

DEVELOPMENT GROUND FOR SALE

2939 E Kearney

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Springfield, MO 65803

PRESENTED BY:

ARCH WATSON

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Subject  
Property

Also  
Available

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,750,000
LOT SIZE:	8.36 Acres
PARCEL ID:	881205301028
ZONING:	Commercial Services
MARKET:	NE Springfield
UTILITIES:	All

PROPERTY OVERVIEW

This hard corner property has approximately 375' of frontage on E. Kearney and over 900' of frontage on Packer Rd. Sewer is on the east side of Packer and all other utilities run along the north side of Kearney, including gas, water and electric. There is also an additional 26+/- acres for sale to the west.

LOCATION OVERVIEW

Located at the NE corner of E. Kearney and Packer Rd which is a lighted intersection. The property is 1/2 mile west of the Hwy 65 & Kearney St. interchange with quick access to Interstate 44 to the north.

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# ASSESSOR MAP



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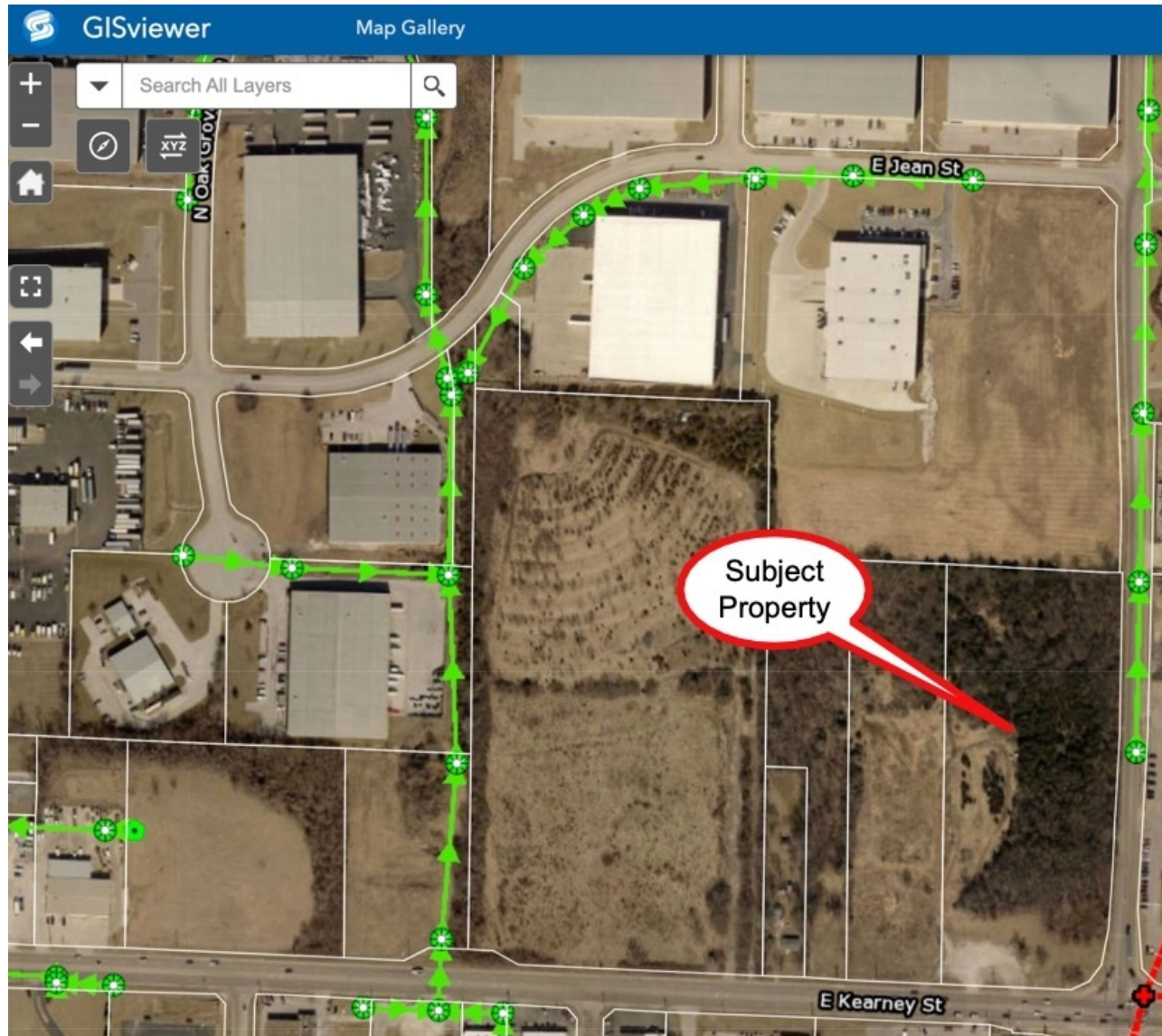
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**2939 E KEARNEY** | Springfield, MO 65803

