

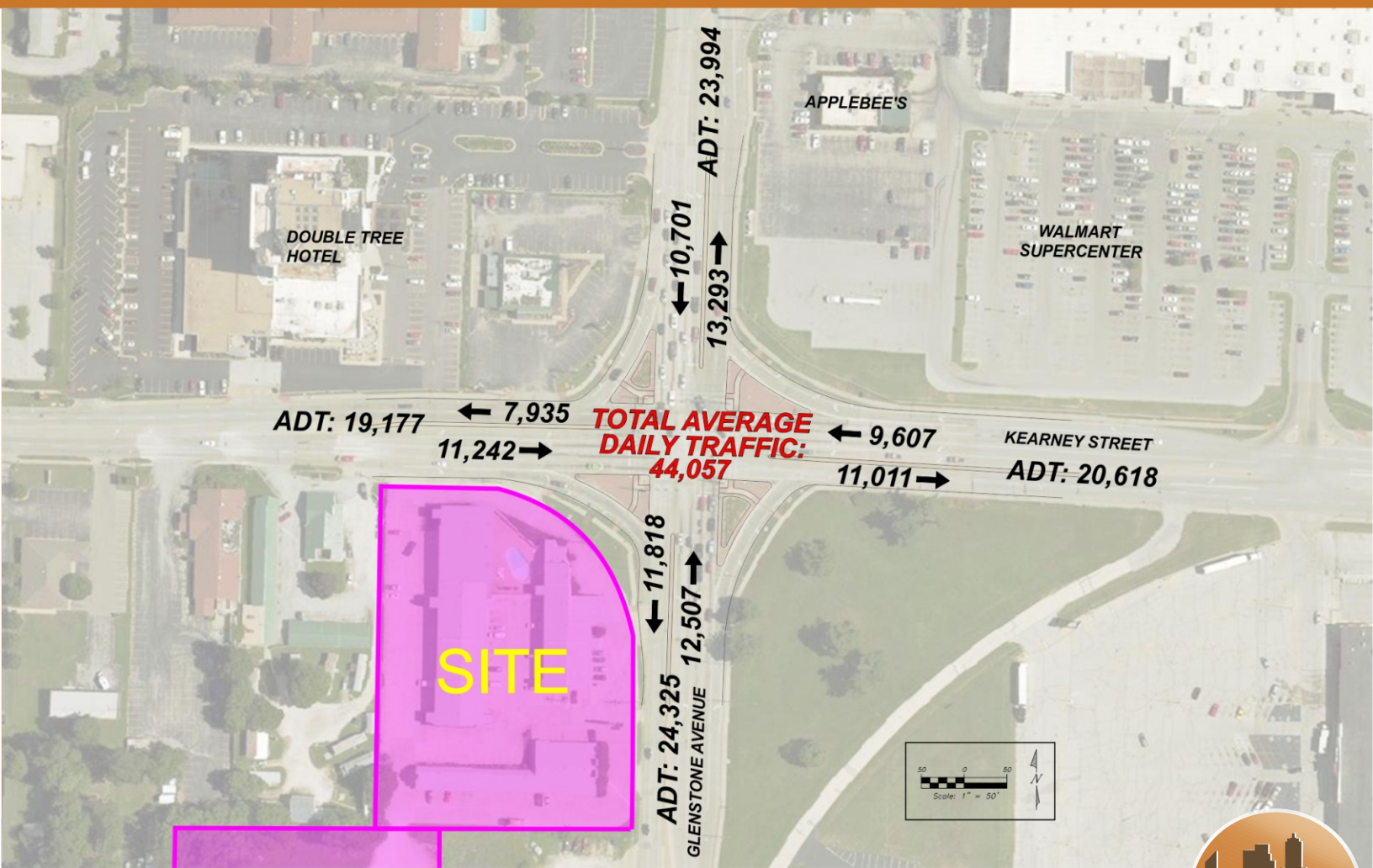
2355 N Glenstone Ave, Springfield, MO 65803



Property Details:

- 4.54 AC M/L
- High traffic volumes
- Stop light intersection
- Great access
- Great redevelopment site

Traffic Volumes:



2355 N Glenstone Ave, Springfield, MO 65803

Surrounding Area:

- Less than 1 mile from I-44
- Adjacent to new hotels, restaurant, and retail under construction
- Located within 1 mile of Bass Pro Shops Corporate headquarters



Year-round, climate-controlled facility for golfers and non-golfers alike.

