

7.12 ACRES - MAY DIVIDE

4001 W. Chestnut Expressway, Springfield, MO 65802

ple St

CRN

W Helen St

W Billings St

N Orchard Crest Ave



W Chestnut Expy



Mark Patrick, CCIM

Reece Commercial Real Estate

417-839-1700

License: MO - 1999127595

markpatrick@reececommercial.com

ank St

W Dover St



7.12 ACRES - MAY DIVIDE

PROPERTY INFORMATION

PURCHASE PRICE
\$579,000.00

PROPERTY ADDRESS
4001 W. Chestnut Expressway
Springfield, MO 65802

LAND SIZE
7.12 Acres

4001 W. Chestnut
Expressway
Springfield, MO
65802

Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.



PROPERTY OVERVIEW

7.12 Acres, the Owner May Divide. 2.08 Acres is zoned HC, Highway Commercial, with 336 feet of Chestnut Expy Frontage. The back 5.04 Acres are zoned GM, General Manufacturing. A preliminary Site Plan for the Self-Storage Project is available. Quick Access to I-44, West Bypass, Airport, and Shopping. Willard Schools, and All Utilities. Located in an Opportunity Zone and Enhanced Enterprise Zone.

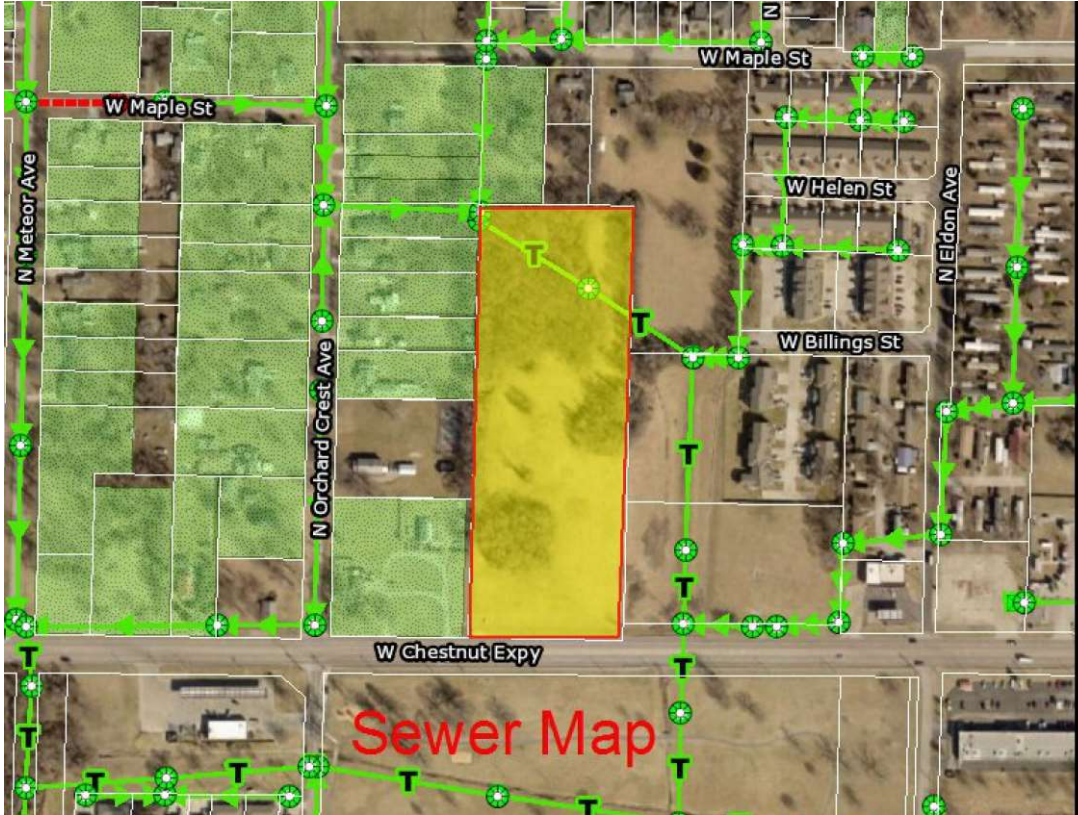


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PROPERTY PHOTOS



7.12 ACRES - MAY DIVIDE

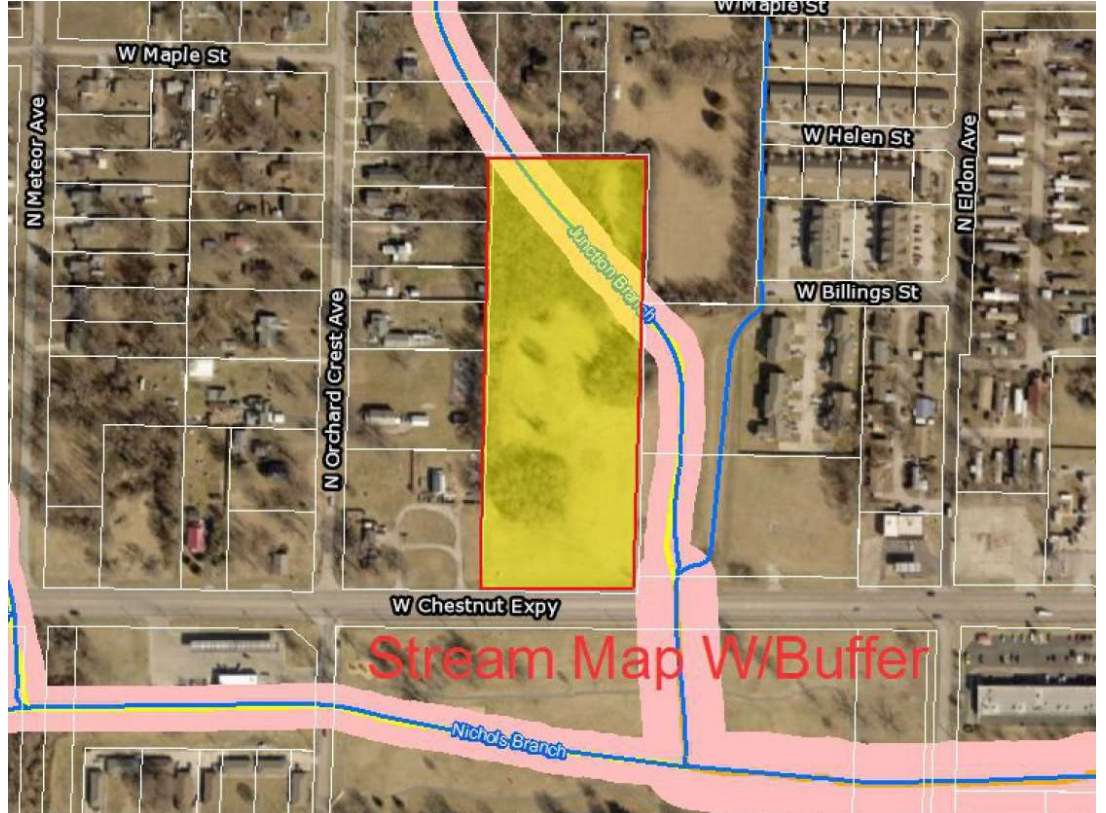
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PROPERTY PHOTOS

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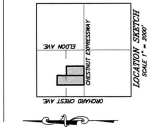
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SITE DEVELOPMENT PLAN

CHESTNUT SELF-STORAGE

PART OF SECTION 17, TOWNSHIP 29, RANGE 22
 ALL OF LOTS 59 & 60 & SOUTH HALF OF LOT 58
 IN JUNCTION CITY SUBDIVISION
 SPRINGFIELD, GREENE COUNTY, MISSOURI



