

KAY POINTE DEVELOPMENT

Prime mixed-use commercial development opportunity.

KAY POINTE
SPRINGFIELD, MO



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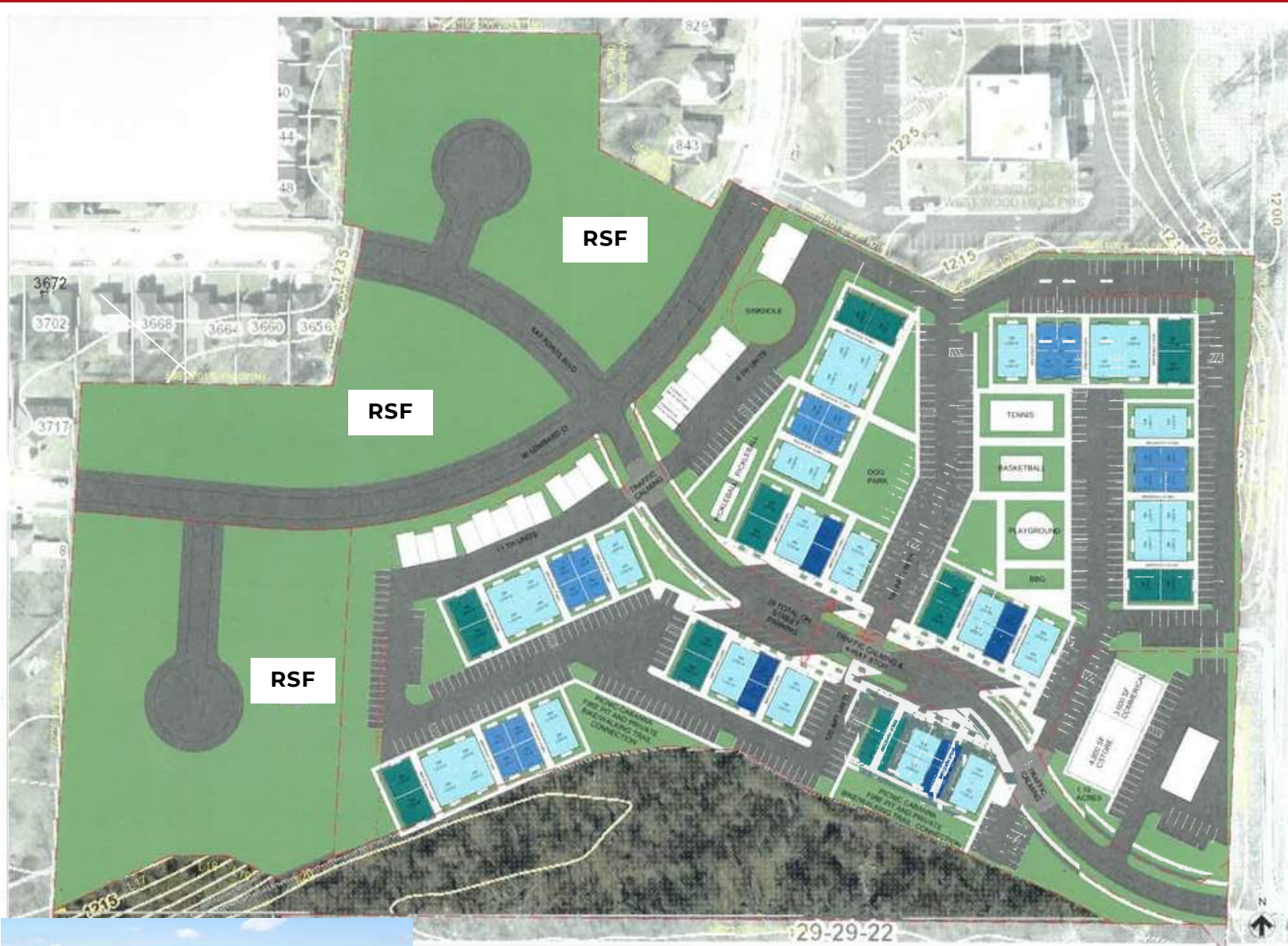
KAY POINTE DEVELOPMENT OVERVIEW



