

FOR SALE

01

1423 W ATLANTIC STREET SPRINGFIELD, MO 65803

DOLING ON ATLANTIC
± 28,011 SF | ± 2.57 AC

REECE COMMERCIAL REAL ESTATE

For More Information:

SAM R. CRAFT

417.955.1232

samcraft@reececommercial.com

MARK PATRICK, CCIM

417.839.1700

markpatrick@reececommercial.com

THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.

OFFERING OVERVIEW

Offering Price:	\$980,000
Total Square Feet	± 28,011
Price/SF	\$34.99
Land Area:	± 2.57 AC
Zoning:	R-SF (CUP 460)
Year Built:	1916
Utilities:	E,W,S,G
Taxes:	\$3,780.55
County:	Greene

PROPERTY DESCRIPTION

Now available, as an exclusive offering, is this historic former educational campus near the heavily travelled Kansas Expressway corridor. The property has undergone numerous capital improvements and offers in place income from a diverse office tenant mix - with ample flexibility to the Landlord. The asset offers immediate functionality to users such as non-profits, community services groups, ministries, or educational users; while also offering adaptive reuse potential with its roughly 1.5 acres of excess land. There is three phase power along the east side of Nettleton Avenue. Each of the three floors offer large classroom/office suites. Increasing the flexibility of the property, is the ± 3,600 square foot, 1963-constructed, Assembly Hall to serve as an events space, gymnasium, or sanctuary, amongst others. The assembly hall has an area ready for commercial kitchen infill.

HIGHLIGHTS

- Copious Updates: New HVAC in Assembly Hall, LED High-Efficiency “Smart” Lighting, Parking Lot Resurfacing, Striping, & Sealing, Sprinkler System Upgrades, Fencing Upgrades, Backup Power Generation, Amongst Others.
- Wifi & CAT-5 Connectivity.
- Utilities: ± \$0.36/SF