- SHEET INDEX**
1. COVER SHEET
 2. GRADING PLAN & DETENTION BASIN
 3. EROSION CONTROL PLAN

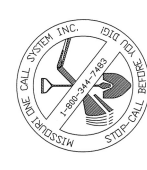
GENERAL NOTES

1. RETENTION AREAS SHALL BE BUILT AND OPERATIONAL PRIOR TO ANY OTHER WORK.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SPRINGFIELD'S STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND THE STANDARD GENERAL CONDITIONS AND TECHNICAL SPECIFICATION FOR PUBLIC WORKS CONSTRUCTION, CITY OF SPRINGFIELD, MISSOURI.
3. OTHER PERMITS MAY BE REQUIRED FOR THIS CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH PERMITS ARE APPLICABLE AND TO OBTAIN ANY APPLICABLE PERMITS NOT PROVIDED BY THE DEVELOPER.
4. IF THE CONTRACTOR'S OPERATIONS REQUIRE WORK ON OR ACCESS ACROSS PRIVATE PROPERTY, OWNER TO ENTER THE PROPERTY AND TO REPAIR ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY HIS OPERATIONS.
5. NOTIFY THE SPRINGFIELD PUBLIC WORKS DEPARTMENT FOR INSPECTION AT 864-1438 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. FAILURE TO DO SO MAY CAUSE ANY OR ALL CONSTRUCTION TO BE REJECTED.
6. THE CONTRACTOR SHALL KEEP THE SUBDIVISION MEAT AND ORDERLY AT ALL TIMES WHILE CONSTRUCTION IS IN PROGRESS. ACCESS STREETS TO THE DEVELOPMENT SHALL BE KEPT CLEAN OF MUD, DEBRIS, PAPER, AND WASTE MATERIAL AT ALL TIMES.
7. EXISTING UNDERGROUND UTILITIES HAVE BEEN SHOWN BY THE ENGINEER IN APPROXIMATE LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING INSTALLATION OF NEW UTILITIES. ANY CONFLICTS ARE DISCOVERED.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ANY DAMAGE TO UNDERGROUND UTILITIES OR OTHER FACILITIES WHICH IS CAUSED BY HIS OPERATIONS.
9. ALL DRIVEWAYS REQUIRE A DRIVEWAY PERMIT FROM THE TRAFFIC DEPARTMENT PRIOR TO CONSTRUCTION.
10. A MINIMUM 18" HIGH OPENING SHALL BE PROVIDED IN THE COMMON WALLS BETWEEN DOUBLE CURB ALLEYS. THE OPENING SHALL EXTEND THE ENTIRE INTERIOR WIDTH OF THE INLET BAY.

BENCHMARK INFORMATION:
 CITY OF SPRINGFIELD BENCHMARK #832
 ELDON 500' SOUTH OF CHESTNUT EXPRESSWAY
 SQUARE CORNER, SE CORNER OF EAST HIGHLAND
 ELEVATION = 1288.75'
 MISSOURI GEOGRAPHICAL REFERENCE MONUMENT GR-43
 CHESTNUT EXPRESSWAY, 13.130' SOUTH OF
 ELEVATION = 1288.00 M 1288.04 RECORD
 392.5 METERS