**SVN | RANKIN COMPANY, LLC**



# SEWER MAP



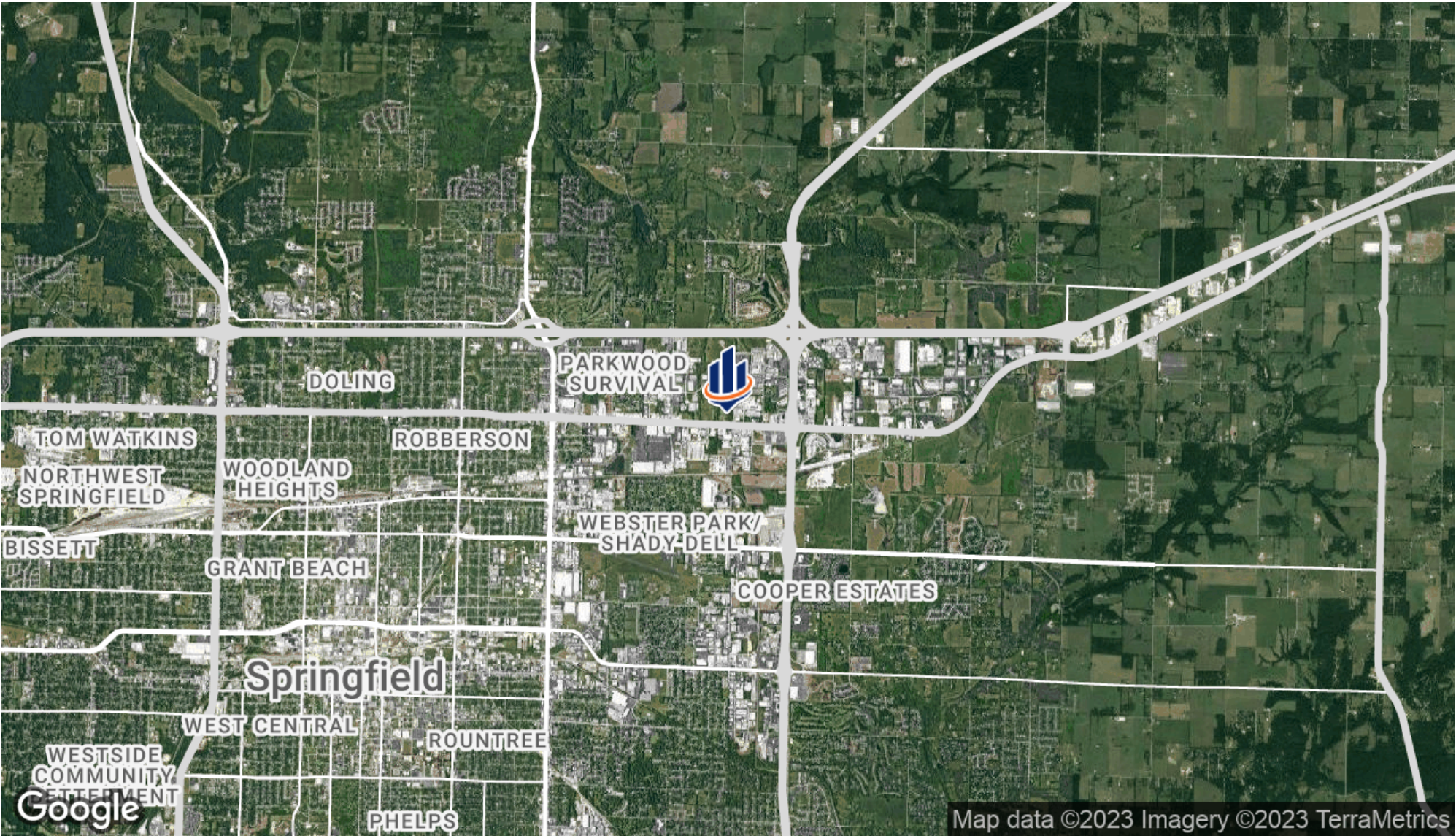
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LOCATION MAP



