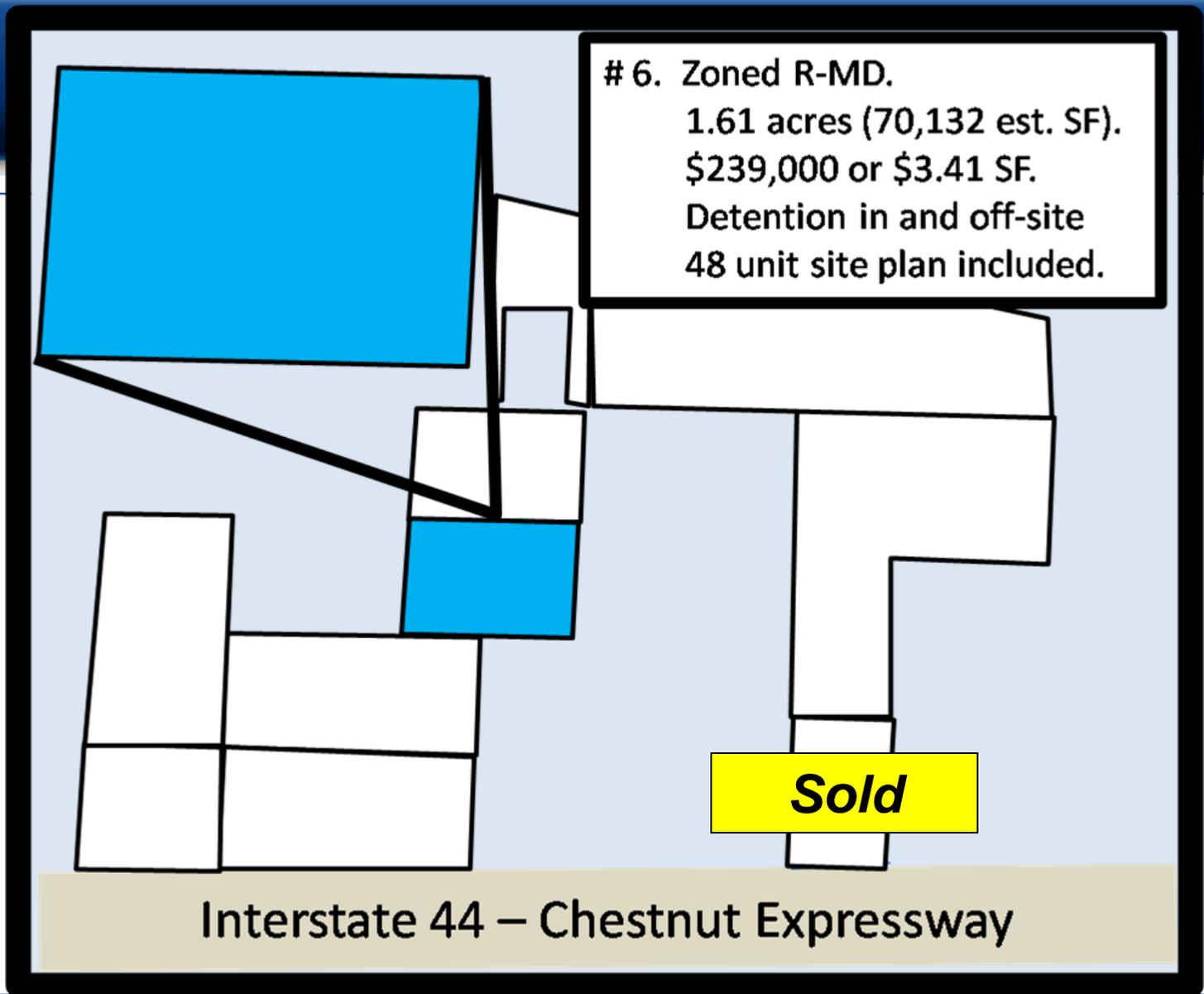
SOUTHWEST PARTNERS

# Offering # 5

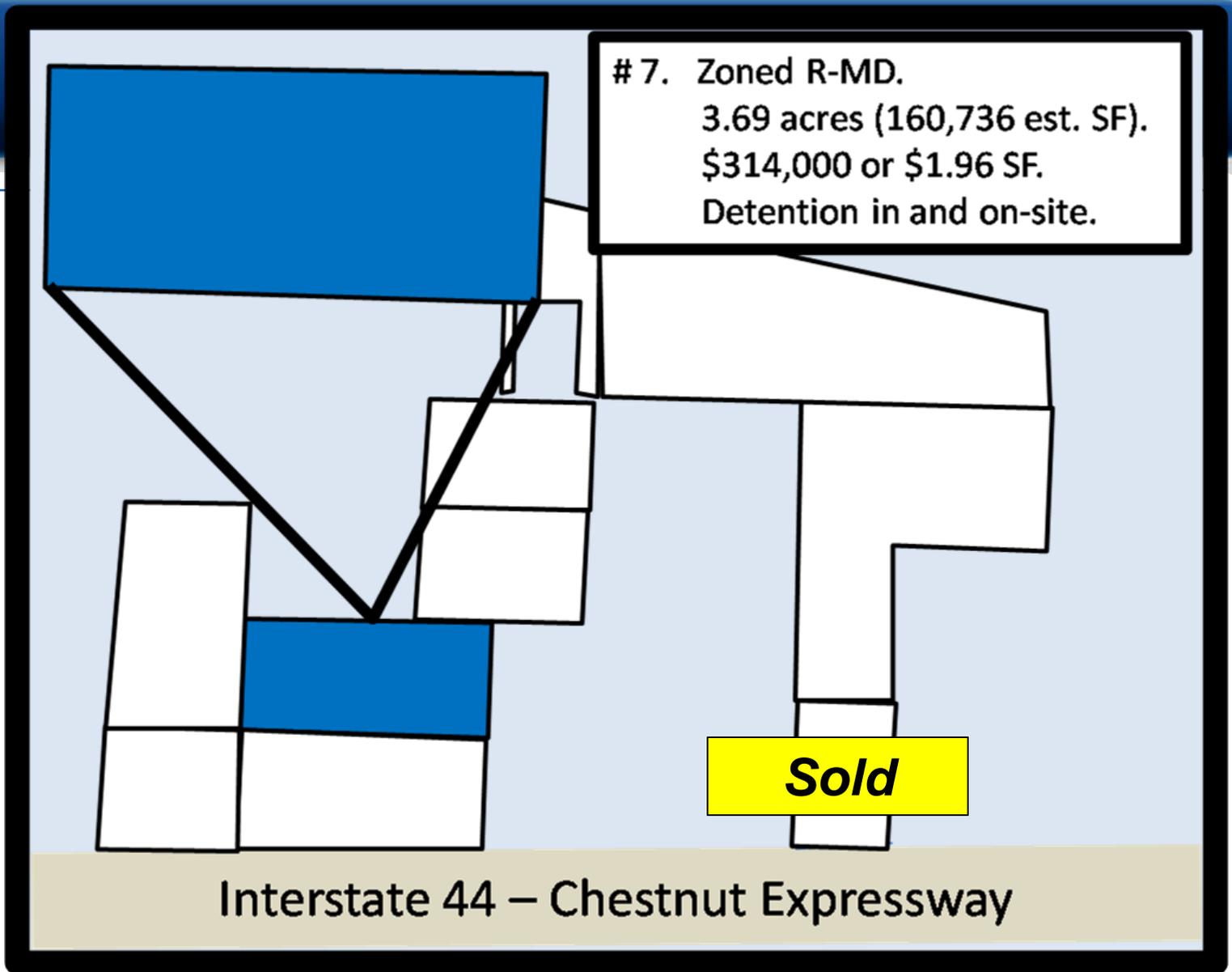


SOUTHWEST PARTNERS

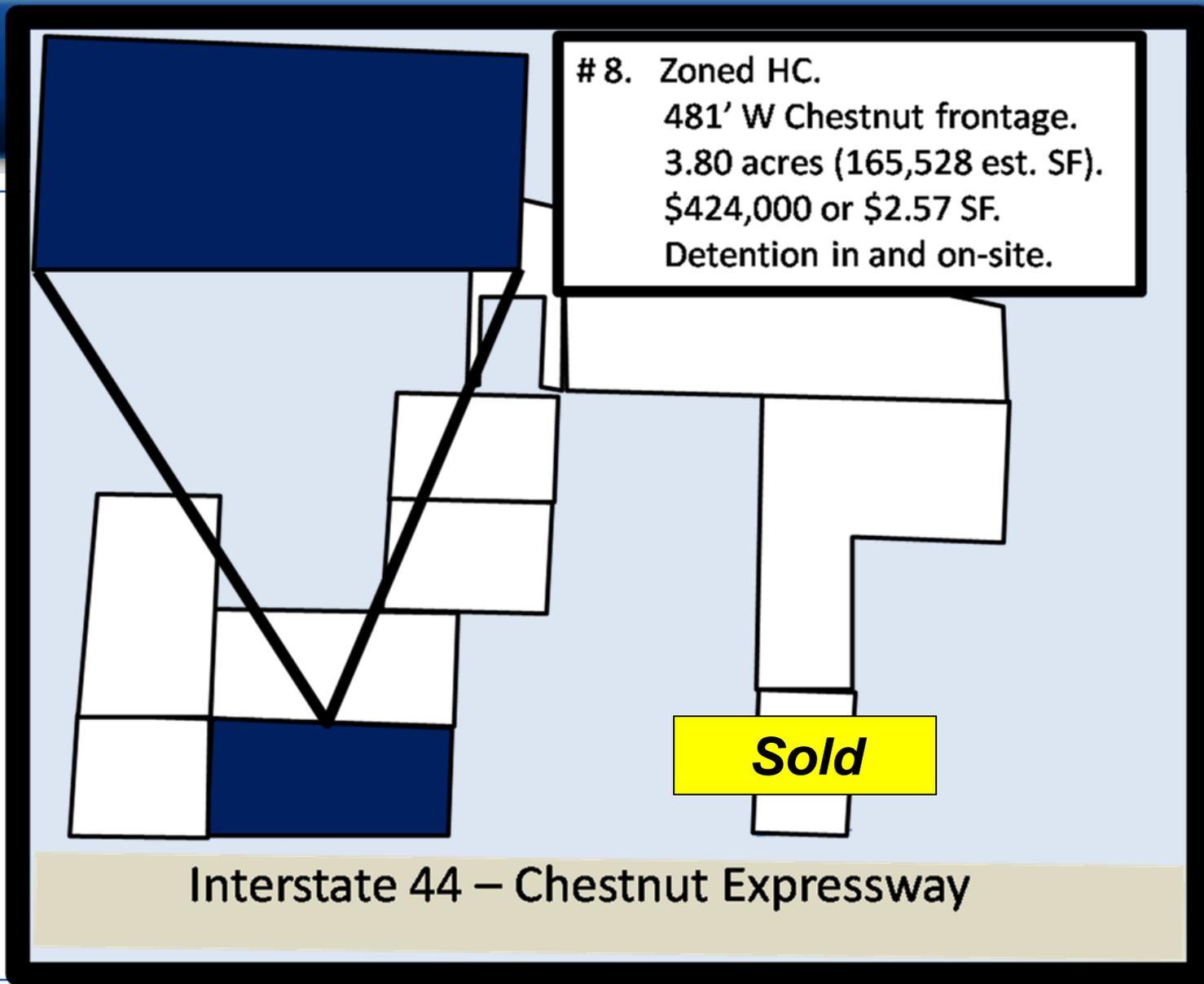
**Offering  
# 6**



# Offering # 7

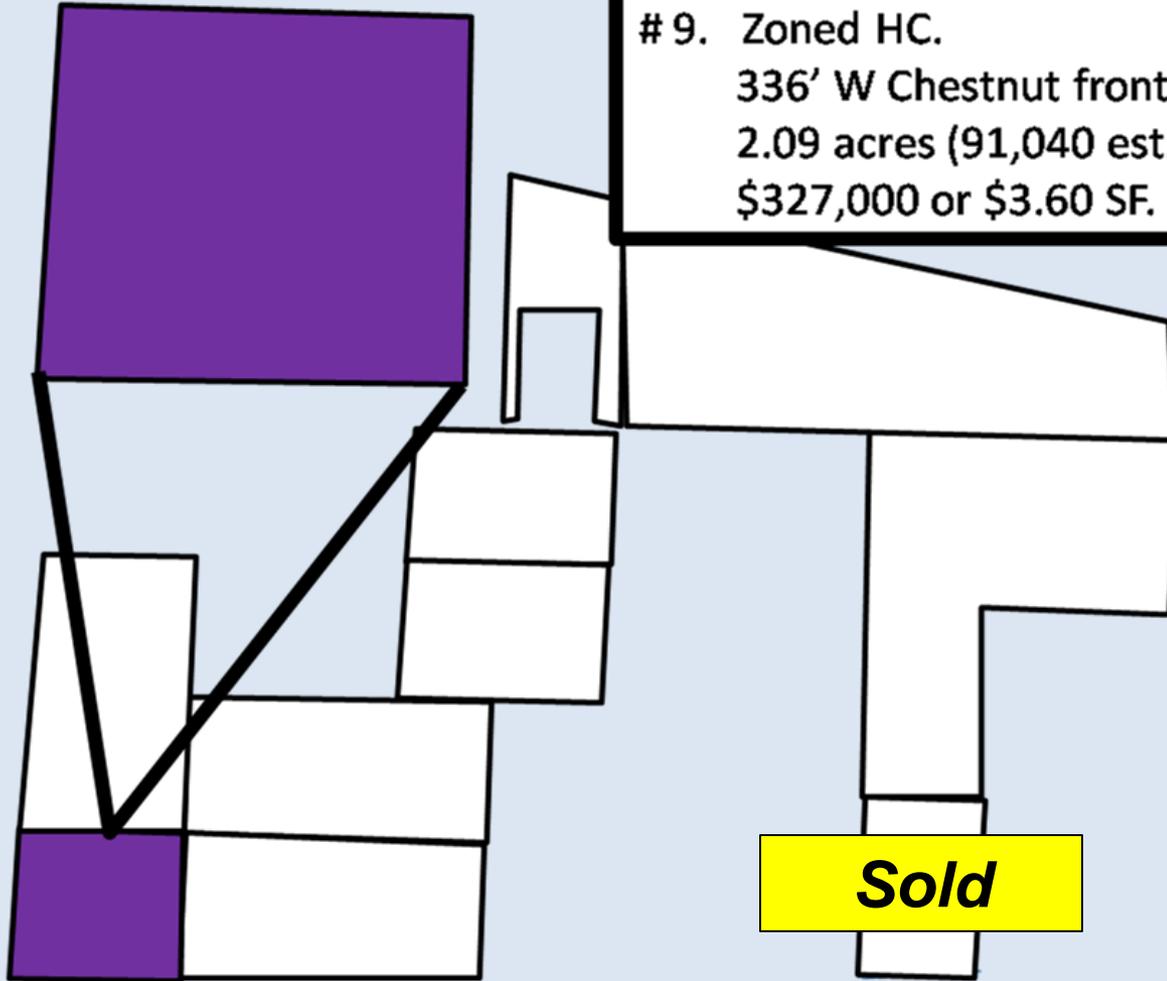