Features include:

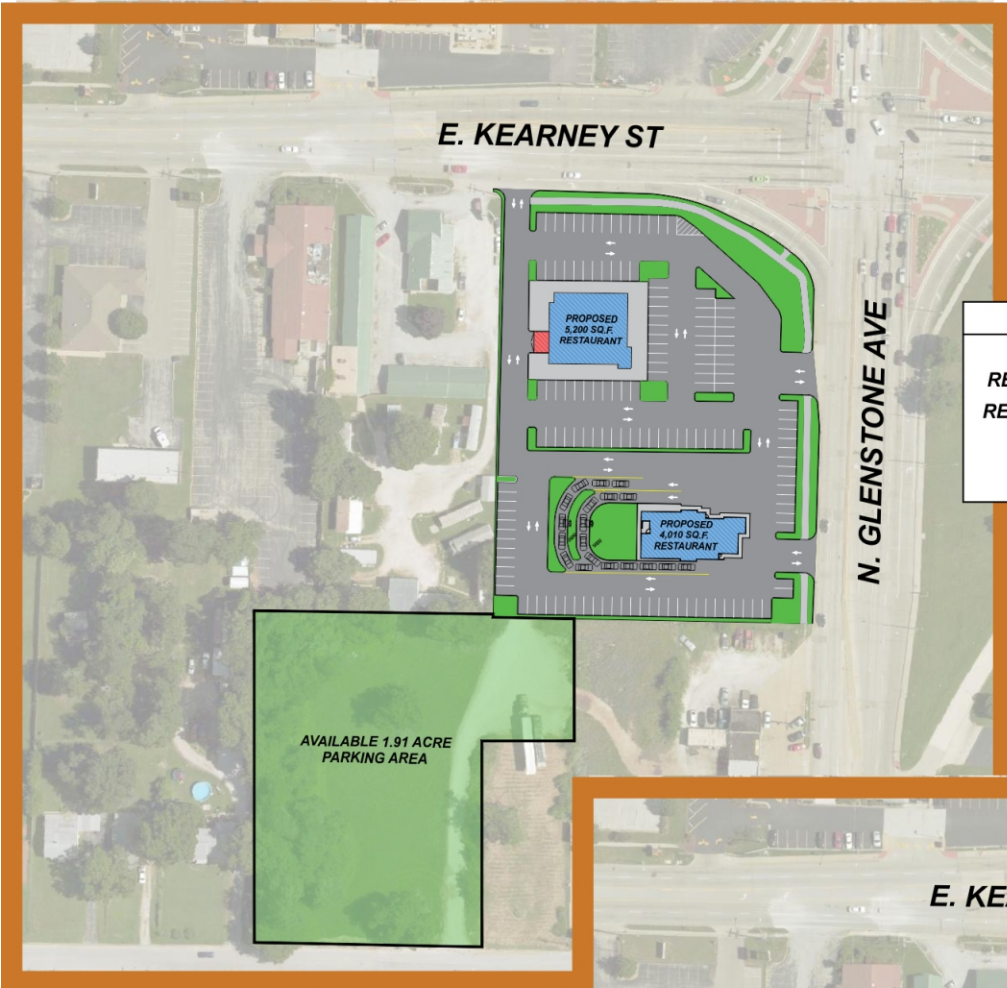
- Leagues and tournaments
- Meeting rooms
- Restaurant and bar



