



FOR SALE \$2,200,000
COMMERCIAL
PORTFOLIO
OFFICE / RETAIL /
MULTI-FAMILY
BUILDINGS
IN SPRINGFIELD MO

313 Park Central West -
(Downtown Springfield)

2101 W Chesterfield Blvd - (Chesterfield
Village)

1820-1824 W Walnut St -
(Mid Town)

Presented By

GERALD ZAMORA

Senior Advisor

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1715 W James River Rd

Ozark, MO 65721

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313 PARK CENTRAL WEST

PROPERTY DETAILS

Parcel ID:	1324211005
Building Size:	6,743 SF
Lot Size:	.054 Acres
Zoning:	Center City
Ceiling Height:	14'
Year Built	1896
Last Renovated:	2025

\$1,200,000 (IF PURCHASED SEPARATELY)

Main Level (Available)	2,743 SF - Office / Retail	\$3,000/month MG
Second Level (Available)	2,000 SF - Executive Loft	\$3,000/month MG
Thirde Level (100% Leased)	2,000 SF - Two Lofts	\$3,000/month MG
Gross Income		\$108,000.00
2025 Taxes		\$9,269.21
Insurance		\$8,000.00
Utilities		\$7,800.00
PROPERTY BROCHURE	WWW.313PARKCENTRAL.COM	417-861-2279



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2101 W CHESTERFIELD BLVD B105

PROPERTY DETAILS

Parcel ID:	1810101105
Building Size:	3909 SF
Lot Size:	0.095 Acres
Zoning:	Planned Development
Ceiling Height:	12'
Year Built	1994
Last Renovated:	2019
Commercial Tenant:	Napredak Construction
ANNUAL INCOME:	\$78,180.00

\$825,000 (IF PURCHASED SEPARATELY)

Suite B105 (100% Leased)	3,909 SF - Office/Retail	\$6,515/month MG
Gross Income		\$78,180.00
2025 Taxes		\$10,304.24
Insurance		\$3,726.12
CAM Dues		\$4,994.76
PROPERTY BROCHURE WWW.2101CHESTERFIELDB105.COM 417-861-2279		



1820-1824 W WALNUT STREET

PROPERTY DETAILS

Parcel ID:	1322114003 & 1322114004
Unit Size:	845 SF
2 Building Size:	3,380 SF
Lot Size:	.38 Acres
Year Built	1995
Largest Major Intersection:	Walnut Street & Kansas Expressway
Occupancy:	100%
Property Taxes (2025)	\$2,211.02
ANNUAL REVENUE	\$39,600.00

\$370,000 (IF PURCHASED SEPARATELY)

1820 W Walnut - Unit A (Leased)	845 SF	\$825/month
1820 W Walnut - Unit B (Leased)	845 SF	\$825/month
1824 W Walnut - Unit A (Leased)	845 SF	\$825/month
1824 W Walnut - Unit B (Leased)	845 SF	\$825/month
Gross Income		\$39,600.00
2025 Taxes		\$2,211.02
Insurance		\$4,513.00
TABLE TOTALS	WWW.1820-1824WALNUT.COM	417-861-2279



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Forbes

#1 ON "7 CITIES YOU
DIDN'T EXPECT TO BE
GREAT FOR BUSINESS"



TOP 10 US CITIES WHERE
YOUR PAYCHECK GOES
THE FURTHEST

THE WALL STREET JOURNAL
WSJ

#1 CITY IN THE
COUNTRY TO
WORK REMOTE



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SPRINGFIELD IS THE FASTEST GROWING METROPOLITAN STATISTICAL AREA IN MISSOURI WITH A POPULATION OF 479,598.

BEING THE PRIMARY EMPLOYMENT BASE FOR SW MISSOURI, SPRINGFIELD DRAWS IN AN ADDITIONAL 100,000+ PEOPLE PER DAY FROM THE SURROUNDING AREAS, CREATING AN INFLUX OF RETAIL SHOPPERS AND SALES TAX REVENUE.

SPRINGFIELD IS A GROWING AND VIBRANT COMMUNITY WITH A COST OF LIVING THAT STAYS CONSISTENTLY 10% BELOW THE NATIONAL AVERAGE.

DESPITE BEING NO 2 IN DWELLSY'S TOP TEN CITIES WHERE RENT IS GROWING THE FASTEST, SPRINGFIELD IS STILL ONE OF THE MOST AFFORDABLE PLACES IN THE COUNTRY TO LIVE, MAKING THIS A REGION OF HIGH GROWTH POTENTIAL.