# Offering # 8



# Offering # 9

# 9. Zoned HC.  
336' W Chestnut frontage.  
2.09 acres (91,040 est. SF).  
\$327,000 or \$3.60 SF.

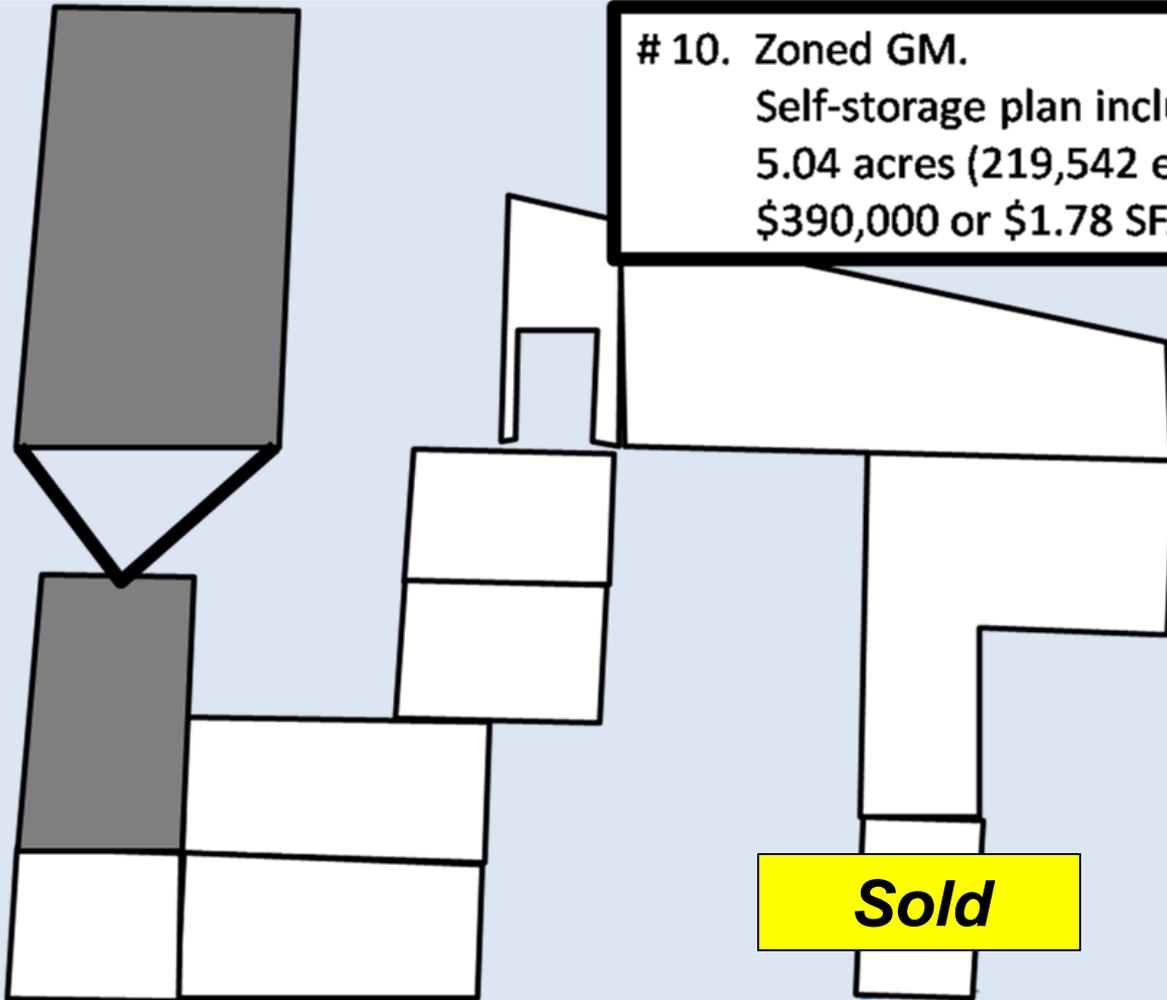


