



SALE
20.23 Acre
Development Land

1701 SSR-MM
Springfield, MO 65802

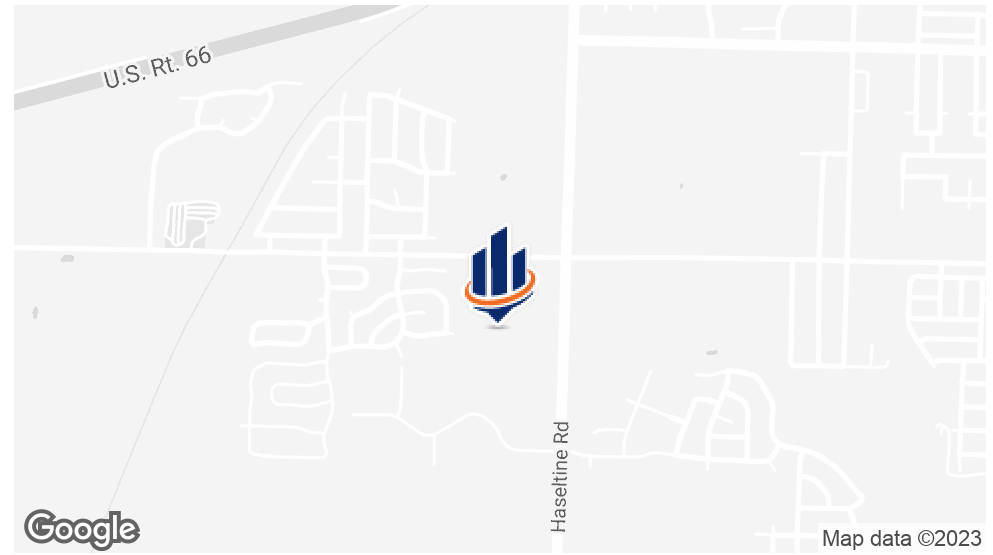
PRESENTED BY:

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MO #1999010458

JACK RANKIN
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,864,000
PRICE/SF:	\$3.25/PSF
LOT SIZE:	20.23 Acres
UTILITIES	On Site
FRONTAGE ON MM	1,055'
MARKET	Republic
SUBMARKET:	Greene County

PROPERTY OVERVIEW

Thank you for viewing this 20.23 Acre development tract in Republic, MO. This lot features over 1,000' of frontage on Highway MM and is near Amazon's new 1.3 million SF Fulfillment Center, Convoy of Hope World Distribution Center, Red Monkey Foods, Ashley furniture and many more. This site has all utilities available. Please contact the listing agent for additional information.

PROPERTY HIGHLIGHTS

- Over 1,000' of Frontage on Highway MM
- All utilities to site
- Near Amazons new 1.3 million SF Fulfillment Center

