

435 E. WALNUT... 5,495 SQ. FT. HISTORICAL VICTORIAN BUILDING CIRCA 1881
CURRENTLY USED AS AIRBNB & APARTMENT... LOCATED IN AN OPPORTUNITY ZONE



FOR INFORMATION CONTACT REECE COMMERCIAL...

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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.

435 E. WALNUT... 5,495 SQ. FT. HISTORICAL BUILDING... OPPURTUNITY ZONE IN THE HEART OF CENTER CITY... LOCATED A FEW BLOCKS FROM MSU



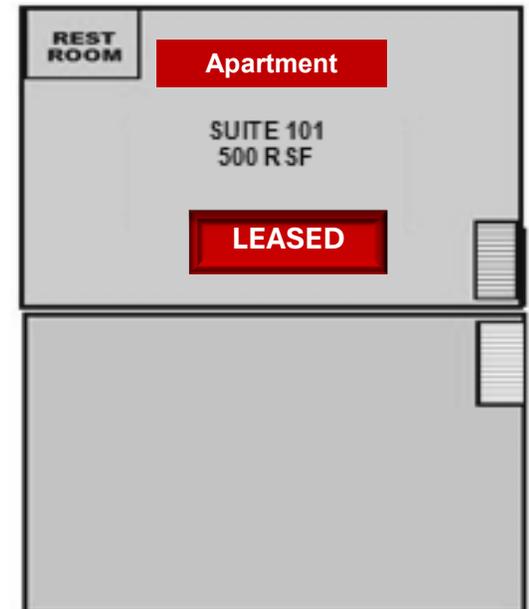
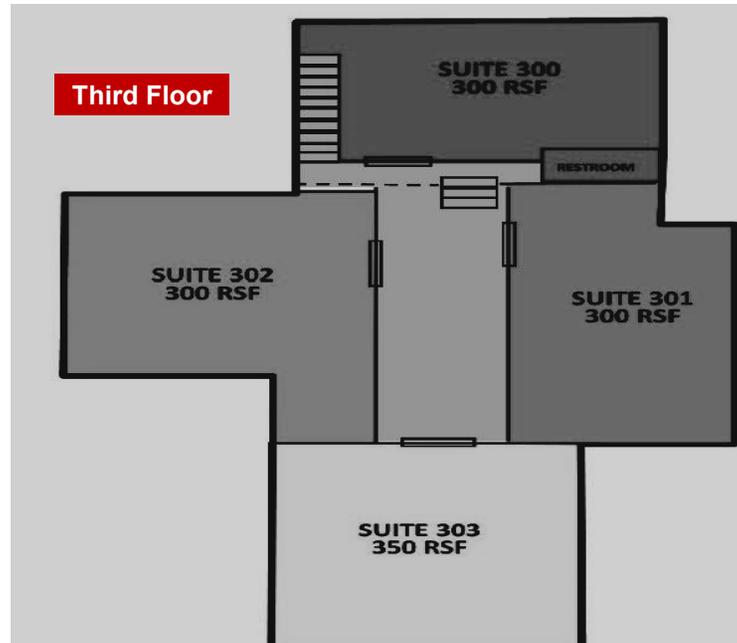
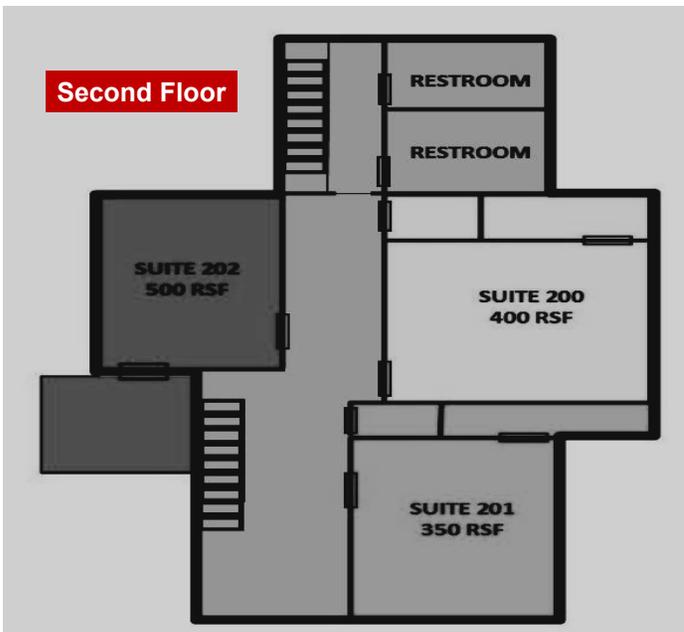
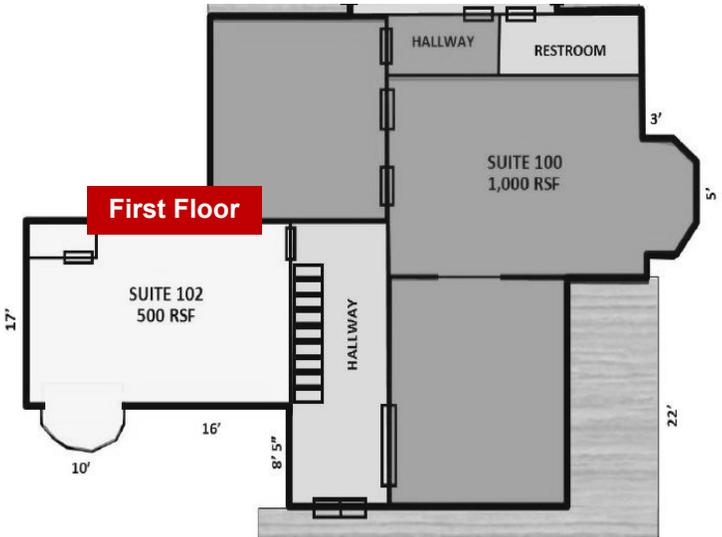
PROPERTY HIGHLIGHTS:

Zoning	Center City (CC), mixed use
Land Area:	+/-0.4910 acres/ 21,344.40 sq. ft.
Building:	+/- 5,495 square feet
2025 R.E. Taxes:	+/- \$ 4,347.60
City Utilities::	Gas, electric, water and sewer
HVAC:	Central heat & air
Parking:	Side and n back
Incentives.	Historical taxes available
Current use:	Airbnb & apartment
Demographics:	5 universities... 40,000 students
List Price:	\$549,000

PROPERT SUMMARY:

Victorian-era property (circa 1881) located in Center City near S. Jefferson & E. Walnut. Previously used as mixed office/residential income property. Minutes from Missouri State University main campus, Cardinal Ballpark, Federal Court House, local and State offices,, and Hammons Center for the Preforming Arts, walking distance to restaurants, art galleries, shopping, theatres, clubs , apartments, office buildings and student housing. Features include high ceilings, wood and new carpeted floors, updated paint and wallpaper, period fireplaces and fixtures, natural light, full kitchen, six bathrooms, and fire alarm pre-wiring. Listed on the National Register of Historic Places since 1984. **Property possibly eligible for city, county, state & federal incentive programs.** Many seller improvements have been made over the years including new plumbing, electrical and air conditioning. There are five universities near-by with an enrollment of approximately 40,000 day and evening students. An additional 25,000 people work in the Central Business District. +/-19,000 people live within a 1 mile radius. Pro-Forma available upon request.

FOR SALE ...435 E. WALNUT SPRINGFIELD, MISSOURI 65806
VICTORIAN ERA PROPERTY (circa 1881)