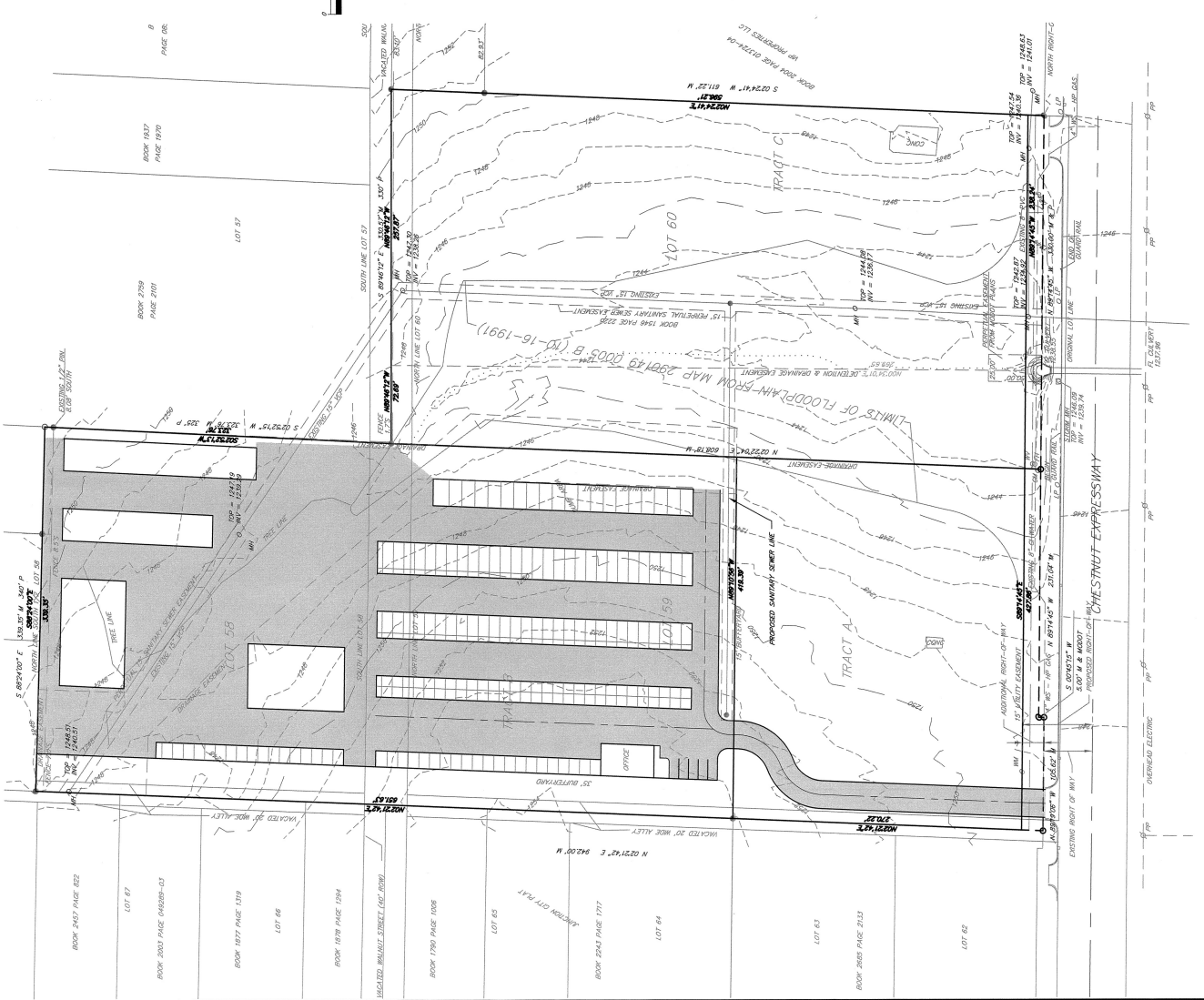
LEGAL DESCRIPTION:
 ALL THAT PART OF LOTS 58, 59 AND 60 OF THE NEW AND UNDIVIDED PLAT OF JUNCTION CITY, GREENE COUNTY, MISSOURI, ALL THAT PART OF THE UNDIVIDED PLAT OF LOTS 58, 59 AND 60 OF THE NEW AND UNDIVIDED PLAT OF SAID LOT 58, DESCRIBED AS FOLLOWS, BEGINNING AT A POINT ON THE NORTH RIGHT-OF-WAY LINE OF CHESTNUT EXPRESSWAY, THENCE NORTH 02 DEGREES 21 MINUTES 42 SECONDS EAST, WITH SAID CENTERLINE, THENCE SOUTH 89 DEGREES 24 MINUTES 09 SECONDS EAST, WITH SAID CENTERLINE, THENCE SOUTH 02 DEGREES 52 MINUTES 14 SECONDS WEST, WITH SAID CENTERLINE, THENCE SOUTH 02 DEGREES 52 MINUTES 14 SECONDS WEST, WITH SAID CENTERLINE, THENCE SOUTH 89 DEGREES 24 MINUTES 09 SECONDS EAST, WITH SAID CENTERLINE, 330.27 FEET TO THE CENTERLINE OF CHESTNUT EXPRESSWAY, THENCE WEST, WITH SAID CENTERLINE, 171.00 FEET TO THE CENTERLINE OF CHESTNUT EXPRESSWAY, THENCE WEST, WITH SAID CENTERLINE, 14 MINUTES 45 SECONDS WEST, 231.04 FEET, (3) SOUTH 02 DEGREES 45 MINUTES 15 SECONDS WEST, 101.00 FEET, (4) NORTH 89 DEGREES 24 MINUTES 09 SECONDS WEST, 101.00 FEET, BEING MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