HIGH-TRAFFIC LOCATION | ZONED RETAIL WITH CONDITIONAL OVERLAY | IDEAL FOR MULTI-FAMILY & COMMERCIAL DEVELOPMENT

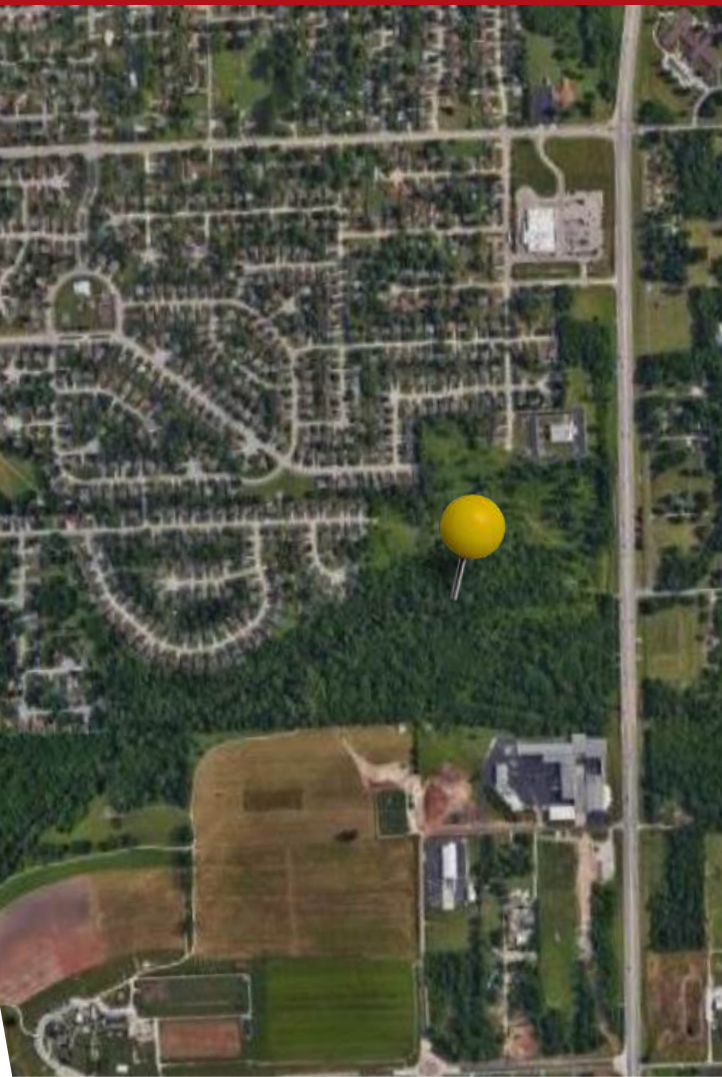
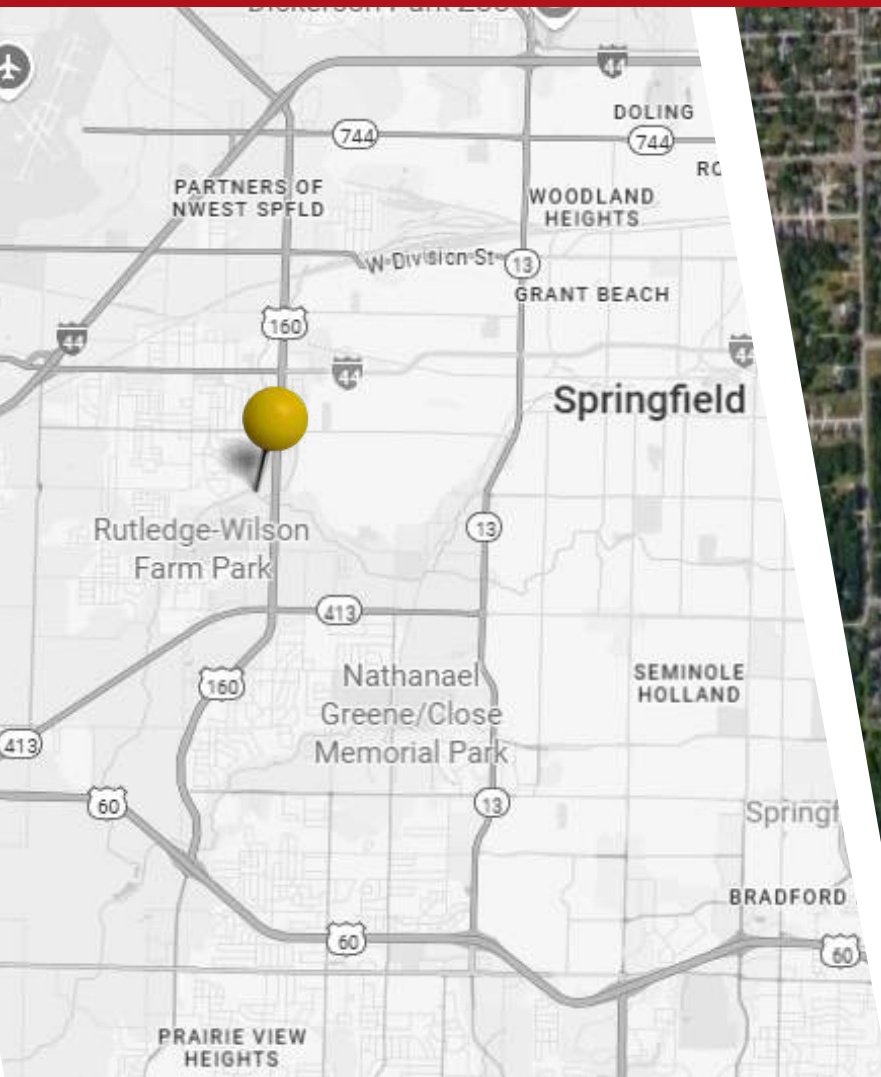
Featuring 352 approved apartment units, up to 40 townhomes or duplexes, 35 residential lots, and a high-visibility front retail pad—ideal for a convenience store—at a signalized intersection near the new Target. Zoned retail with a conditional overlay, this property offers strong traffic exposure and a strategic location for residential and commercial growth.