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AERIAL PHOTO/ RETAILER MAP



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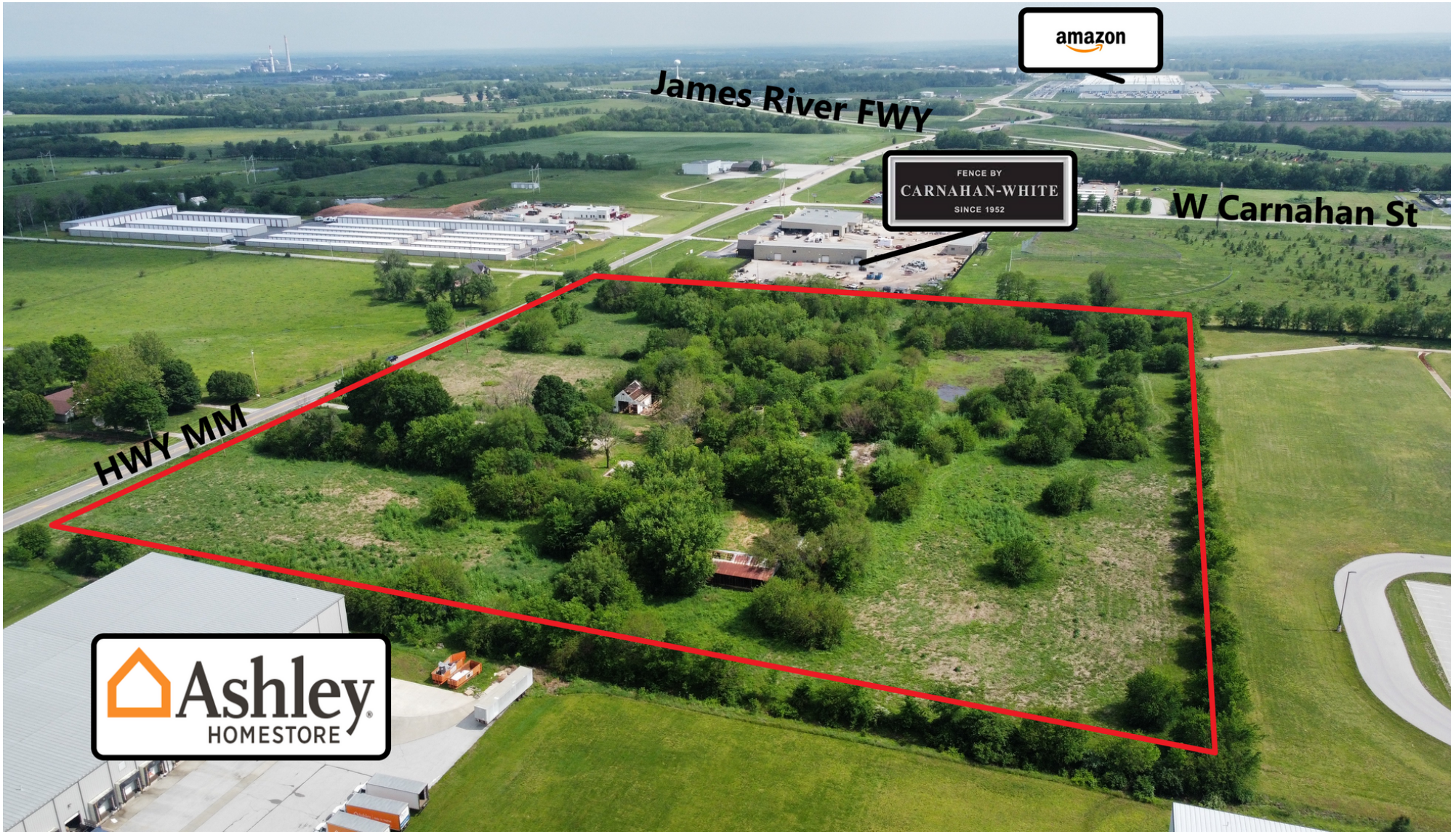