ENTRANCE

Wepine

NOTICE
NO UNAUTHORIZED
RE-ENTRY
24 HOURS
SECURITY

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CRAFT

04

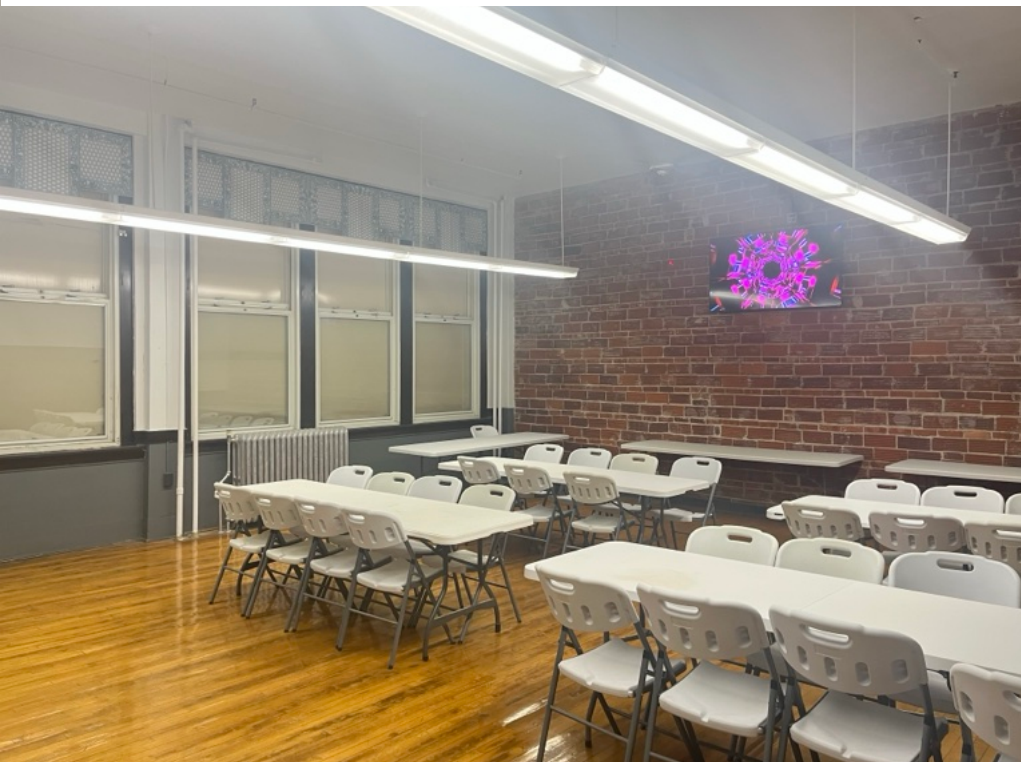


3626 S. Campbell Ave. Springfield, MO 65807

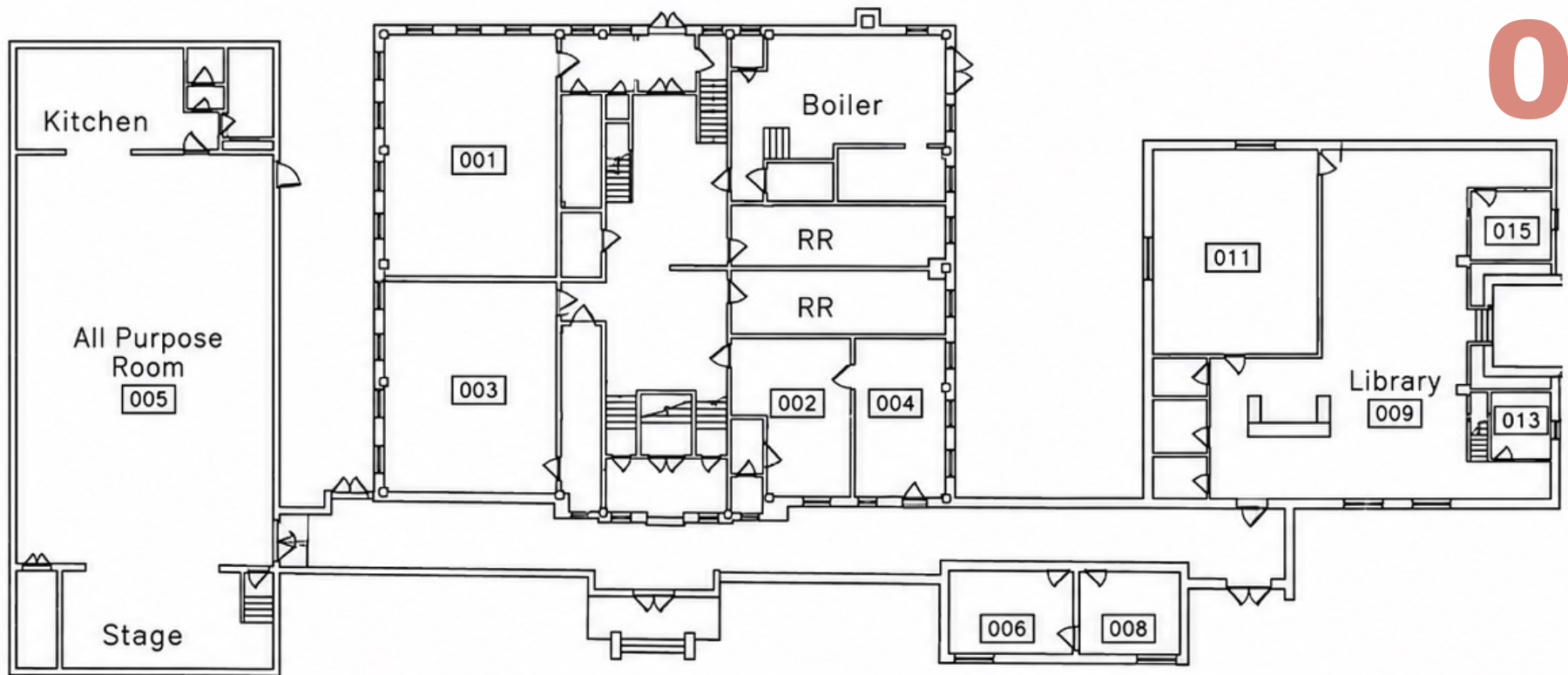
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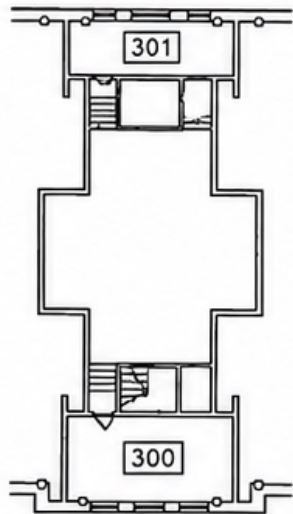
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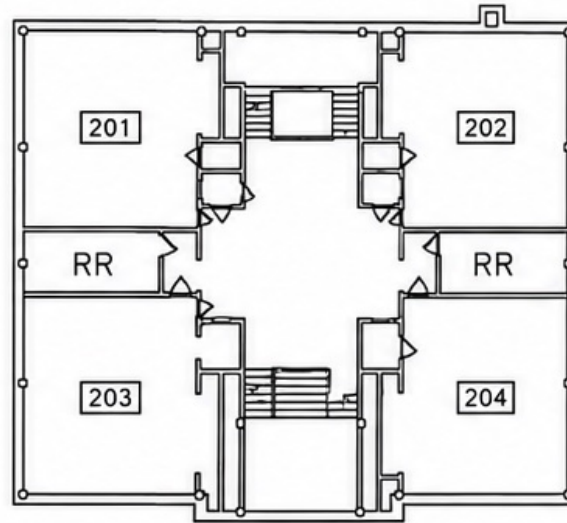