KAY POINTE OPPORTUNITY



- **352 Apartment Units**
- **35 Residential Lots**
- **20 Townhomes or 40 Duplexes/Townhomes**
- 29.2 Acres (Two Parcels)
- Parcel ID 1320401382 is 25.1 acres
- Parcel ID 1329102001 is 4.1 acres
- Zoned Retail With Conditional Overlay
- Lighted Intersection
- Front Commercial Lot For Retail or a Convenience Store

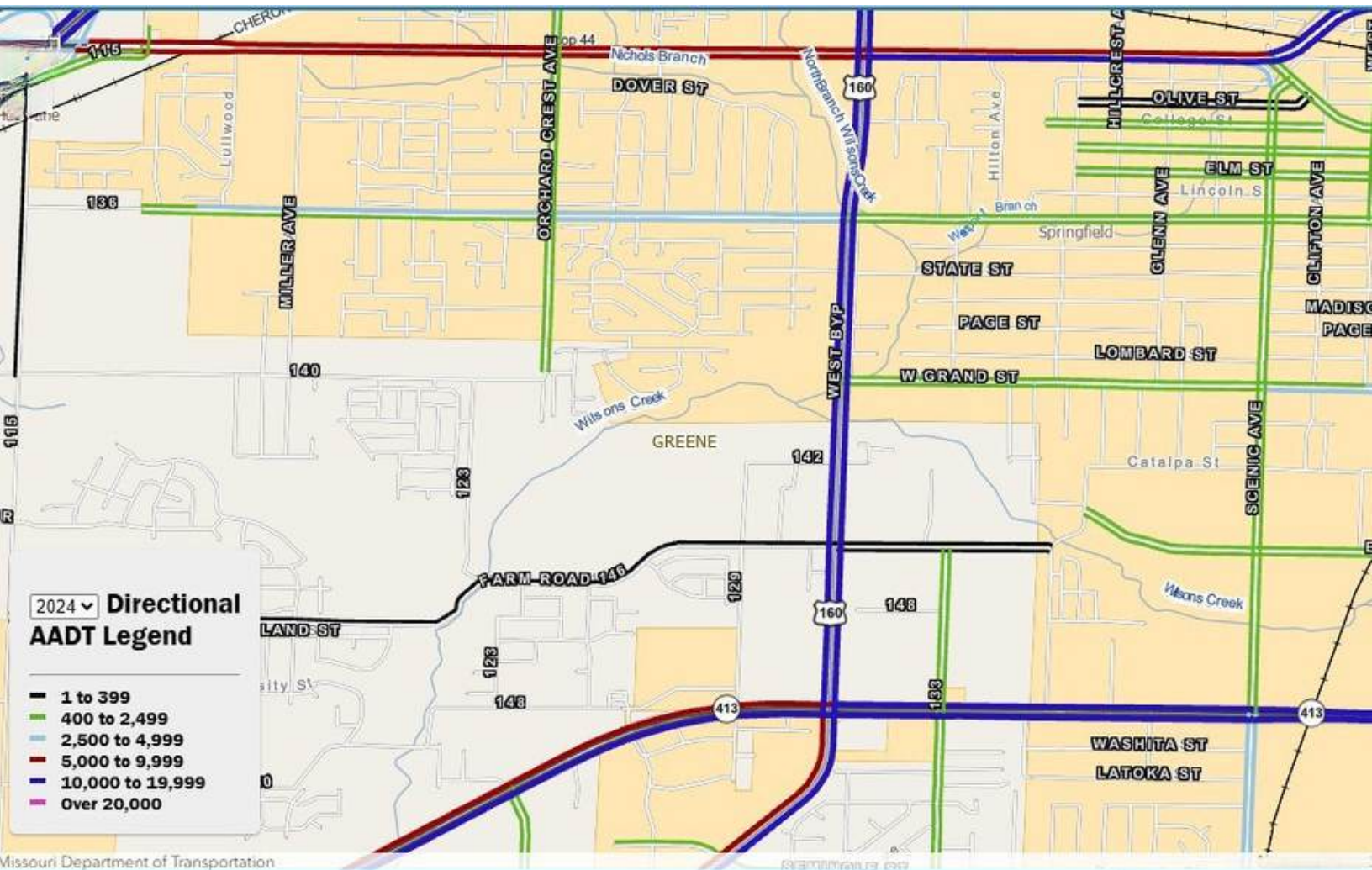
PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Zoned Retail With Conditional Overlay
- 352 Apartment Units
- 35 Residential Lots
- 20 Townhomes/40 Duplexes
- Lighted Intersection
- Front Commercial Lot For Retail / Convenience Store

TRAFFIC COUNT



TRAFFIC COUNT: APPROX. 20,000+ VEHICLES PER DAY

Located directly off West Bypass (Hwy 160), this two-parcel site sits in one of Springfield's most active and rapidly developing corridors. With excellent visibility and proximity to national retailers, this location is primed for commercial and residential synergy.

KAY POINTE DEVELOPMENT OVERVIEW



DEVELOPMENT OVERVIEW

This two-parcel site is ideally suited for a developer seeking a high-potential investment in Springfield's expanding retail and residential sector.

With zoning already in place, including a conditional overlay, the property allows for a dynamic blend of commercial and residential use.

