SALE

COMMERCIAL LOTS

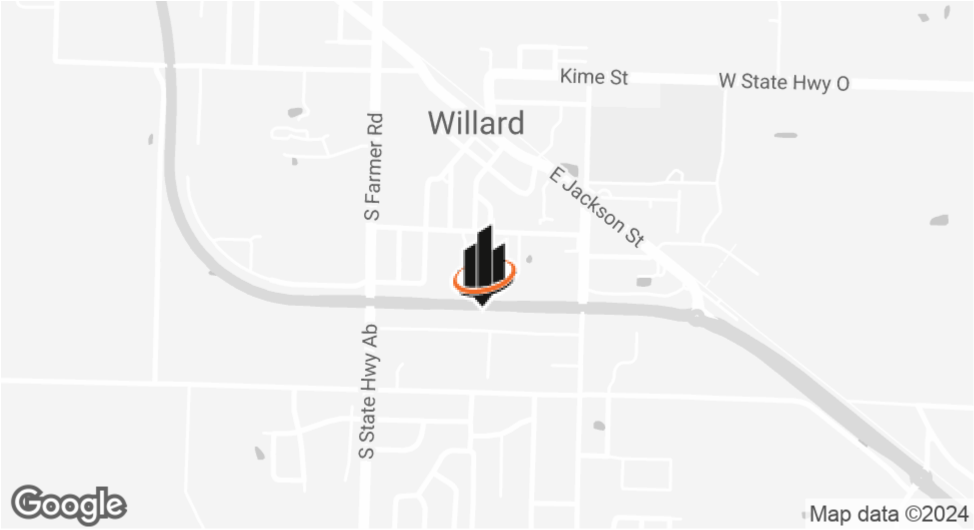
150 W PROCTOR RD.

Willard, MO 65781

PRESENTED BY:

LEE MCLEAN III, SIOR, CCIM
O: 417.887.8826 x110
lee.mclean@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	$5.00 / SF
TOTAL AVAILABLE:	2.67 AC
LOT 1 SIZE:	1.3 AC
LOT 2 SIZE:	SOLD
LOT 5 SIZE:	1.37 AC
PRICE:	$5.00/SF
ZONING:	Commercial C-2

PROPERTY OVERVIEW

Thank you for viewing these commercial lots located in Willard Missouri. These lots front Highway 160 giving great exposure for any commercial property with over 7,600 vehicles per day.
Lot 1: 1.3 acres
Lot 2: SOLD
Lot 5: 1.37 acres
For sale at $5.00 per square foot. Survey available.

LOCATION OVERVIEW

Thank you for viewing this property located in Willard Missouri on Proctor Road conveniently just off Highway 160. Neighboring businesses include: Missouri Farm Bureau, Freedom Bank of Southern Missouri, Sonic, Car-X Tire & Auto, O'Reilly Auto Parts, Casey's, Subway, Taco Bell and many more local and national businesses.

Lee McLean, CCIM serves as a Senior Advisor or SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM designation, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