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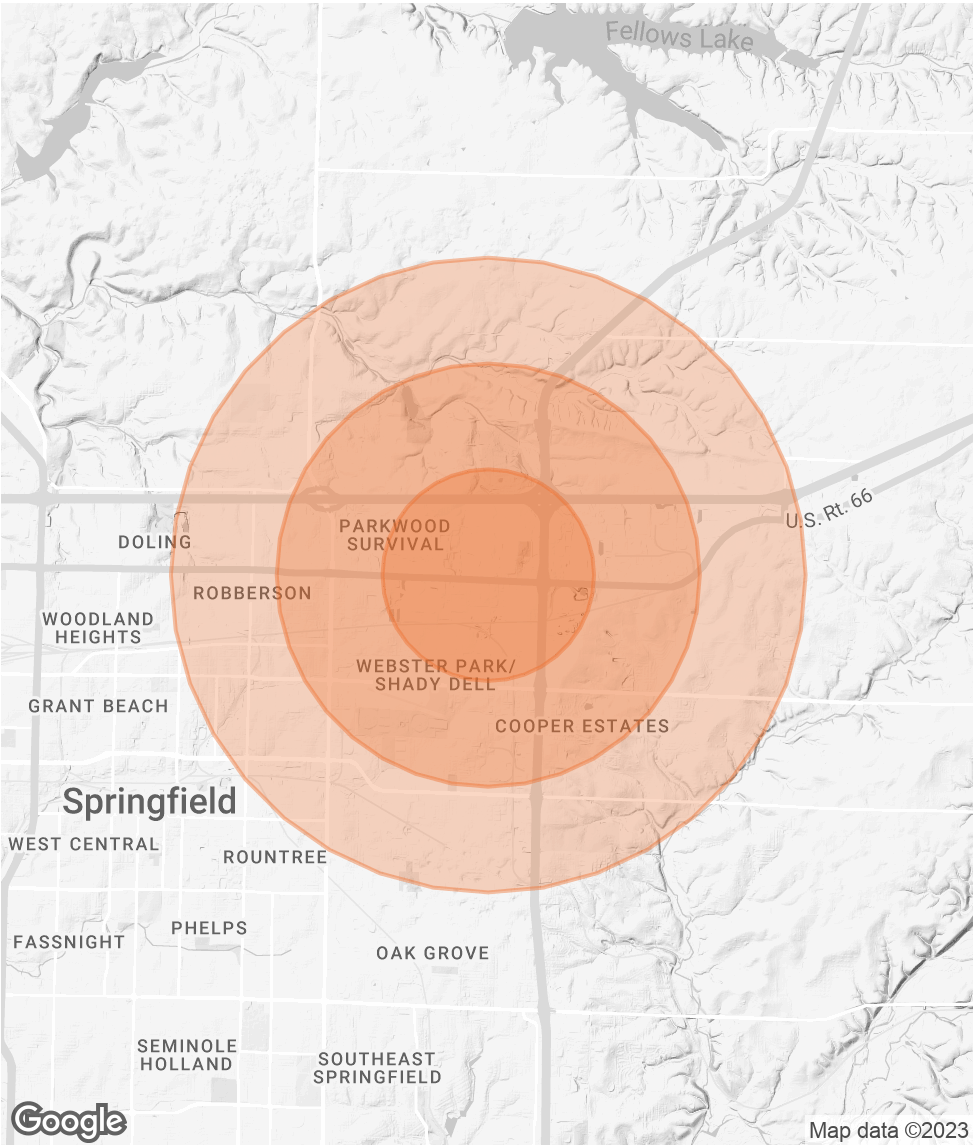


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,263	10,147	31,504
AVERAGE AGE	30.4	33.0	34.3
AVERAGE AGE (MALE)	29.5	32.3	32.8
AVERAGE AGE (FEMALE)	33.5	36.1	36.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,031	4,625	14,234
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$42,018	\$44,004	\$46,688
AVERAGE HOUSE VALUE	\$83,349	\$106,319	\$116,582

\* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



ARCH WATSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Arch Watson serves as a Senior Advisor for SVN/Rankin Company, specializing in the sale and leasing of industrial, office & retail property in Springfield and Southwest Missouri.

He has ranked in the Top 10% of all SVN National Advisors since 2014 and has earned the SVN Certified Specialist designation for activity in both the Retail and Office asset class since 2018.

Prior to joining SVN, Watson had a seventeen year management career. He started his career with Wal-Mart, the worlds largest retailer in the Sam's Club Division. While with Wal-Mart, Arch was able to experience three markets which include: Springfield, MO; Atlanta, GA; and Kansas City MO. Arch then was the owner operator of a specialized printing company that sold its products to other printing companies throughout the United States. As a owner and user of commercial property Watson has a unique insight when helping clients select property for their use or investment.

Arch served on the Board of Directors of the Boys & Girls Clubs of Springfield for 7 years and Board President in 2008.

EDUCATION

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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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