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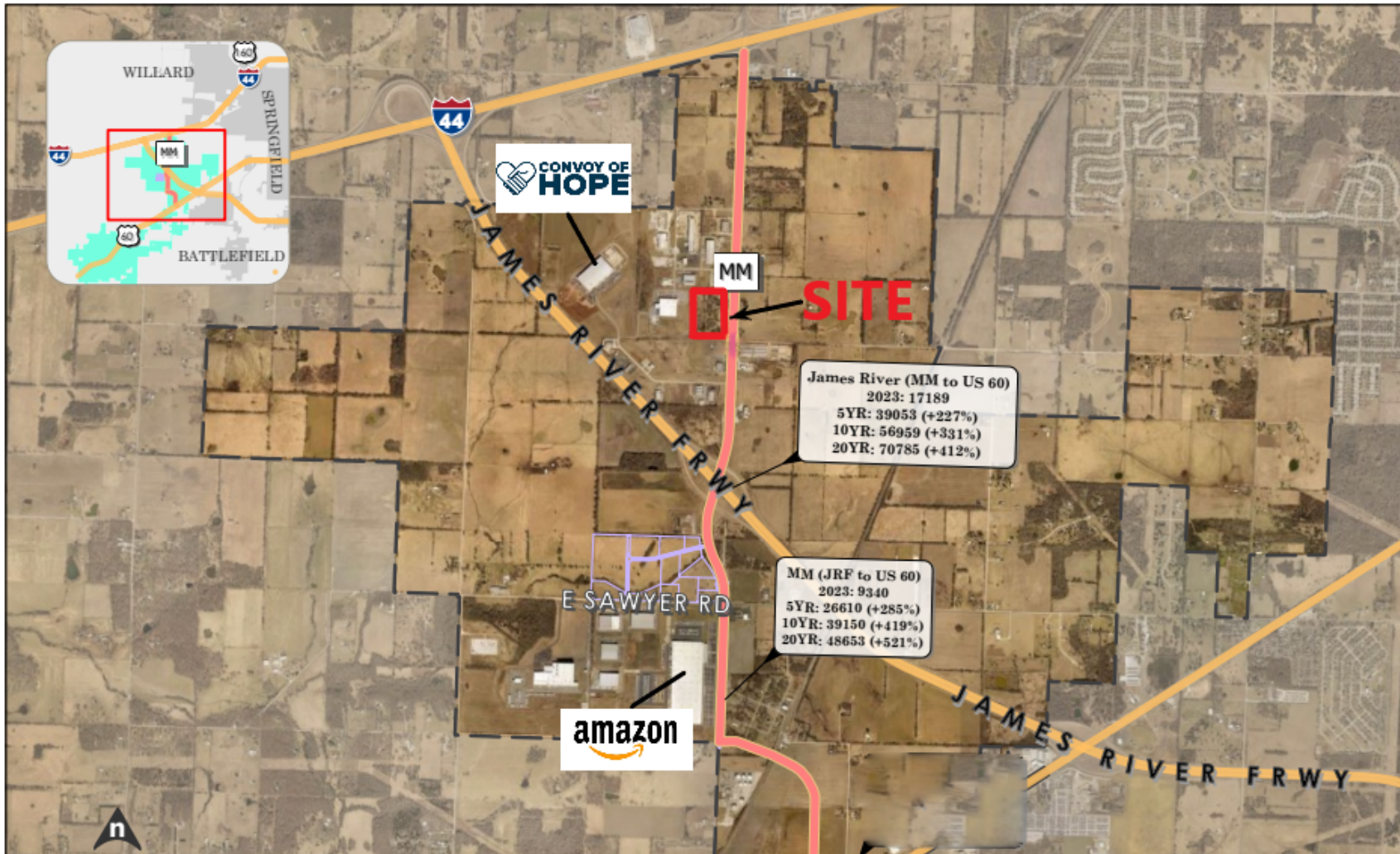
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MODOT TRAFFIC PROJECTION