OWNER/DEVELOPER
 LEROY JOHNSON
 6500 W. BROADWAY
 BROOKLINE STATION, MO 65619
 PHONE: (417) 861-9801

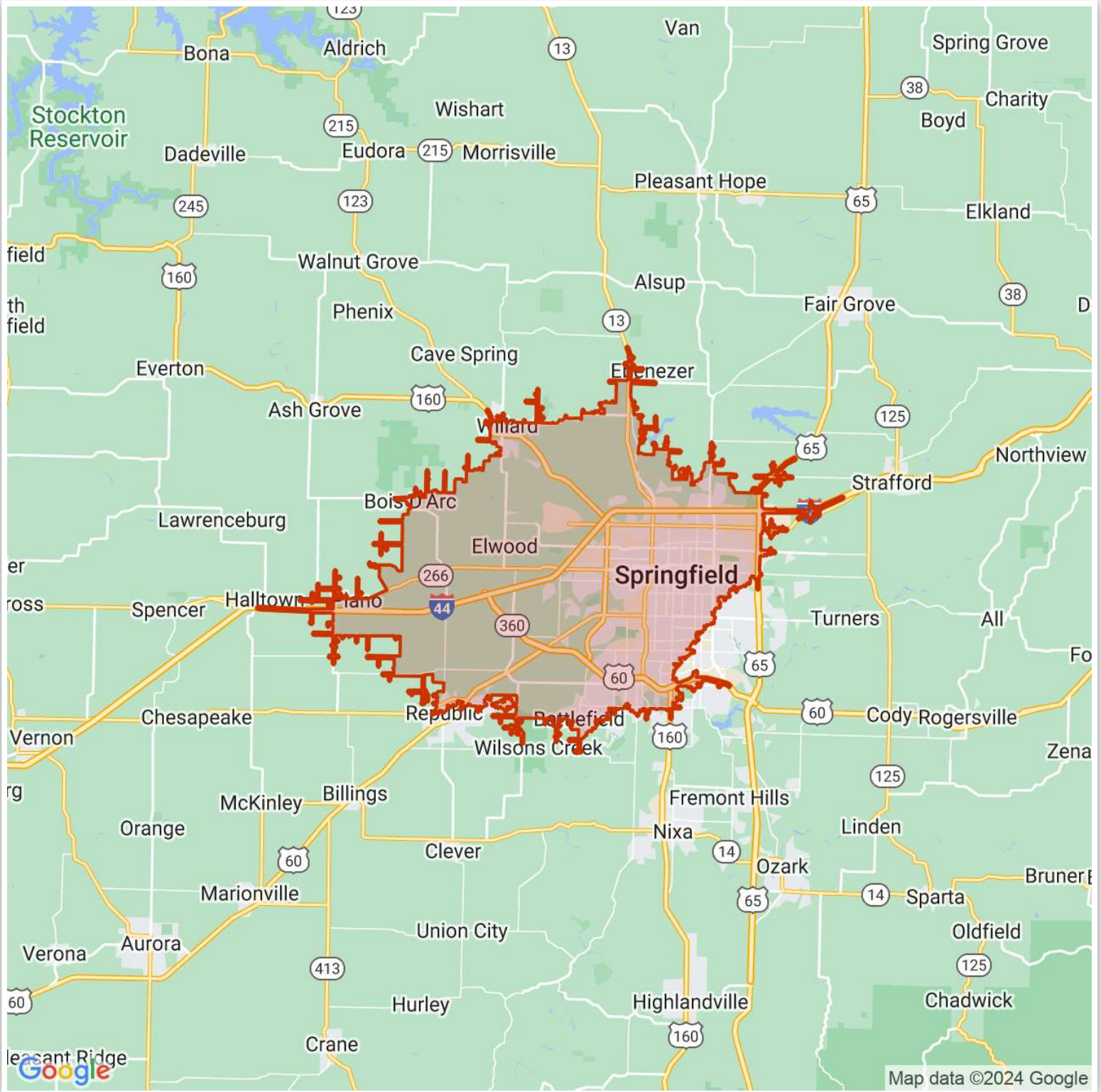


ZARK CUNYAN
 CONSULTANTS ENGINEERS & SURVEYORS, INC.
 1707 800-5300
 SPRINGFIELD, MO 65802
 PHONE: (417) 861-9801

SPRINGFIELD, MISSOURI		DATE	
CHESTNUT SELF-STORAGE		DIRECTOR OF PUBLIC WORKS	
SITE DEVELOPMENT PLAN		COVERSHEET	
DESIGN	SCALE	SHEET	1
NO. 100-29-24	1" = 50'	OF 3	3
DATE	CHECKED	BY	MA
08-29-24	MBD	MBD	MBD