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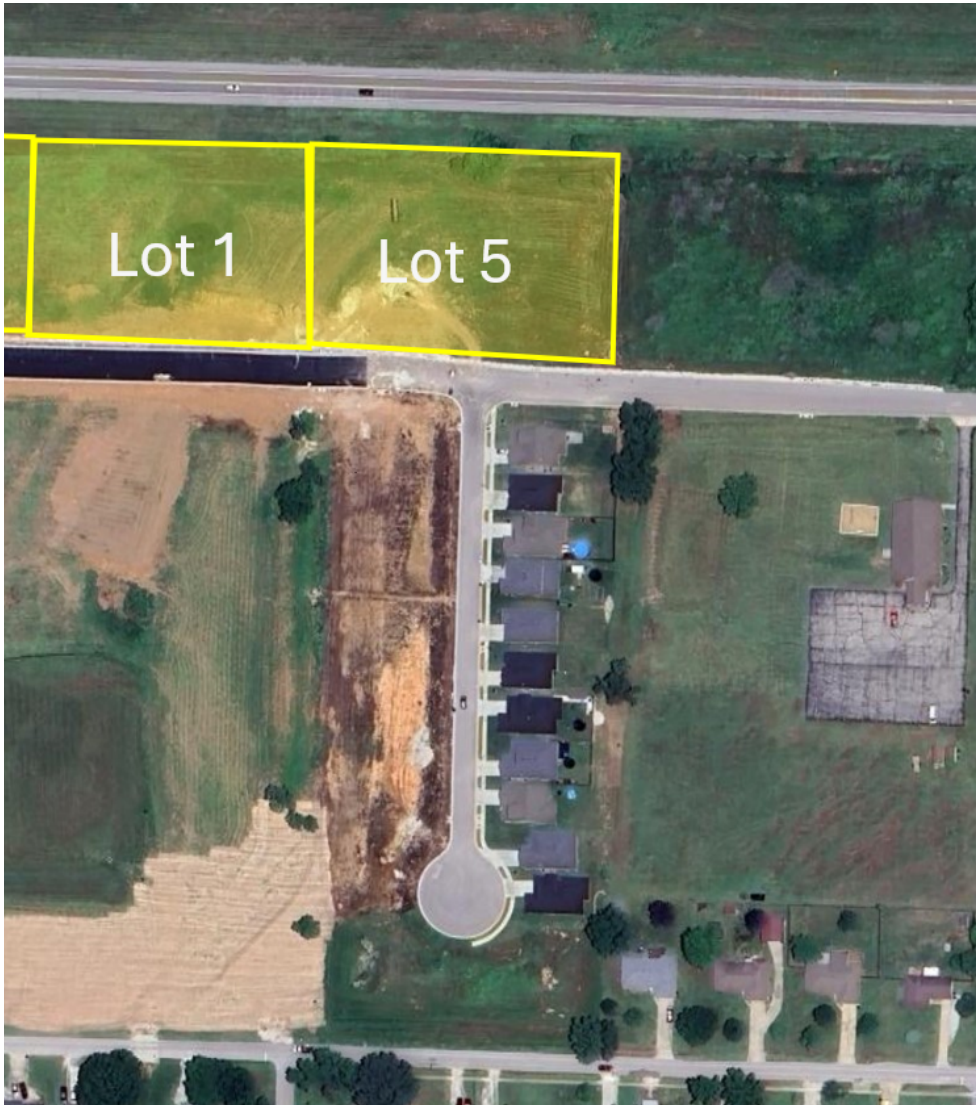