Interstate 44 – Chestnut Expressway



SOUTHWEST PARTNERS

**Offering  
# 10**



# 10. Zoned GM.  
Self-storage plan included.  
5.04 acres (219,542 est. SF).  
\$390,000 or \$1.78 SF.

**Sold**

Interstate 44 – Chestnut Expressway



SOUTHWEST PARTNERS

# Offering # 11

# 11. Zoned R-MD and PD.  
444 units.  
20.56 ac. (895,593 est. SF).  
\$1,830,000 or \$2.04 SF.

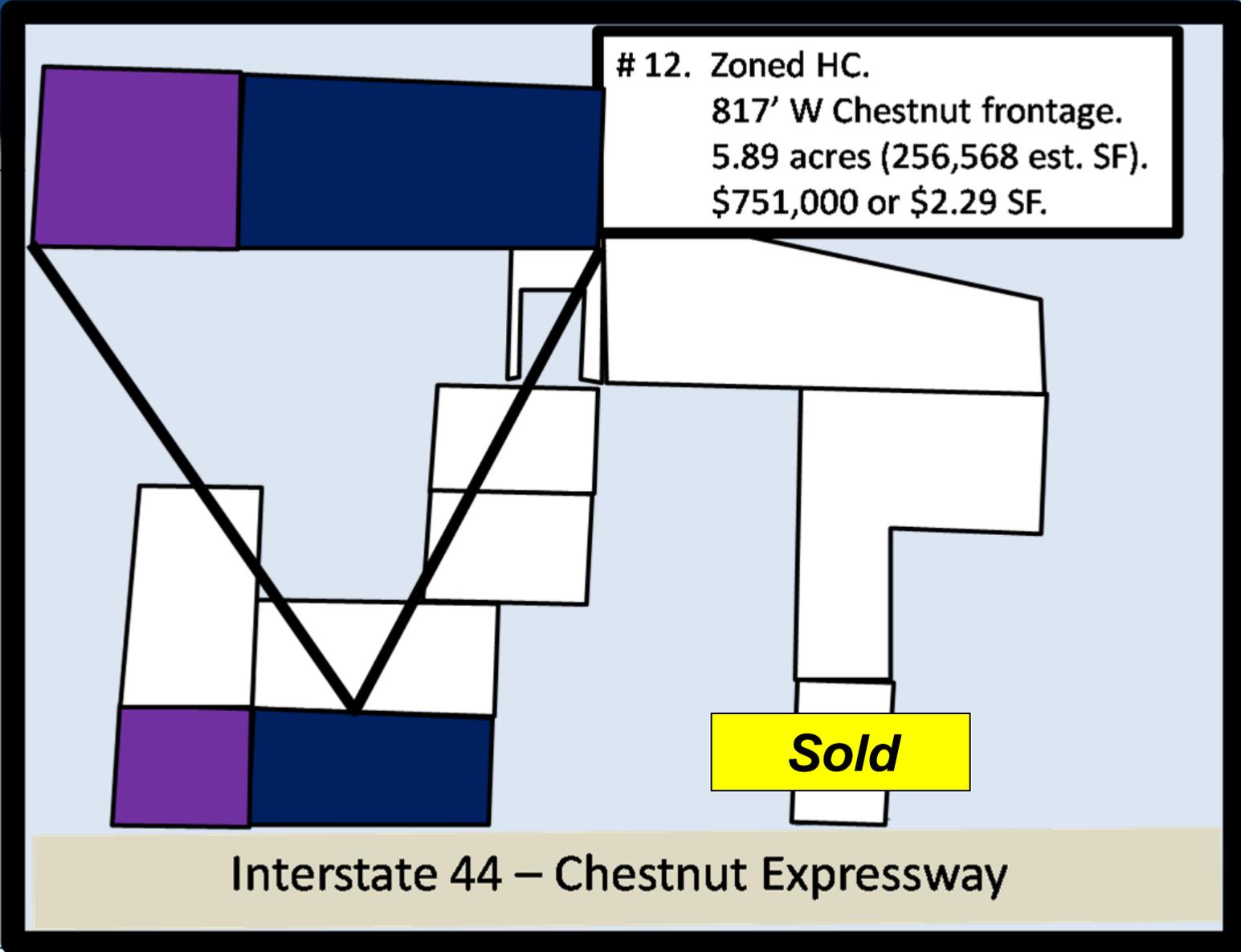
**Sold**

Interstate 44 – Chestnut Expressway



SOUTHWEST PARTNERS