LOCATION/STUDY AREA MAP (DRIVE TIME: 15 MINUTES)

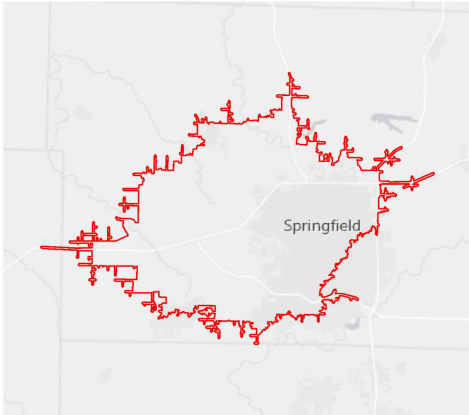


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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



POPULATION TRENDS AND KEY INDICATORS

4001 W. Chestnut Expressway, Springfield, MO, 65802

186,120	79,908	2.22	35.1	\$40,413	\$162,452	38	114	41
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$5,818

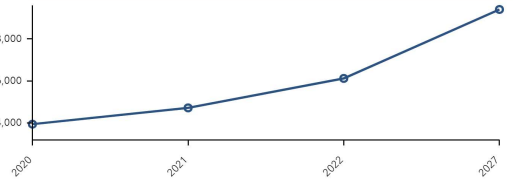
Avg Spent on Mortgage & Basics



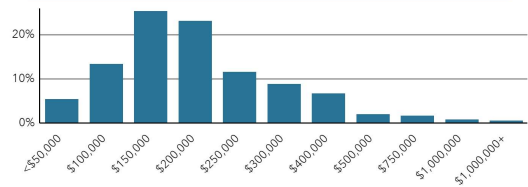
21.2%

Percent of Income for Mortgage

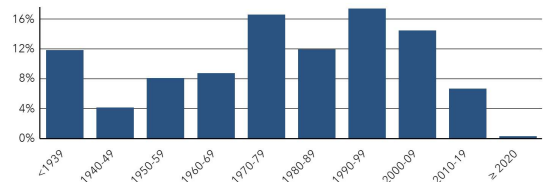
Historical Trends: Population



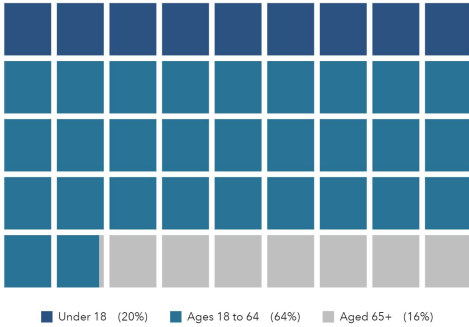
Home Value



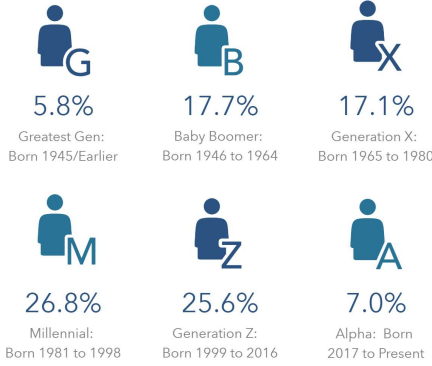
Housing: Year Built



POPULATION BY AGE



POPULATION BY GENERATION



Source: Esri, Esri-U.S., BLS, ACS
Esri forecasts for 2022, 2027, 2022, 2017-2021
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INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)

