

US Hwy 65

PRIME inc.

MoDOT

Corwin
SPRINGFIELD

E&H

CENTRAL
POWER SYSTEMS & SERVICE

RENEWAL
by ANDERSEN
FULL SERVICE WINDOW & DOOR REPLACEMENT

PRIME SOURCE
BUILDING PRODUCTS, INC.

SITE

ATD AMERICAN TIRE DISTRIBUTORS
NTW NATIONAL TIRE WHOLESALE

United Rentals

INTERSTATE BATTERIES

SPRINGFIELD GLASS CO.

SALE

3 Acres on E Kearney near Highway 65

2739 E. KEARNEY
Springfield, MO 65803

E Kearney

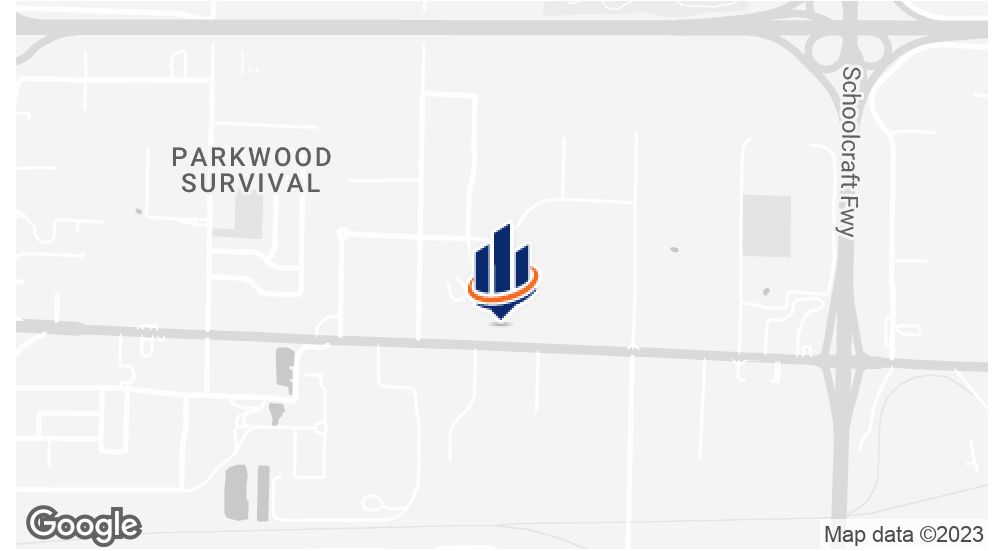
PRESENTED BY:

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N Neergard

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$392,000
LOT SIZE:	3 Acres
ZONING:	Industrial Commercial
MARKET:	Springfield
SUBMARKET:	Northeast Springfield
TRAFFIC COUNT:	22,833

PROPERTY OVERVIEW

Thank you for viewing this 3-acre commercial and industrial development lot located at 2739 E Kearney in Springfield Missouri. This is one of the last remaining in North Creek Business Park, one of the most desirable industrial parks in Springfield. The site features 280' of frontage on E. Kearney and offering quick access to Highway 65 and Interstate 44. All utilities are accessible. The property is surrounded by many of Springfields top distribution and manufacturing businesses including American Tire Distributors, Prime Inc., National Tire Wholesale, Springfield Glass Company, Kenworth Trucking, United Rentals, Ozark Food Harvest, and more. Please contact the listing agents for additional information. Thank you.

PROPERTY HIGHLIGHTS

- All Utilities, Detention Offsite.
- Zoned General Manufacturing
- 280' of Frontage on E Kearney