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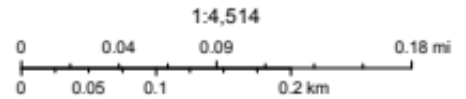
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ADDITIONAL PHOTOS



12/14/2021, 8:42:04 AM

- | | | | | |
|------------------|------------------------|------------|-------------|--------------------------|
| Building Permits | Storm Water Conveyance | Sewer Main | Irrigation | Parcels Christian County |
| ● Issued | Storm Water Structure | ● Force | Water Main | Parcels Greene County |
| ● Complete | INLET | ● Gravity | Operational | County Line |



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LAND SURVEY



BASE OF BEARING
 BEARINGS ARE GROUND-NORTH BASED ON THE ASSOCIATED STATE PLANE COORDINATE SYSTEM OF NEIL CENTRAL ZONE. GPR TIES TO STATION 704-47

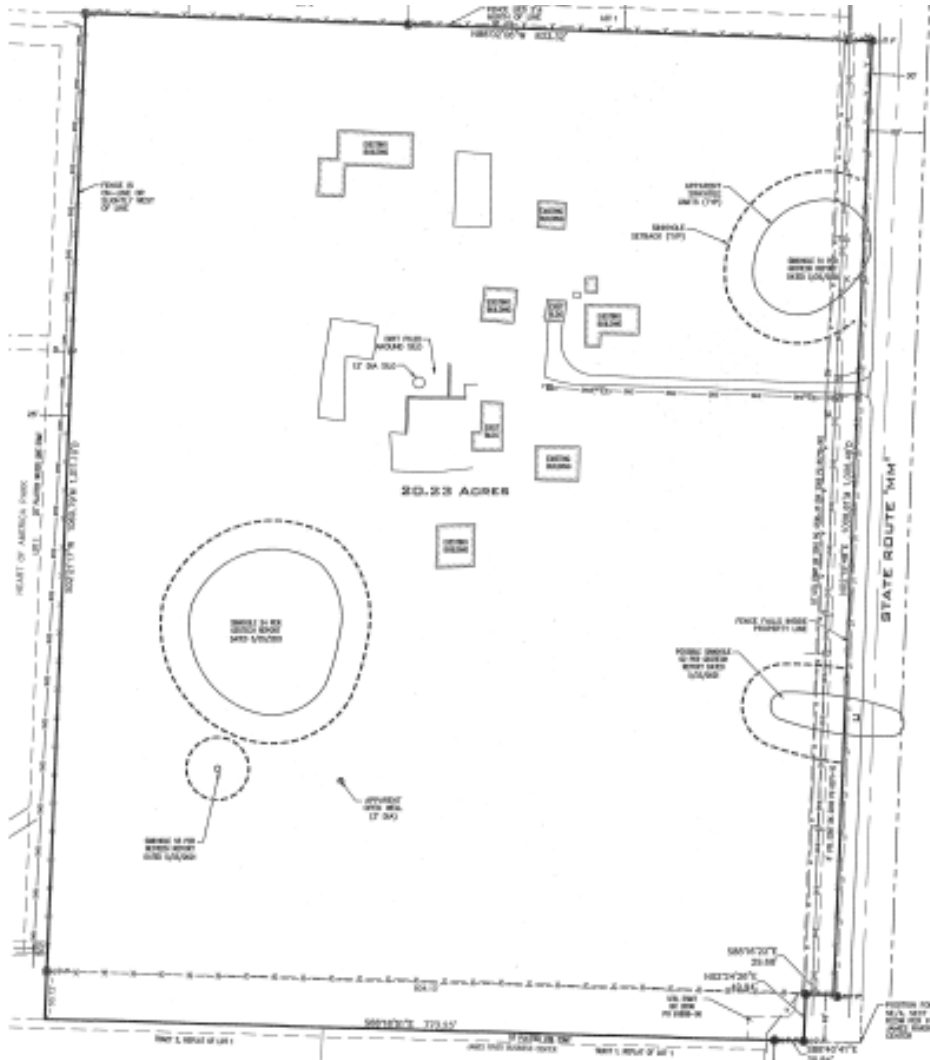
N: 89°44'52" W
 S: 4°00'00" E
 GLEN: 580.00'

LOOK-NOTE
 This survey has a Flood Zone "X" shown delineated 5' to outside of the 4.0% annual chance floodline according to FEMA Community Flood (DFW) 0006 and 0016, but effective December 11, 2015.

DISCLAIMER
 The parties to this Survey have agreed to be bound by the terms and conditions set forth herein. The parties have agreed to be bound by the terms and conditions set forth herein. The parties have agreed to be bound by the terms and conditions set forth herein.