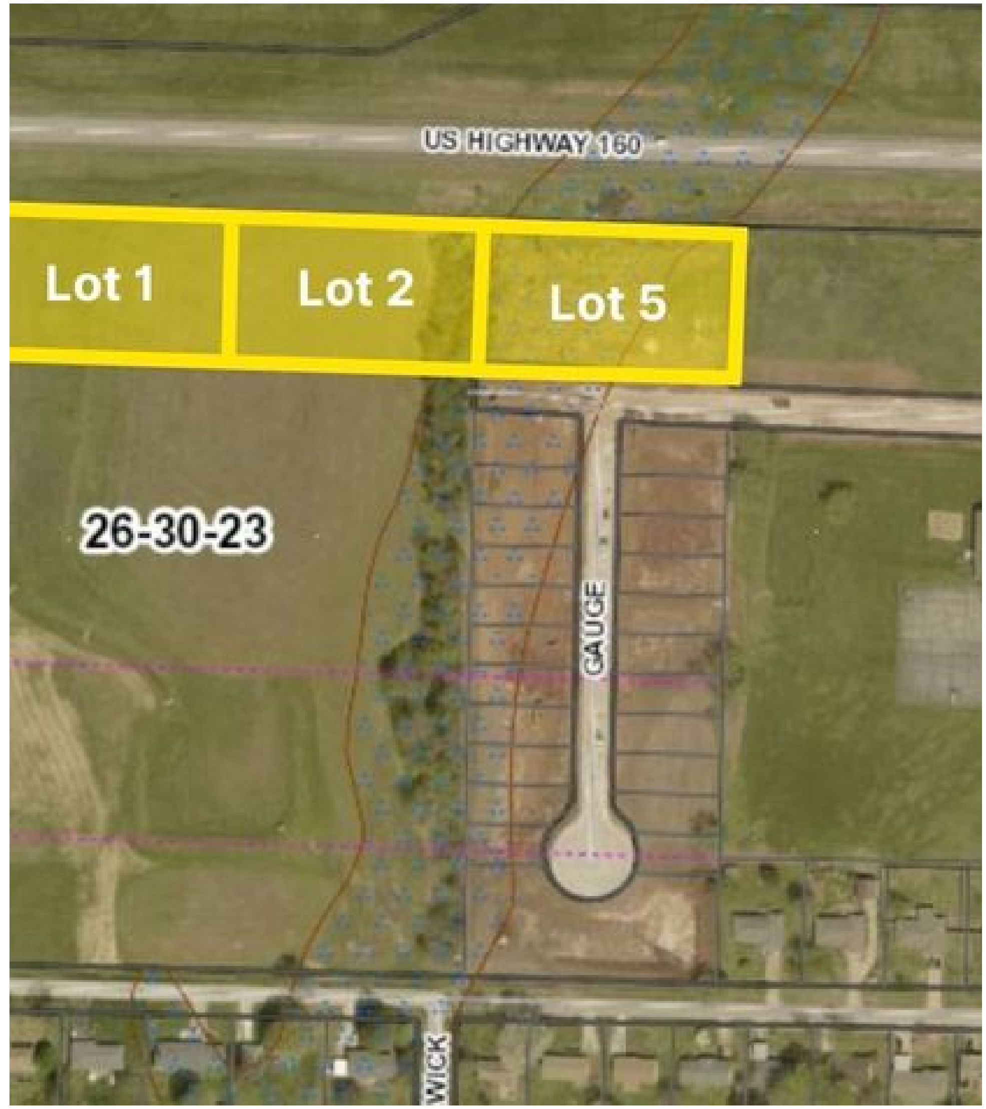
RETAILER MAP