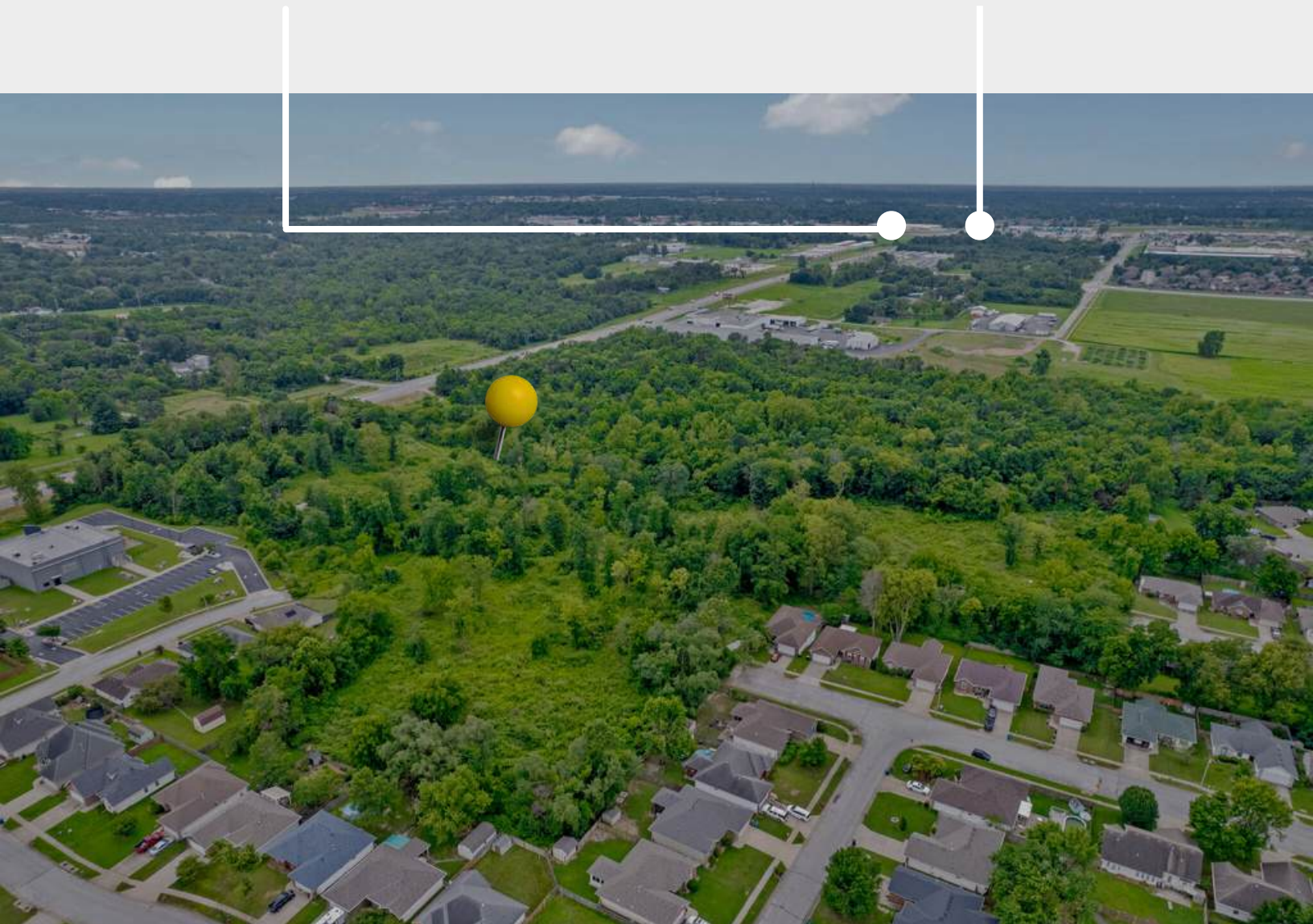
STRATEGIC LOCATION

Connectivity:

- Surrounding national anchors within 1 mile
- Signalized intersection for easy ingress/egress
- Minutes to I-44, James River Freeway, and Hwy 60
- High daily commuter flow with exceptional exposure

TARGET, OLIVE GARDEN

**WALMART, MCDONALDS, TACO BELL,
ULTA BEAUTY, PETCO, MENARDS, ROSS,
MICHAELS, WHATABURGER + MORE**



RETAIL MAP

RETAIL MAP

WALMART MARKET **1**

RUTLEDGE-WILSON FARM PARK **2**

MENARDS / TAKE 5 CAR WASH **3**

NEWLY BUILT TARGET **4**

OLIVE GARDEN **5**

WALMART SUPERCENTER **6**

MCDONALDS / CENTRAL BANK **7**

PLAZA TIRE SERVICE **8**

TACO BELL / WHATABURGER **9**

MICHAELS / ULTA BEAUTY **10**

BURLINGTON COAT FACTORY **11**

FIVE BELOW / PETCO **12**

ROSS DRESS FOR LESS **13**