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EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- FORVIS
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



ENGINE REMANUFACTURING AT JOHN DEERE REMAN

WORKFORCE

232,636

Current Springfield Metro Area Workforce

7.6%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR

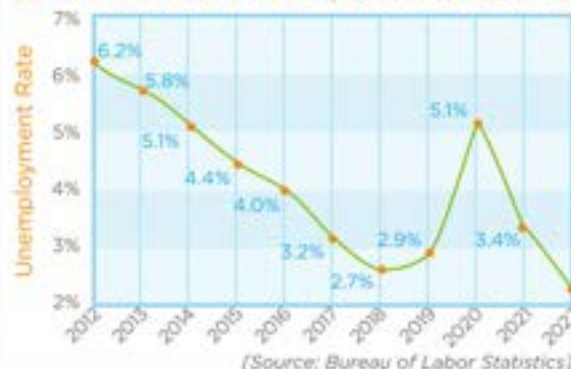


EMPLOYMENT

2.5%

Current Unemployment Rate for Springfield Metro

UNEMPLOYMENT RATE | SPRINGFIELD MSA



POPULATION

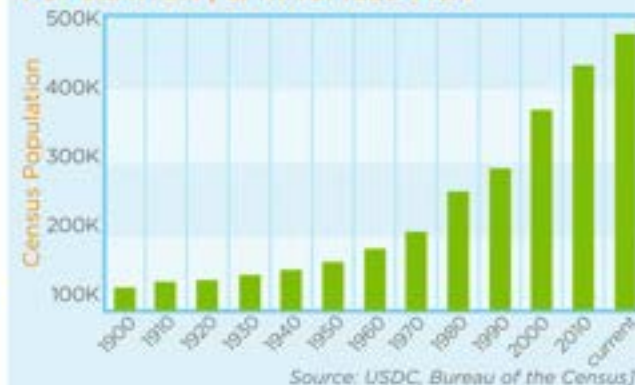
481,123

Current Springfield Metro Area Population

8.7%

Metro Area Overall Population Growth

POPULATION | SPRINGFIELD MSA



169,724

Springfield City Limits

1,060,389

*Springfield's Economic Area

650,050

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

PROVIDED BY
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MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth	12,164
Mercy Hospital Springfield	8,202
Walmart and Sam's Club	5,381
Springfield Public Schools	3,694
Bass Pro Shops White River Marine Group	3,127
State of Missouri	3,018
United States Government	2,919
Missouri State University	2,760
O'Reilly Auto Parts	2,307
City of Springfield	2,028
Citizens Memorial Healthcare	2,025
Jack Henry & Associates, Inc.	1,853
SRC Holdings	1,500
Prime Inc.	1,301
Burrell Behavioral Health (affiliate of Cox Health)	1,218
Ozarks Technical Community College	1,191
EFCO	1,170
Chase Card Services	1,120
Lowe's (6 locations)	1,010
The Arc of the Ozarks, Inc.	959
City Utilities	955
American National Property & Casualty Co.	954
Kraft Heinz Company	950
TTEC Holdings, Inc.	942
Hotels.com, a division of Expedia Inc.	940

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	42,416
Missouri State University	23,618
Ozarks Technical Community College	9,926
Drury University	2,462
Evangel University	2,129
Southwest Baptist University - SBU	1,713
Cox College of Nursing & Health Sciences	956
Midwest Technical Institute	466*
SBU - Springfield Campus (includes Mercy College of Nursing)	442
Baptist Bible College	279
Bryan University	275*
Columbia College	150

Source: Springfield Area Chamber of Commerce, 2021
*National Center for Education Statistics, fall 2020 enrollment

SCHOOLS

12.1

Number of years of experience the average teacher has in SPS system.

59.6%

Percentage of faculty that have a Master's Degree.

TYPE	SCHOOL	ENROLLED
Public Elementary	38	10,289
Public Middle School	9	5,241
Public High School	5	7,610
Private Schools	14	1,806*

Source: Missouri Department of Elementary and Secondary Education, 2021
*National Center for Education Statistics,



MISSOURI STATE UNIVERSITY

HEALTH CARE

HOSPITAL	BEDS
Mercy Hospital	866
Cox Medical Center South (CoxHealth)	646
Lakeland Behavioral Health System	100
Meyer Orthopedic & Rehabilitation Hospital	86
Cox North Hospital (CoxHealth)	75
Mercy Rehabilitation Hospital Springfield	60
Mercy Orthopedic Hospital Springfield	48
Select Specialty Hospital	44
Perimeter Behavioral Hospital of Springfield	32

Springfield's health care system offers every specialty listed by the American Medical Association.

The health care sector employs nearly 37,400 people and provides an annual economic impact of \$4.5 billion.