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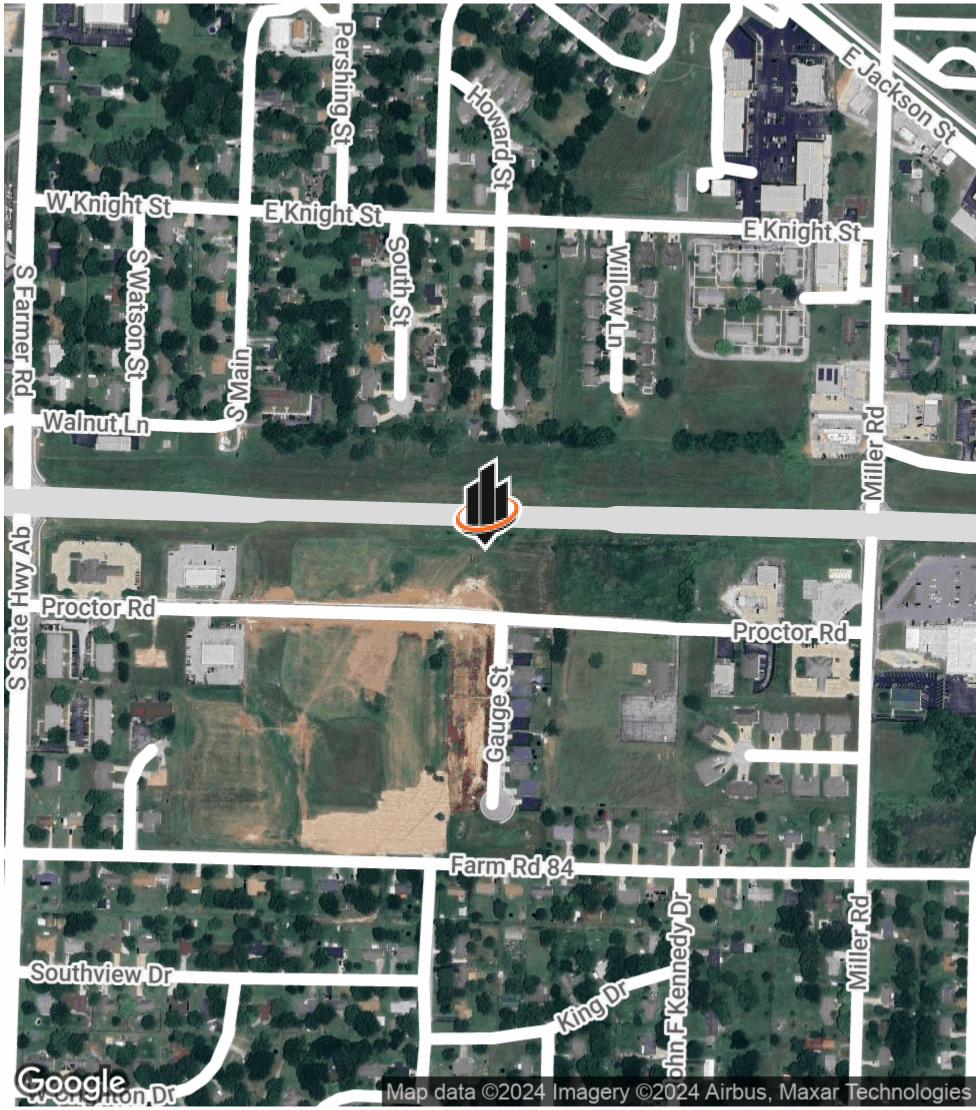
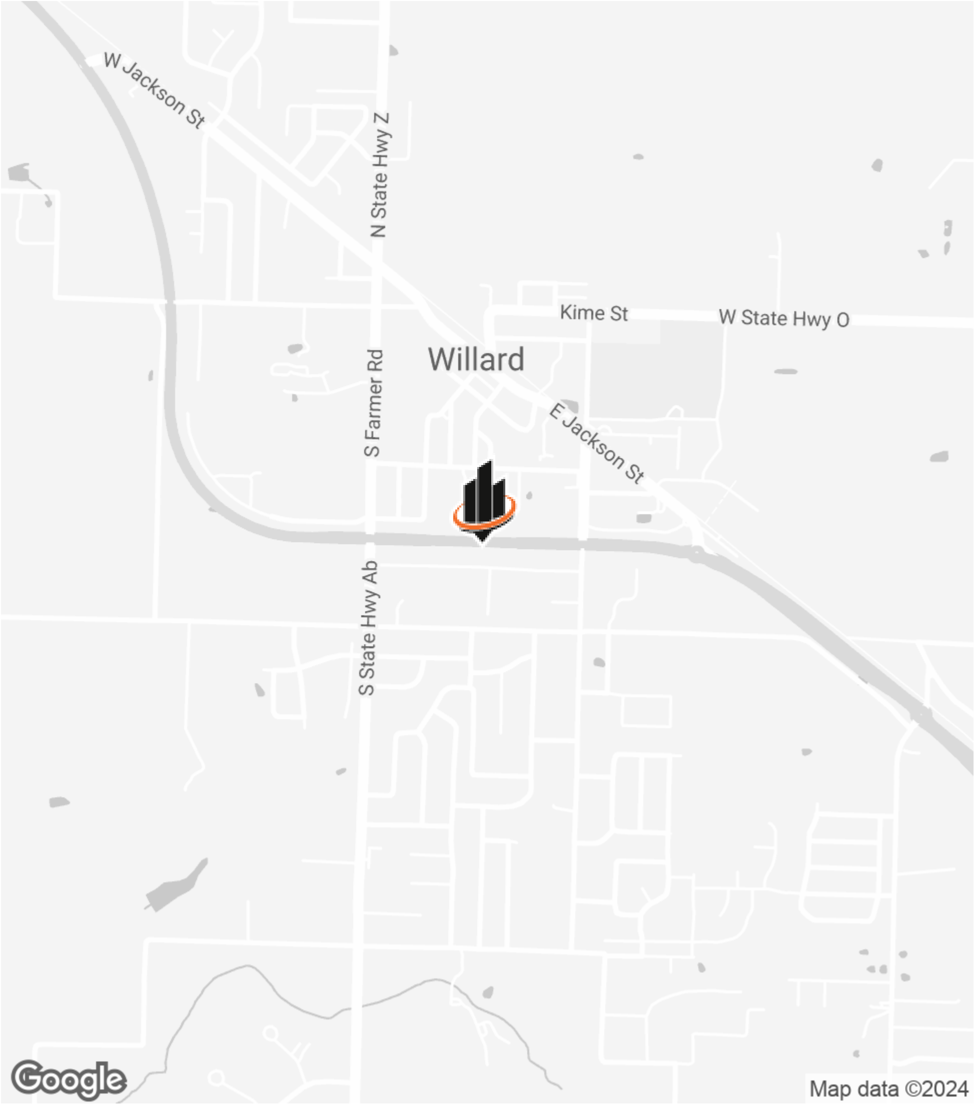
LOCATION MAP