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ADDITIONAL PHOTOS



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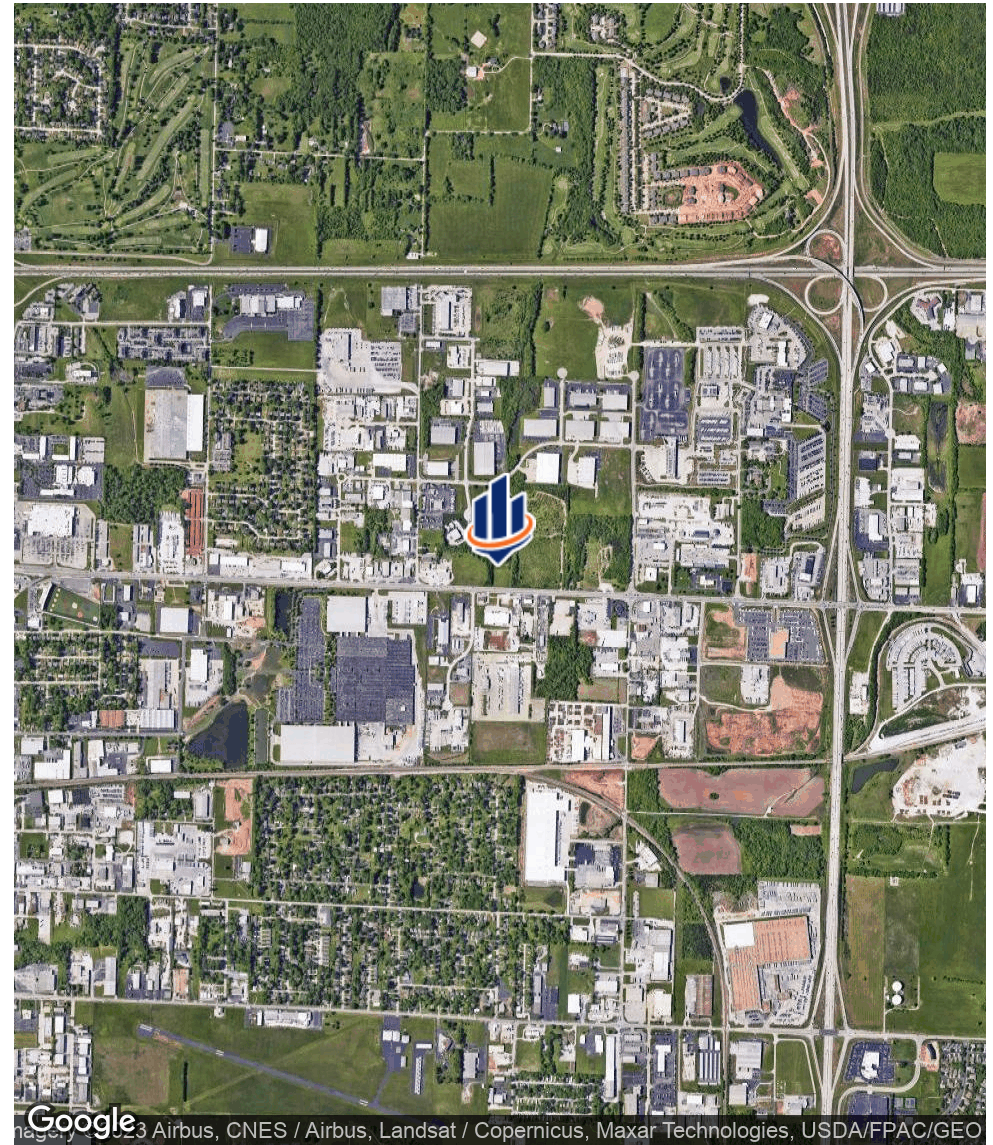
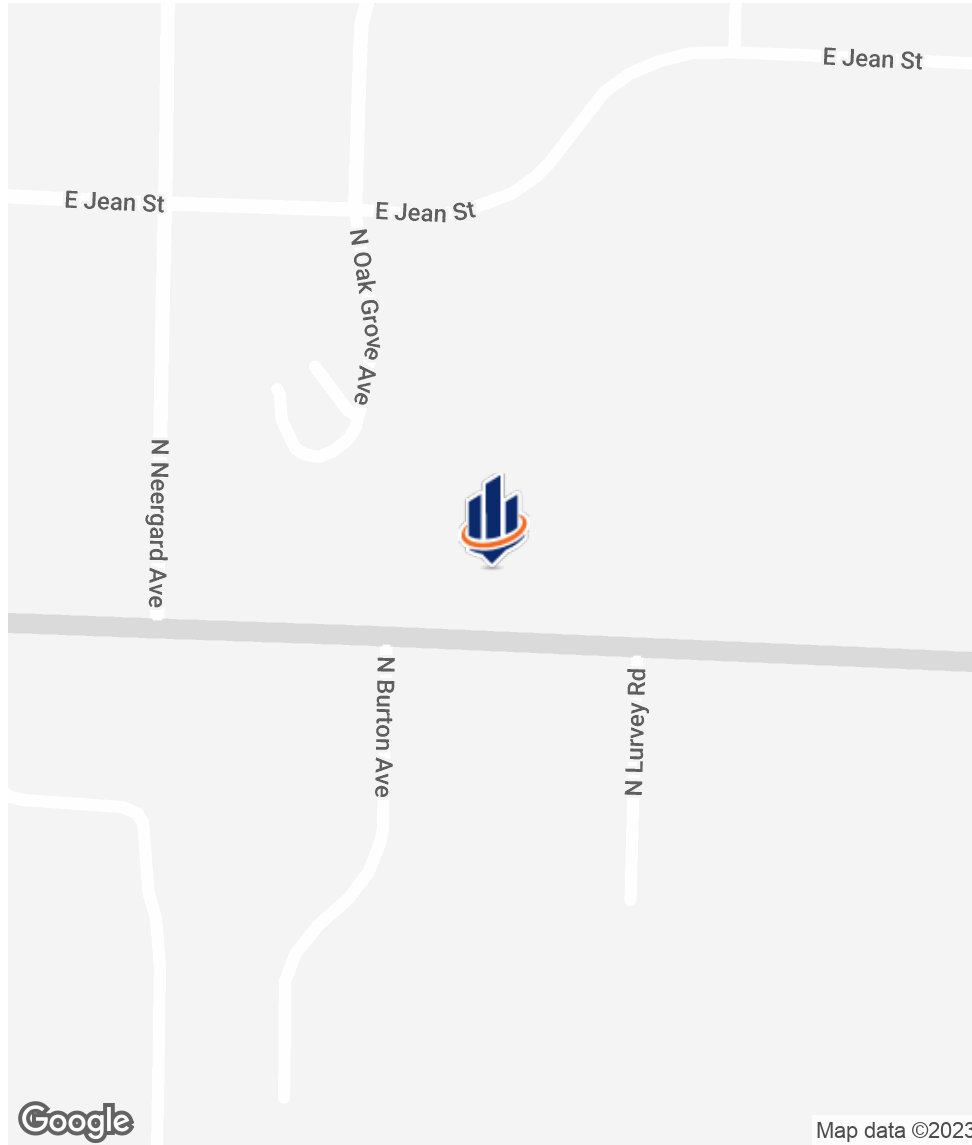
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