DECLARATORY RESERVATION
 I hereby declare to Tom Rankin that the information contained herein is based upon an actual survey of the land described herein, according to the same Missouri State Standards for Property Boundary Surveys, 2003(CS)20-1, 2003(CS)20-2, 2003(CS)20-3, 2003(CS)20-4, 2003(CS)20-5, 2003(CS)20-6, 2003(CS)20-7, 2003(CS)20-8, 2003(CS)20-9, 2003(CS)20-10, 2003(CS)20-11, 2003(CS)20-12, 2003(CS)20-13, 2003(CS)20-14, 2003(CS)20-15, 2003(CS)20-16, 2003(CS)20-17, 2003(CS)20-18, 2003(CS)20-19, 2003(CS)20-20, 2003(CS)20-21, 2003(CS)20-22, 2003(CS)20-23, 2003(CS)20-24, 2003(CS)20-25, 2003(CS)20-26, 2003(CS)20-27, 2003(CS)20-28, 2003(CS)20-29, 2003(CS)20-30, 2003(CS)20-31, 2003(CS)20-32, 2003(CS)20-33, 2003(CS)20-34, 2003(CS)20-35, 2003(CS)20-36, 2003(CS)20-37, 2003(CS)20-38, 2003(CS)20-39, 2003(CS)20-40, 2003(CS)20-41, 2003(CS)20-42, 2003(CS)20-43, 2003(CS)20-44, 2003(CS)20-45, 2003(CS)20-46, 2003(CS)20-47, 2003(CS)20-48, 2003(CS)20-49, 2003(CS)20-50, 2003(CS)20-51, 2003(CS)20-52, 2003(CS)20-53, 2003(CS)20-54, 2003(CS)20-55, 2003(CS)20-56, 2003(CS)20-57, 2003(CS)20-58, 2003(CS)20-59, 2003(CS)20-60, 2003(CS)20-61, 2003(CS)20-62, 2003(CS)20-63, 2003(CS)20-64, 2003(CS)20-65, 2003(CS)20-66, 2003(CS)20-67, 2003(CS)20-68, 2003(CS)20-69, 2003(CS)20-70, 2003(CS)20-71, 2003(CS)20-72, 2003(CS)20-73, 2003(CS)20-74, 2003(CS)20-75, 2003(CS)20-76, 2003(CS)20-77, 2003(CS)20-78, 2003(CS)20-79, 2003(CS)20-80, 2003(CS)20-81, 2003(CS)20-82, 2003(CS)20-83, 2003(CS)20-84, 2003(CS)20-85, 2003(CS)20-86, 2003(CS)20-87, 2003(CS)20-88, 2003(CS)20-89, 2003(CS)20-90, 2003(CS)20-91, 2003(CS)20-92, 2003(CS)20-93, 2003(CS)20-94, 2003(CS)20-95, 2003(CS)20-96, 2003(CS)20-97, 2003(CS)20-98, 2003(CS)20-99, 2003(CS)20-100.

This plan of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this document. It is to be used only for the purposes stated herein.



