



LOT-7 1.2399 Acres 4100 Wilson Creek Marketplace Batlfield,MO
Shovel Ready... Streets Sewer Utilities & Off-Site Detention Complete

RETAIL/ OFFICE OR MIXED USE LOT FOR SALE... NID TAX PAID PAST & CURRENT



FOR INFORMATION CONTACT

Skip Liebman

Reece Commercial Real Estate

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3626 S Campbell Ave, Springfield Missouri 65807

417-849-3374 mobile

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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PROPERTY OVERVIEW:

- Area experiencing fast growth
- Surrounded by new commercial, residential and multi-family
- +/- 1/2 mile north of James River Freeway
- Zoned: Highway Commercial (HC)
- Owner is current on all NID Tax payments and at full price will pay of all remaining NID owed
- All utilities available at site
- Shovel ready... streets, detention, and all utilities are available
- Signalized intersection at Highway FF & W. Republic Road
- Located in a CID, NID and TIF district.

Community Improvement Districts A Community Improvement District (CID) is a tool used by communities to form (within a specified area) either a not-for-profit corporation or a political subdivision. CIDs can raise revenue via special assessments and taxes to fund transportation infrastructure improvements.

Neighborhood Improvement Districts A Neighborhood Improvement District (NID) may be created in an area that seeks to build, maintain or improve transportation (as well as other public) infrastructure. These activities are paid for by special tax assessments levied on property owners in the area in which the improvements are made. Projects funded through a NID must be public in nature and be beneficial to property in the NID. NIDS are authorized by a resolution of the governing body of the municipality in which the NID is proposed.

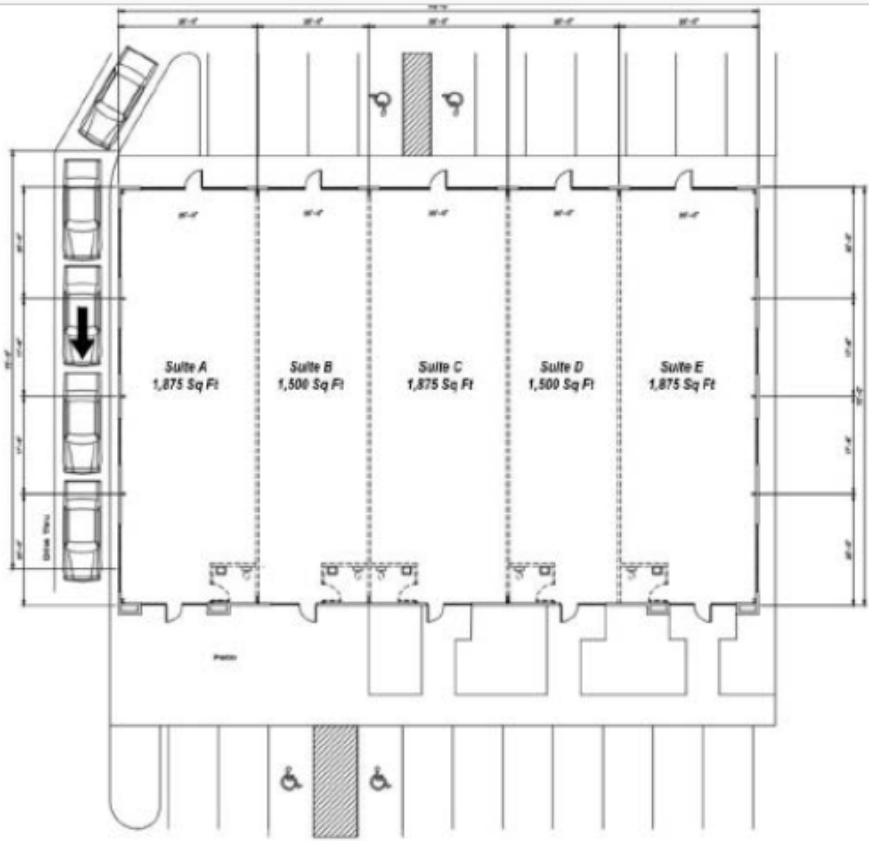
Tax Increment Financing Missouri communities can use Tax Increment Financing (TIF) to fund transportation infrastructure as well. TIF is a financing and development tool that allows future real property taxes and other taxes generated by new development to pay for costs of construction of public infrastructure and other improvements.