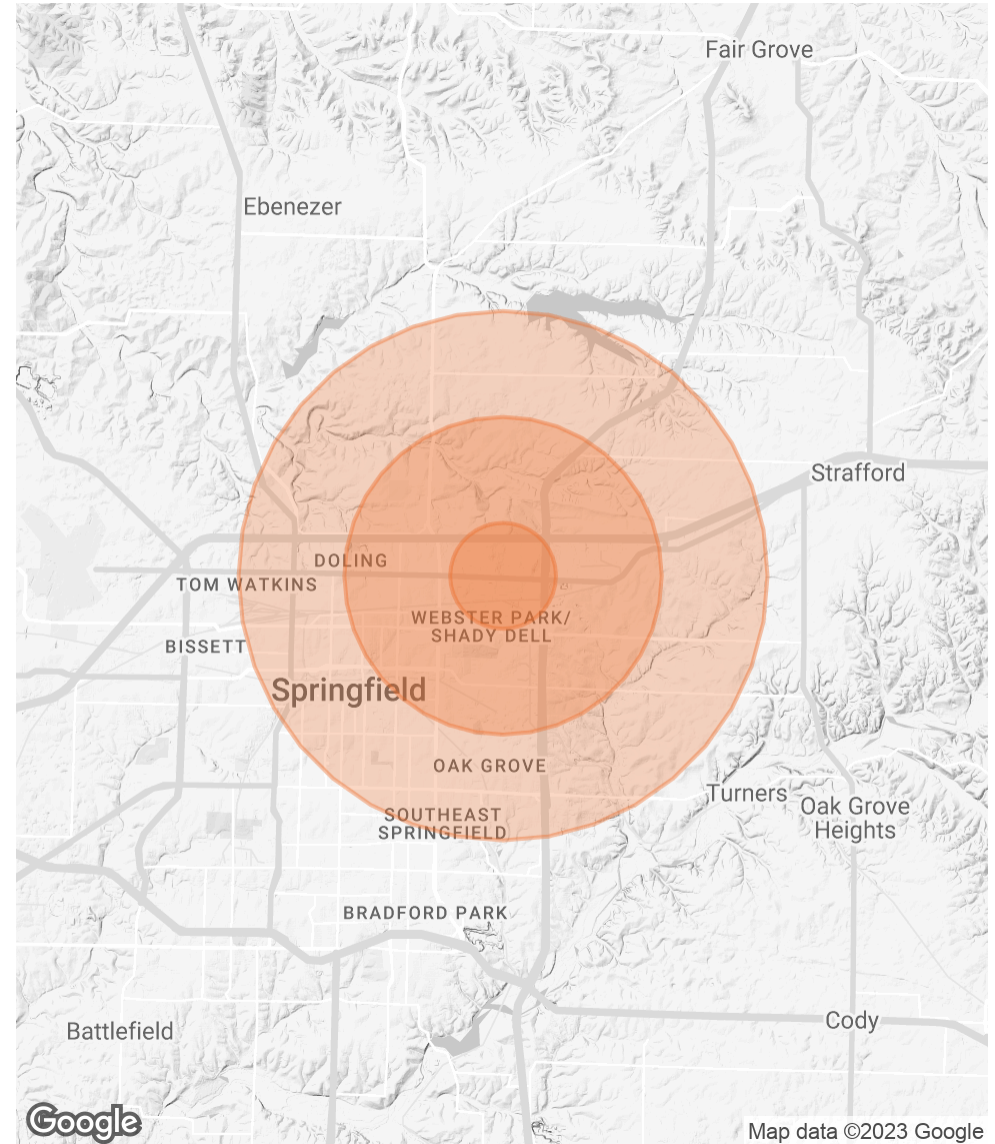
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,572	31,194	101,512
AVERAGE AGE	34.8	32.3	33.0
AVERAGE AGE (MALE)	34.6	32.6	32.5
AVERAGE AGE (FEMALE)	35.5	32.5	33.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,042	12,691	42,179
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$37,489	\$43,176	\$46,508
AVERAGE HOUSE VALUE	\$90,464	\$103,664	\$127,674

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

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Direct: **417.887.8826 x102** | Cell: **417.860.2577**

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PROFESSIONAL BACKGROUND

Tom Rankin, CCIM, has lived in southwest Missouri for over 45 years. In 1990, he started Rankin Company specializing in the general brokerage of commercial real estate. Soon there after he launched Rankin Development, specializing in the development of industrial projects. In 2006, Rankin Company affiliated with the national brokerage firm SVN and in doing so, became the only nationally recognized real estate company with an office in southwest Missouri. SVN/Rankin Company has repeatedly attained the distinction of having one of the top 10 most productive offices (out of over 160) in SVN nationwide and most recently in 2015.

His most recent development projects are North Creek Business Park, a 108 acre distribution and warehouse project, a 15 acre retail project called The Shoppes at James River and a 98 acre retail project called Springfield Plaza. Tom has developed over 600,000 sf of industrial built-to-suit projects ranging in size from 40,000-108,000 sq. ft. for many national and regional companies.

COMMUNITY INVOLVEMENT:

- Springfield Business Development Corp. - Past President
- Springfield Chamber of Commerce - Past Board Member
- Burrell Behavioral Health - Current Board Member

SVN | Rankin Company, LLC
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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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