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INCOME & WAGE RATES

IN THE SPRINGFIELD METRO AREA

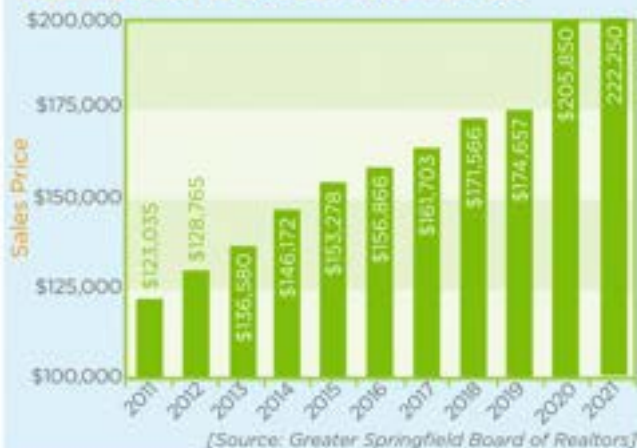


PER CAPITA INCOME GROWTH



HOUSING

AVERAGE HOME SALES PRICE TRENDS



Office & Clerical

	National	Springfield
Executive Admin Assistant	\$31.36	\$22.13
General Office Clerk	\$18.16	\$15.87
Receptionist	\$15.02	\$12.78
Office Manager	\$29.81	\$29.85

Professional & Technical

Accountant / Auditor	\$39.26	\$26.76
Computer Programmer	\$45.98	\$31.35
Mechanical Engineer	\$45.94	\$34.39
Marketing Manager	\$74.27	\$55.37
Human Resources Manager	\$64.70	\$51.95

Manufacturing & Maintenance

Maintenance & Repair Worker	\$21.05	\$17.91
Janitor	\$15.10	\$13.45
First Line Supervisor (Prod. & Oper.)	\$32.12	\$28.86
Tool Setters, Operators & Tender	\$19.13	\$16.65
Sheet Metal Worker	\$26.60	\$18.24

Miscellaneous

Welder	\$22.45	\$20.78
Truck Driver (Light/Delivery)	\$19.74	\$20.20
Mail Clerk	\$16.20	\$13.70
Training & Development Specialist	\$32.43	\$27.38
Customer Service Representative	\$18.51	\$15.76

[Source: Bureau of Labor Statistics, 2020]



FAIR MARKET RENTS COMPARISON



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AIRPORT

Airline	Connection	Flights Daily
American	Dallas/Ft. Worth	6
American	Chicago	2
American	Charlotte	2
United	Chicago	2
United	Denver	2
United	Houston	2
Delta	Atlanta	3
Allegiant	Orlando	3 weekly
Allegiant	Tampa	3 weekly
Allegiant	Phoenix	3 weekly
Allegiant	Houston	2 weekly
Allegiant	Los Angeles	2 weekly
Allegiant	Las Vegas	2 weekly
Allegiant	Punta Gorda	2 weekly
Allegiant	Destin	Seasonal

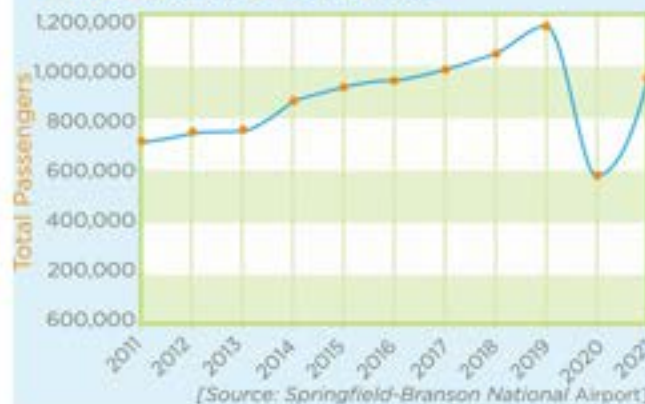
• Runways are 7,003 ft. and 8,000 ft. in length. The airport offers general aviation (24 hrs.) and cargo services which include FedEx and UPS as well as U.S. Customs office and a Foreign Trade Zone.

• Springfield offers direct flights to 5 of the 10 busiest airports in the country

• The Branson Airport (BKG) offers low-cost flights to connections all over the U.S. through Denver.



TOTAL PASSENGERS FOR SGF



TRANSPORTATION



DISTANCES TO SPRINGFIELD

City	Miles	Days/ Rail	City	Miles	Days/ Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with Zamora Real Estate Powered by The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

2021 Trusted Advisers Commercial Realtor
 2022 CoStar POWERBROKER Top Broker Winner
 2023 CREXI Platinum Broker Award Winner
 2023 CoStar Power Broker - Zamora Real Estate
 Residential Broker since 2004

Zamora Real Estate - Powered By The Firm Commercial

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