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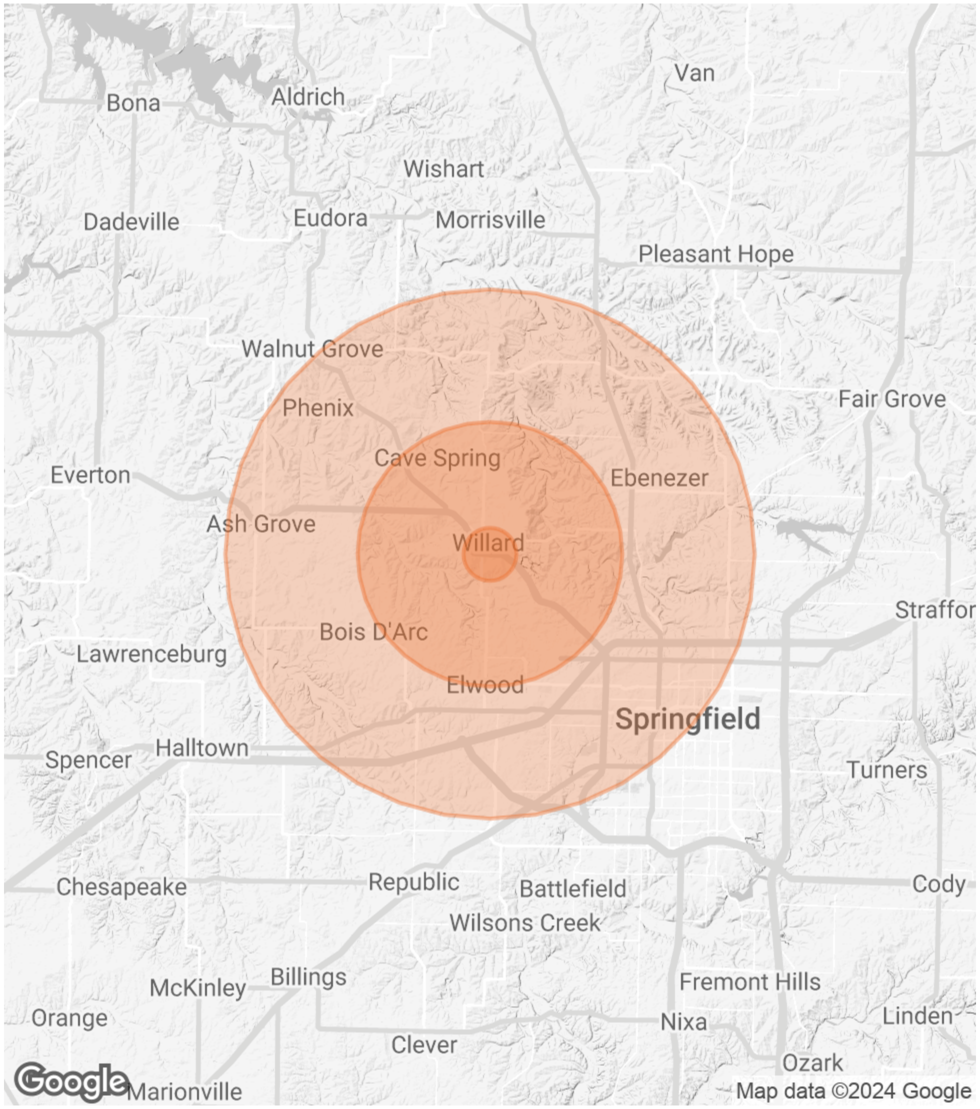
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	357	7,774	71,516
AVERAGE AGE	34.9	36.0	36.5
AVERAGE AGE (MALE)	33.6	34.6	35.2
AVERAGE AGE (FEMALE)	37.2	37.5	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	127	2,913	28,661
# OF PERSONS PER HH	2.8	2.7	2.5
AVERAGE HH INCOME	$60,281	$56,397	$48,089
AVERAGE HOUSE VALUE		$141,343	$117,968

** Demographic data derived from 2020 ACS - US Census*



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LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com
Direct: *417.887.8826 x110* | **Cell:** *417.818.8894*

PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. developed hotels, shopping centers and other commercial properties all over the country. During his time there he managed the company portfolio, sales activity as well as the ground-up development.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,600 agents within SVN International earning him national honors annually among his peers.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)
Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)
Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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