**Offering  
# 12**

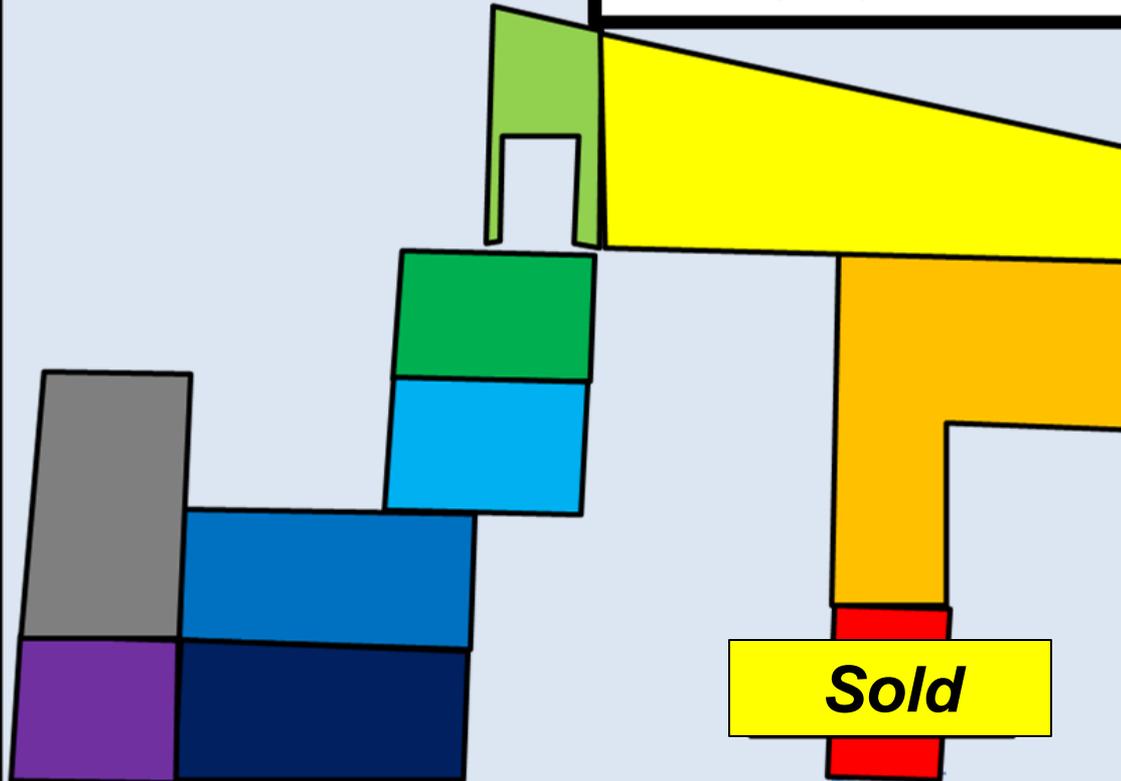


SOUTHWEST PARTNERS

© 2011 Coldwell Banker Real Estate LLC. Coldwell Banker Commercial® is a registered trademark licensed to Coldwell Banker Real Estate LLC.  
© 2011 Alexander Tiffany Southwest, LLC. All content is copyrighted. The Coldwell Banker Commercial Southwest Partners® is a registered trademark licensed to Alexander Tiffany Southwest, LLC. Alexander Tiffany Southwest, LLC is an Alexander Tiffany, LLC and Alexander Holdings, LLC affiliate.

**Offering**  
**# 14**

# 14. 9 remaining tracts .  
817' W Chestnut frontage.  
42.72 acres.  
\$4,253,500 or \$2.29 SF.



Interstate 44 – Chestnut Expressway

