

# CHESTNUT PARK ON I44B IN SPRINGFIELD, MO

## AVAILABLE TRACTS

- (1) **Tract #1. SOLD.**
- (2) **Tract # 2. 3902 West Chestnut Expressway.**  
Zoned Medium-Density Multi-Family Residential District (R-MD) for 198 units  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=154](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154)  
6.85 acres (298,386 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642321.html>  
\$750,000 or \$2.52 SF.
- (3) **Tract # 3. 3903 West Chestnut Expressway.**  
Zoned Planned Development District (PD) for 246 units.  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=209](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=209)  
13.71 acres (597,208 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642323.html>  
\$1,080,000 or \$1.81 SF.
- (4) **Tract # 4. 3904 West Chestnut Expressway.**  
Zoned Low-Density Multi-Family Residential District (R-LD) for 47 units.  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=148](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=148)  
2.76 acres (120,226 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642324.html>  
\$206,000 or \$1.72 SF.
- (5) **Tract # 5. 3905 West Chestnut Expressway.**  
Zoned Residential Townhouse District (R-TH) for 15 duplex lots.  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=142](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=142)  
3.17 acres (138,000 est. SF). Fifteen 80 \* 115 minimum lots.  
Detention in on-site and off-site.  
Listing: <http://www.cbcworldwide.com/cbclistings/4642315.html>  
\$523,500 or \$3.80 SF.
- (6) **Tract # 6. 3906 West Chestnut Expressway.**  
Zoned Medium-Density Multi-Family Residential District (R-MD).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=154](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154)  
1.61 acres (70,132 est. SF). Site plan for 48 units included in sale.  
Detention in on-site and off-site.  
Listing: <http://www.cbcworldwide.com/cbclistings/4642316.html>  
\$239,000 or \$3.41 SF.
- (7) **Tract # 7. 3907 West Chestnut Expressway.**  
Zoned Medium-Density Multi-Family Residential District (R-MD).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=154](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=154)

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3.69 acres (160,736 est. SF).

Detention in on-site and off-site.

Listing: <http://www.cbcworldwide.com/cbclistings/4642317.html>

\$314,000 or \$1.96 SF.

- (8) **Tract # 8.** 3908 West Chestnut Expressway.  
Zoned Highway Commercial (HC).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=240](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=240).  
481' W Chestnut frontage. 3.80 acres (165,528 est. SF).  
Detention in on-site and off-site.  
Listing: <http://www.cbcworldwide.com/cbclistings/4642318.html>  
\$424,000 or \$2.57 SF.
- (9) **Tract # 9.** 3909 West Chestnut Expressway.  
Zoned Highway Commercial (HC).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=240](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=240)  
336' W Chestnut frontage. 2.09 acres (91,040 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642325.html>  
\$327,000 or \$3.60 SF.
- (10) **Tract # 10.** 3910 West Chestnut Expressway.  
Zoned General Manufacturing (GM).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=282](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=282)  
Preliminary self-storage plan included. 5.04 acres (219,542 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642326.html>  
\$390,000 or \$1.78 SF.
- (11) **Tract # 11.** 3911 West Chestnut Expressway.  
# 2 & # 3. Multiple zoning.  
20.56 acres (895,593 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642327.html>  
\$1,830,000 or \$2.04 SF.
- (12) **Tract # 12.** 3912 West Chestnut Expressway.  
# 8 & # 9. Zoned Highway Commercial (HC).  
[http://www.springfieldmo.gov/zoning/pdfs/ZO\\_100710.pdf#page=240](http://www.springfieldmo.gov/zoning/pdfs/ZO_100710.pdf#page=240)  
817' W Chestnut frontage. 5.89 acres (256,568 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642323.html>  
\$751,000 or \$2.29 SF.
- (13) **Tract # 14.** 3914 West Chestnut Expressway.  
Entire offering. Multiple zoning.  
42.72 acres (1,860,798 est. SF).  
Listing: <http://www.cbcworldwide.com/cbclistings/4642329.html>  
\$4,253,500 or \$2.29 SF.

## **CHESTNUT PARK ON I44B IN SPRINGFIELD, MO**

(14) **In City limits?** Yes.

(15) **School district.** Willard R-II Independent School District.

### **DISCLOSURES & COPYRIGHTS**

Coldwell Banker Commercial Vanguard in Springfield, Missouri has been retained as the exclusive advisor for the sale of Chestnut Park on I44B inside the loop in the Springfield City Limits. Coldwell Banker Commercial Southwest Partners through a collaborative brokerage agreement with Coldwell Banker Commercial Vanguard is managing this listing.

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