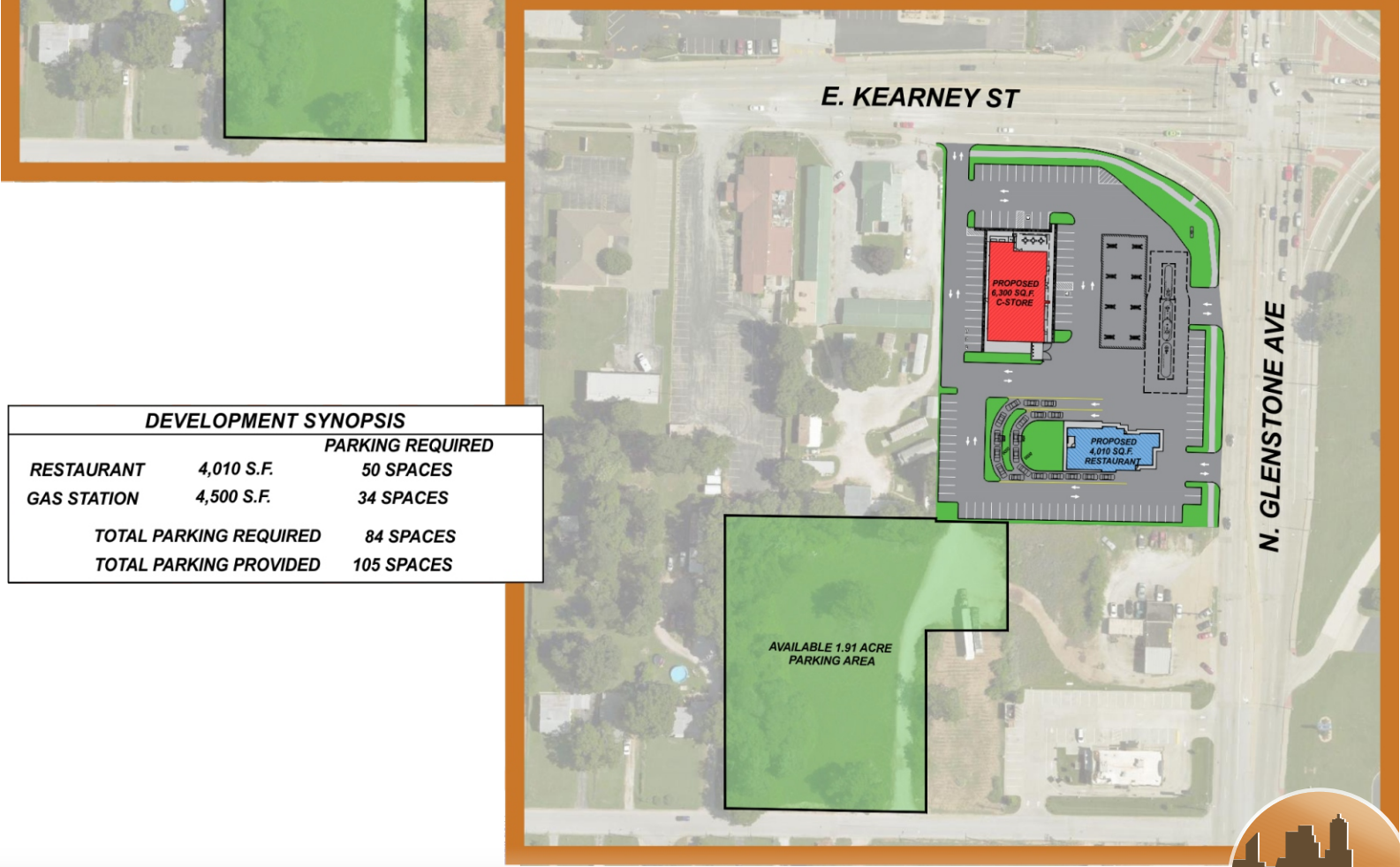

BASE CAMP
Corporate Headquarters

Over 2,300 employees in the Springfield metro area

Proposed Site Layouts:



DEVELOPMENT SYNOPSIS		
		PARKING REQUIRED
RESTAURANT	4,010 S.F	50 SPACES
RESTAURANT	5,200 S.F	65 SPACES
TOTAL PARKING REQUIRED		115 SPACES
TOTAL PARKING PROVIDE		146 SPACES

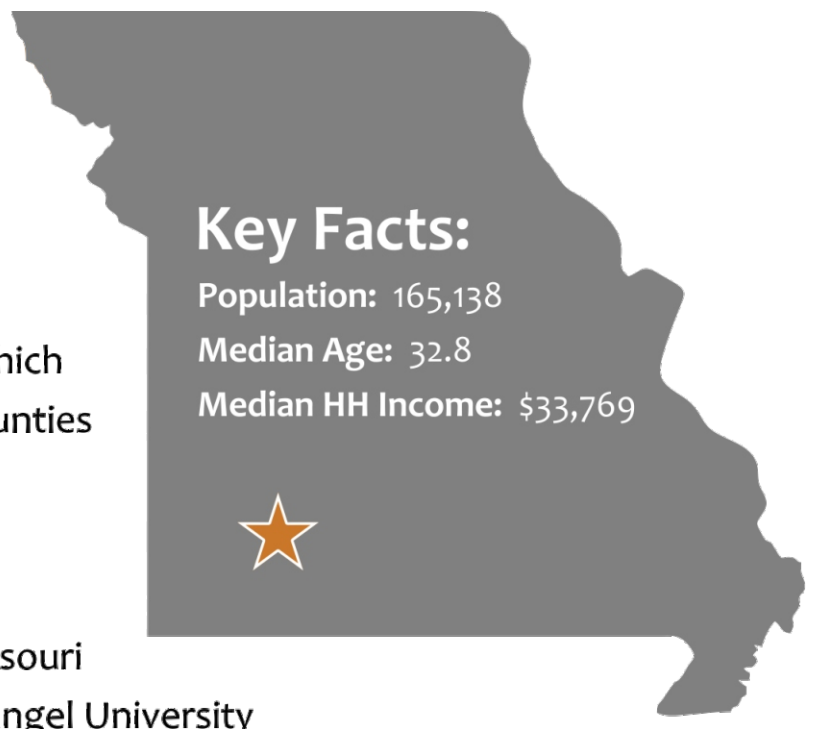


DEVELOPMENT SYNOPSIS		
		PARKING REQUIRED
RESTAURANT	4,010 S.F.	50 SPACES
GAS STATION	4,500 S.F.	34 SPACES
TOTAL PARKING REQUIRED		84 SPACES
TOTAL PARKING PROVIDED		105 SPACES

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About Springfield, MO:

- Missouri's 3rd largest city
- One of the two principal cities in the Springfield-Branson Metropolitan Area, which has a population of 537,631 over seven counties
- Known as the "Birthplace of Route 66"
- Home to several universities including Missouri State University, Drury University, and Evangel University
- Prime Inc., O'reilly Auto Parts, Bass Pro Shops, and several other national businesses are headquartered in Springfield



Key Facts:
Population: 165,138
Median Age: 32.8
Median HH Income: \$33,769