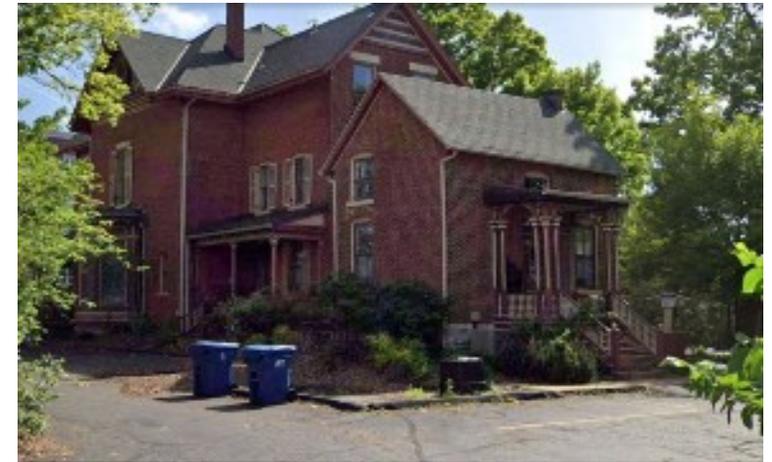


FOR SALE ... 435 E. WALNUT INVESTMENT PROPERTY OR DEVELOPMENT LAND

FLEXIBLE CC ZONING... EXCELLENT INVESTMENT OPPORTUNI



Building could be demolished making way for new development, Contact agent for details.



WHY INVEST IN DOWNTOWN SPRINGFIELD



- The Springfield, Missouri Metropolitan Statistical Area (MSA) is comprised of Greene, Christian, Webster, Polk and Dallas counties and has a population of 487,061 people.
- The Springfield Regional Economic Partnership spans 10 counties: Barr Christian, Dade, Dallas, Greene, Lawrence, Polk, Stone, Taney, and Webster and includes 657,287 people.
- Springfield's area of economic influence reaches 27 counties and 1,071,707 people. Over the past 10 years, the metro area's population has grown 11%

- **Age Distribution:** The area features a mix of age groups, with a significant number of young professionals and families. College students also form a sizable portion due to nearby universities.
- **Income Levels:** There is a wide range of income levels in the downtown area, reflecting the diversity of its residents from students and young professionals to established business people.
- **Cultural Diversity:** Springfield's city center is culturally diverse, hosting a variety of ethnic backgrounds, which is reflected in the community events, local businesses, and dining options.
- **Education and Employment:** The area is characterized by a high level of educational attainment with many residents holding college degrees, supported by the presence of local colleges and universities. Employment is primarily in sectors like healthcare, education, retail, and services.
- **Housing and Lifestyle:** Housing in downtown Springfield varies from historic homes to modern apartments and lofts, catering to a range of lifestyle needs and preferences. The area is known for its walkability, especially around key attractions and business sectors.
- **Economic Development:** Springfield City Center is an economic hub with ongoing development projects that aim to revitalize historical buildings and expand business opportunities. This includes enhancements to infrastructure and increased investments in tech and innovative start-ups

FOR SALE 435 E. WALNUT

NEAR FINE DINNING, TRENDY RETAIL, LIVELY ART SCENE, ENTERTAINMENT VENUES
STUDENT HOUSING, TECQ OFFICES, CARDINAL STADIUM



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EXCELLENT INVESTMENT OPPORTUNITY... MIXED USE... CC ZONING Restoration Or Development Project

Broker and Agent Information

A.L. "Skip" Liebman-Senior Commercial Specialist

- Over 16 Years as a Commercial Real Estate Specialist
- Ten years as a management business consultant working locally and with Fortune 100 and 500 companies nationwide.
- Owned and developed commercial property
- Organized, managed, and participated in private real estate investment groups
- Awarded Co-Star and Loop-Net Power Broker

Keaton Snow, Commercial Specialist & CCIM Candidate

- Brokered dozens of transactions since joining the team in 2020
- Springfield native with local connections
- Lead agent on 290,000sf +/- portfolio owned by a national hospitality and asset management company
- Successfully negotiated deals with national corporate entities and maintains co-working relationships with brokers across the country.
- CCIM designation projected Spring of 2026

LOCAL REGIONAL & COAST TO COAST NATIONAL FOOT PRINT

REECE COMMERCIAL REAL ESTATE affiliation with our parent company Berkshire Hathaway and our Real Estate Division Home Services assures a corporate professional reach extending far beyond Southwest Missouri, providing a unique nationwide opportunity to our commercial real estate clients.



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