KEY FACTS

184,471

Population



2.2

Average Household Size

35.0

Median Age

\$38,020

Median Household Income

EDUCATION

9%

No High School Diploma



30%
High School Graduate



34%
Some College



27%
Bachelor's/Grad/Pr of Degree

BUSINESS



7,869

Total Businesses



151,073

Total Employees

EMPLOYMENT



66%

White Collar



21%

Blue Collar



13%

Services

5.3%

Unemployment Rate

INCOME



\$38,020

Median Household Income



\$21,340

Per Capita Income



\$26,347

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (1.0%)

Indicator	Value	Difference	
<\$15,000	16.4%	+5.6%	<div style="width: 16.4%;"></div>
\$15,000 - \$24,999	15.9%	+7.8%	<div style="width: 15.9%;"></div>
\$25,000 - \$34,999	13.5%	+3.6%	<div style="width: 13.5%;"></div>
\$35,000 - \$49,999	15.9%	+4.1%	<div style="width: 15.9%;"></div>
\$50,000 - \$74,999	18.7%	+0.2%	<div style="width: 18.7%;"></div>
\$75,000 - \$99,999	9.0%	-6.1%	<div style="width: 9.0%;"></div>
\$100,000 - \$149,999	7.4%	-7.5%	<div style="width: 7.4%;"></div>
\$150,000 - \$199,999	2.1%	-3.6%	<div style="width: 2.1%;"></div>
\$200,000+	1.0%	-4.2%	<div style="width: 1.0%;"></div>

Bars show deviation from 29043 (Christian County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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COMMUNITY PROFILE

184,471 0.8% 2.2 32.6 35.0 \$38,020 \$26,347 \$139,985 20% 66% 15%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



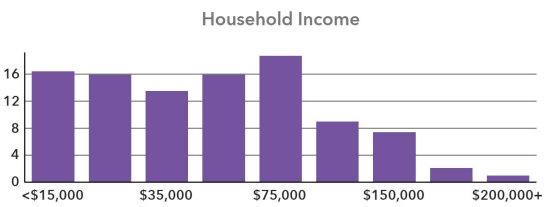
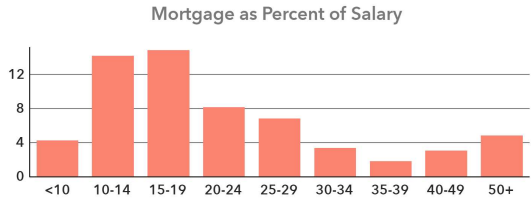
12.9%
Service Workers



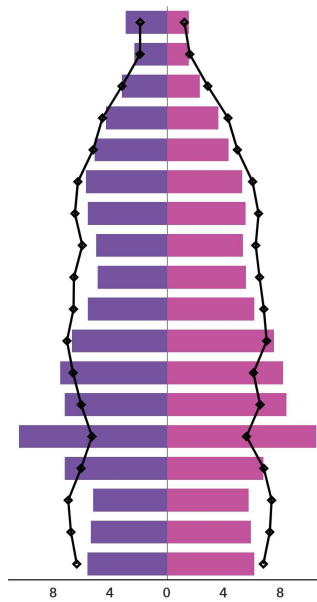
21.3%
Blue Collar Workers



65.7%
White Collar Worker

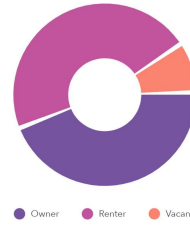


Age Profile: 5 Year Increments



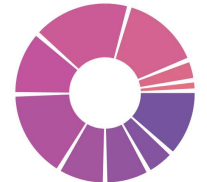
Dots show comparison to 29043 (Christian County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



<1939 1940-49 1950-59 1960-69 1970-79 1980-89 1990-99 2000-09 2010-13 2014+

Educational Attainment



< 9th Grade HS Diploma No Diploma GED Some College Assoc. Degree Bach Degree Grad Degree

Commute Time: Minutes



< 5 5-9 10-14 15-19 20-24 25-29 30-34 35-39 40-44 45-59 60-89 90+

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026



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CONTACT

N Orchard Crest Ave



Mark Patrick, CCIM

Phone: 417-839-1700

Email: markpatrick@reececommercial.com

License: MO - 1999127595

Parcel Map

W Billings St

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MAY DIVIDE**

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**3626 S. Campbell Ave.
Springfield, MO 65807 United States**