PROPERTY SUMMARY

Sale Price:	\$495,000 / +/- \$9.17 per square foot
Taxes:	NID \$13,693 Annually/ Property Tax \$406.93
Lot Size:	1.23 acres
Zoned:	HC Highway Commercial
Location:	NW Corner Highway FF & Republic Road
Vehicles Per Day	State HWY FF +/-16,500 Republic Road +/-8<280

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	444	1,901	5,157
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	168	719	1,931
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$102,183	\$104,926	\$111,760
Average House Value	\$264,958	\$275,802	\$308,038

- This area of Springfield has experiencing the largest growth in household units both single family and multi-family.
- Located 1/2 mile from James River Freeway
- Fully signalized intersection at State Highway FF and Republic Road
- Final plat completed with road infrastructure, water detention, and utilities in place
- Vehicles Per Day Highway FF: 16,468/ Republic Rd: 8,280

PRICE \$495,000 / +/- \$9.16 Square Foot
Seller to pay off NID at Closing

Great location, as drawn above, to develop a 5 bay neighborhood center for retail, office, restaurant or mixed use. Plan could include a drive thru pick-up window

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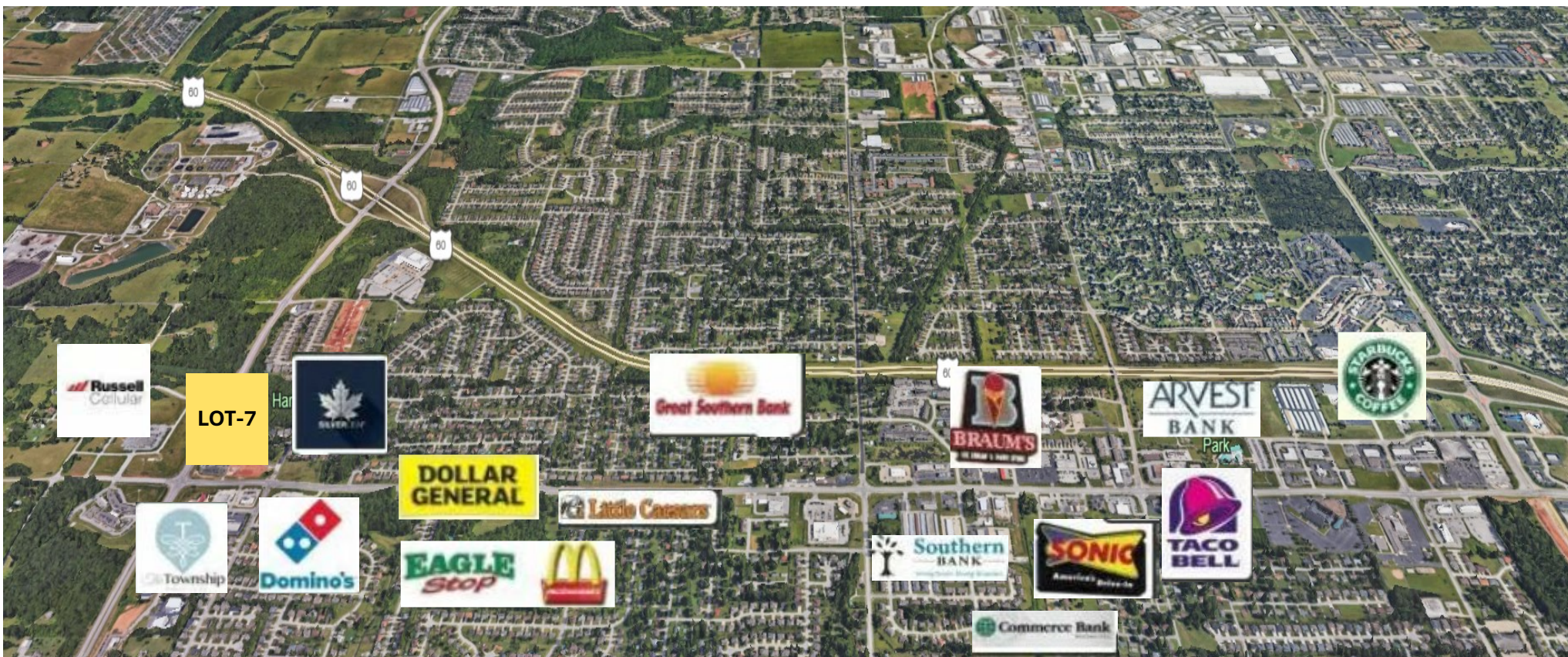
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RETAIL/ OFFICE... NID PAYMENTS CURRENTE OR MIXED USE LOT FOR SALE

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Skip Liebman is a seasoned Business Executive and real estate investor with a distinguished career spanning multiple industries. With a Bachelor of Science in Business and Economics from Drury University and additional studies at the University of Missouri Graduate School, Skip combines academic rigor with practical expertise.

As a highly sought-after national speaker, consultant, business trainer, and commercial realtor, Skip has collaborated with regional, national, and international companies to enhance their sales performance and customer service capabilities.

In the realm of real estate, Skip has developed, operated, and managed commercial properties, earning a reputation for excellence and professionalism. A trusted advisor to a prominent group of repeat buyers and sellers, Skip is recognized for exceptional market insight and strategic planning.

Accolades in real estate are many including membership in the Reece Nichols Chairman Circle, Reece Commercial's Outstanding Volume Diamond Club, Lifetime Member of the MLS Silver Medal Award for Excellence. Additionally, he's been honored with the prestigious Co-Star Power Broker Award awards reflecting unparalleled dedication and achievement in the industry.

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