LEGEND

- FOUND BENCHMARK
- SET NUMBER OR NUMBER AS NOTED
- ▲ FOR MARKER
- SECONDARY LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- MEASURED
- PLAT
- GROUND
- FINISHED
- LIGHT POLE
- SANITARY SEWER MANHOLE
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- SANITARY SEWER 1776" DIA. 1776' DEEP
- SANITARY SEWER 1782" DIA. 1782' DEEP
- SANITARY SEWER 1788" DIA. 1788' DEEP
- SANITARY SEWER 1794" DIA. 1794' DEEP
- SANITARY SEWER 1800" DIA. 1800' DEEP
- SANITARY SEWER 1806" DIA. 1806' DEEP
- SANITARY SEWER 1812" DIA. 1812' DEEP
- SANITARY SEWER 1818" DIA. 1818' DEEP
- SANITARY SEWER 1824" DIA. 1824' DEEP
- SANITARY SEWER 1830" DIA. 1830' DEEP
- SANITARY SEWER 1836" DIA. 1836' DEEP
- SANITARY SEWER 1842" DIA. 1842' DEEP
- SANITARY SEWER 1848" DIA. 1848' DEEP
- SANITARY SEWER 1854" DIA. 1854' DEEP
- SANITARY SEWER 1860" DIA. 1860' DEEP
- SANITARY SEWER 1866" DIA. 1866' DEEP
- SANITARY SEWER 1872" DIA. 1872' DEEP
- SANITARY SEWER 1878" DIA. 1878' DEEP
- SANITARY SEWER 1884" DIA. 1884' DEEP
- SANITARY SEWER 1890" DIA. 1890' DEEP
- SANITARY SEWER 1896" DIA. 1896' DEEP
- SANITARY SEWER 1902" DIA. 1902' DEEP
- SANITARY SEWER 1908" DIA. 1908' DEEP
- SANITARY SEWER 1914" DIA. 1914' DEEP
- SANITARY SEWER 1920" DIA. 1920' DEEP
- SANITARY SEWER 1926" DIA. 1926' DEEP
- SANITARY SEWER 1932" DIA. 1932' DEEP
- SANITARY SEWER 1938" DIA. 1938' DEEP
- SANITARY SEWER 1944" DIA. 1944' DEEP
- SANITARY SEWER 1950" DIA. 1950' DEEP
- SANITARY SEWER 1956" DIA. 1956' DEEP
- SANITARY SEWER 1962" DIA. 1962' DEEP
- SANITARY SEWER 1968" DIA. 1968' DEEP
- SANITARY SEWER 1974" DIA. 1974' DEEP
- SANITARY SEWER 1980" DIA. 1980' DEEP
- SANITARY SEWER 1986" DIA. 1986' DEEP
- SANITARY SEWER 1992" DIA. 1992' DEEP
- SANITARY SEWER 1998" DIA. 1998' DEEP
- SANITARY SEWER 2004" DIA. 2004' DEEP
- SANITARY SEWER 2010" DIA. 2010' DEEP
- SANITARY SEWER 2016" DIA. 2016' DEEP
- SANITARY SEWER 2022" DIA. 2022' DEEP
- SANITARY SEWER 2028" DIA. 2028' DEEP
- SANITARY SEWER 2034" DIA. 2034' DEEP
- SANITARY SEWER 2040" DIA. 2040' DEEP
- SANITARY SEWER 2046" DIA. 2046' DEEP
- SANITARY SEWER 2052" DIA. 2052' DEEP
- SANITARY SEWER 2058" DIA. 2058' DEEP
- SANITARY SEWER 2064" DIA. 2064' DEEP
- SANITARY SEWER 2070" DIA. 2070' DEEP
- SANITARY SEWER 2076" DIA. 2076' DEEP
- SANITARY SEWER 2082" DIA. 2082' DEEP
- SANITARY SEWER 2088" DIA. 2088' DEEP
- SANITARY SEWER 2094" DIA. 2094' DEEP
- SANITARY SEWER 2100" DIA. 2100' DEEP
- SANITARY SEWER 2106" DIA. 2106' DEEP
- SANITARY SEWER 2112" DIA. 2112' DEEP
- SANITARY SEWER 2118" DIA. 2118' DEEP
- SANITARY SEWER 2124" DIA. 2124' DEEP
- SANITARY SEWER 2130" DIA. 2130' DEEP
- SANITARY SEWER 2136" DIA. 2136' DEEP
- SANITARY SEWER 2142" DIA. 2142' DEEP
- SANITARY SEWER 2148" DIA. 2148' DEEP
- SANITARY SEWER 2154" DIA. 2154' DEEP
- SANITARY SEWER 2160" DIA. 2160' DEEP
- SANITARY SEWER 2166" DIA. 2166' DEEP
- SANITARY SEWER 2172" DIA. 2172' DEEP
- SANITARY SEWER 2178" DIA. 2178' DEEP
- SANITARY SEWER 2184" DIA. 2184' DEEP
- SANITARY SEWER 2190" DIA. 2190' DEEP
- SANITARY SEWER 2196" DIA. 2196' DEEP
- SANITARY SEWER 2202" DIA. 2202' DEEP
- SANITARY SEWER 2208" DIA. 2208' DEEP
- SANITARY SEWER 2214" DIA. 2214' DEEP
- SANITARY SEWER 2220" DIA. 2220' DEEP
- SANITARY SEWER 2226" DIA. 2226' DEEP
- SANITARY SEWER 2232" DIA. 2232' DEEP
- SANITARY SEWER 2238" DIA. 2238' DEEP
- SANITARY SEWER 2244" DIA. 2244' DEEP
- SANITARY SEWER 2250" DIA. 2250' DEEP
- SANITARY SEWER 2256" DIA. 2256' DEEP
- SANITARY SEWER 2262" DIA. 2262' DEEP
- SANITARY SEWER 2268