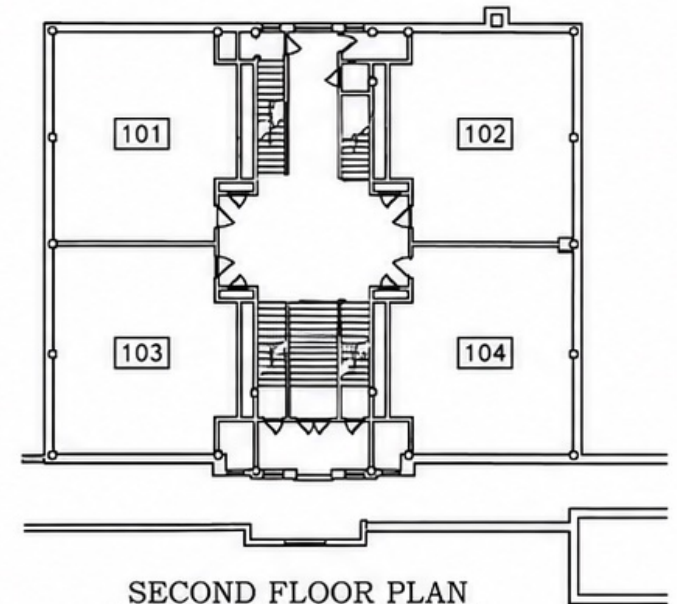
FIRST FLOOR PLAN



FOURTH FLOOR PLAN



THIRD FLOOR PLAN



SECOND FLOOR PLAN

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08

KANSAS EXPRESSWAY 28,419 AADT

ATLANTIC STREET

SITE

ADDITIONAL
LAND

LIBRARY

CORRIDOR

MAIN
BUILDING

ASSEMBLY HALL

BROKER BIOGRAPHY



SAM R. CRAFT

Email: samcraft@reececommercial.com

Phone: (417)-882-5710 | Cell: (417)-955-1232

Office:

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BACKGROUND

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

EDUCATION

Missouri State University - B.S.
CCIM Institute