DEMOGRAPHICS MAP & REPORT

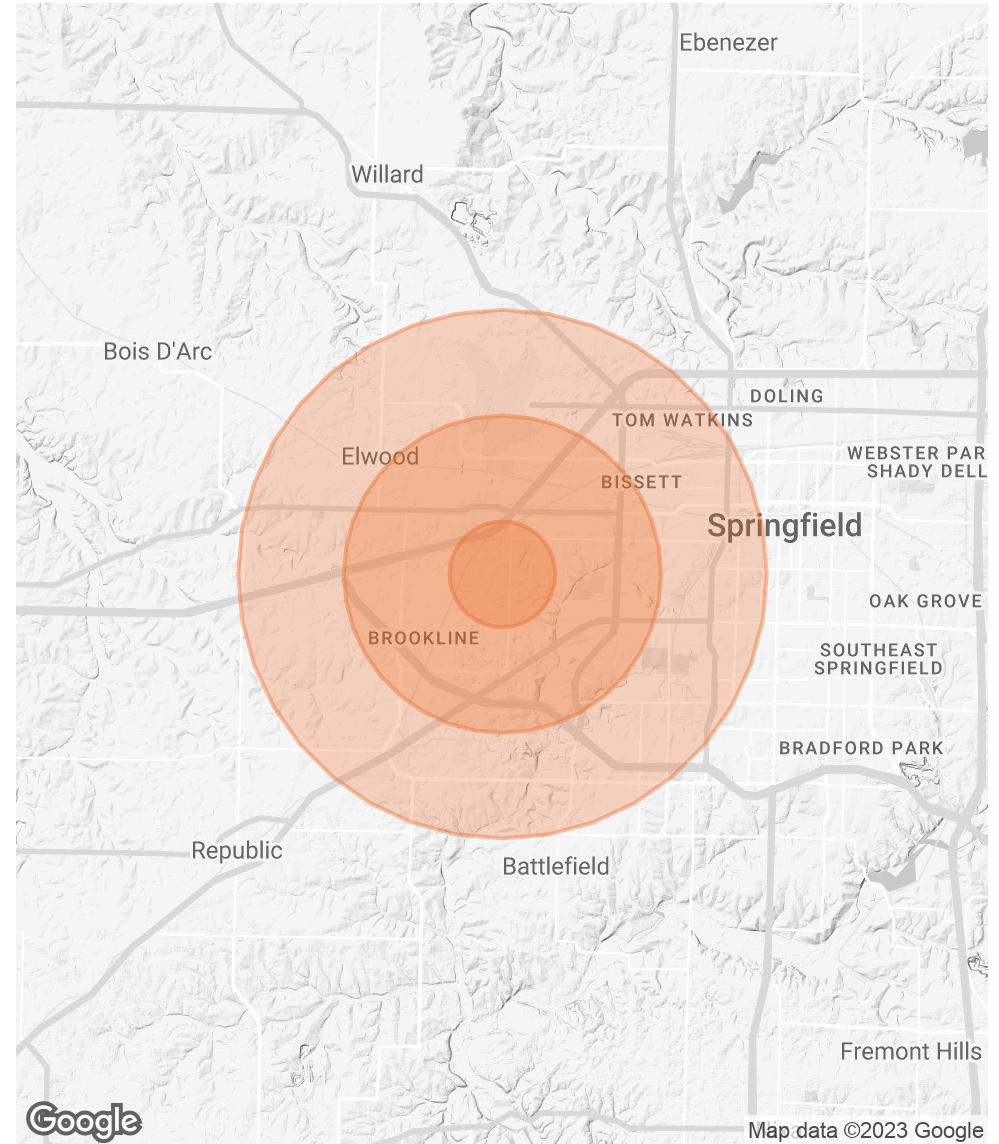
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,299	20,011	74,827
AVERAGE AGE	31.2	38.9	36.5
AVERAGE AGE (MALE)	30.4	37.3	35.1
AVERAGE AGE (FEMALE)	31.4	39.5	37.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	973	9,047	35,326
# OF PERSONS PER HH	2.4	2.2	2.1
AVERAGE HH INCOME	\$70,890	\$62,287	\$52,266
AVERAGE HOUSE VALUE	\$141,847	\$135,470	\$110,610

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



TOM RANKIN, CCIM

Managing Director

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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

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

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This Offering Brochure 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 Brochure 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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