



LAND FOR SALE WEST BYPASS NEAR CHESTNUT

An aerial photograph of a large, mostly empty grassy lot outlined in yellow. The lot is situated between a residential street on the left and industrial buildings on the right. The word 'Subject' is overlaid in the center of the lot.

Subject

600 N West Bypass

SPRINGFIELD, MO 65802

PROPERTY SUMMARY

LAND FOR SALE WEST BYPASS NEAR CHESTNUT

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SPRINGFIELD, MO 65802

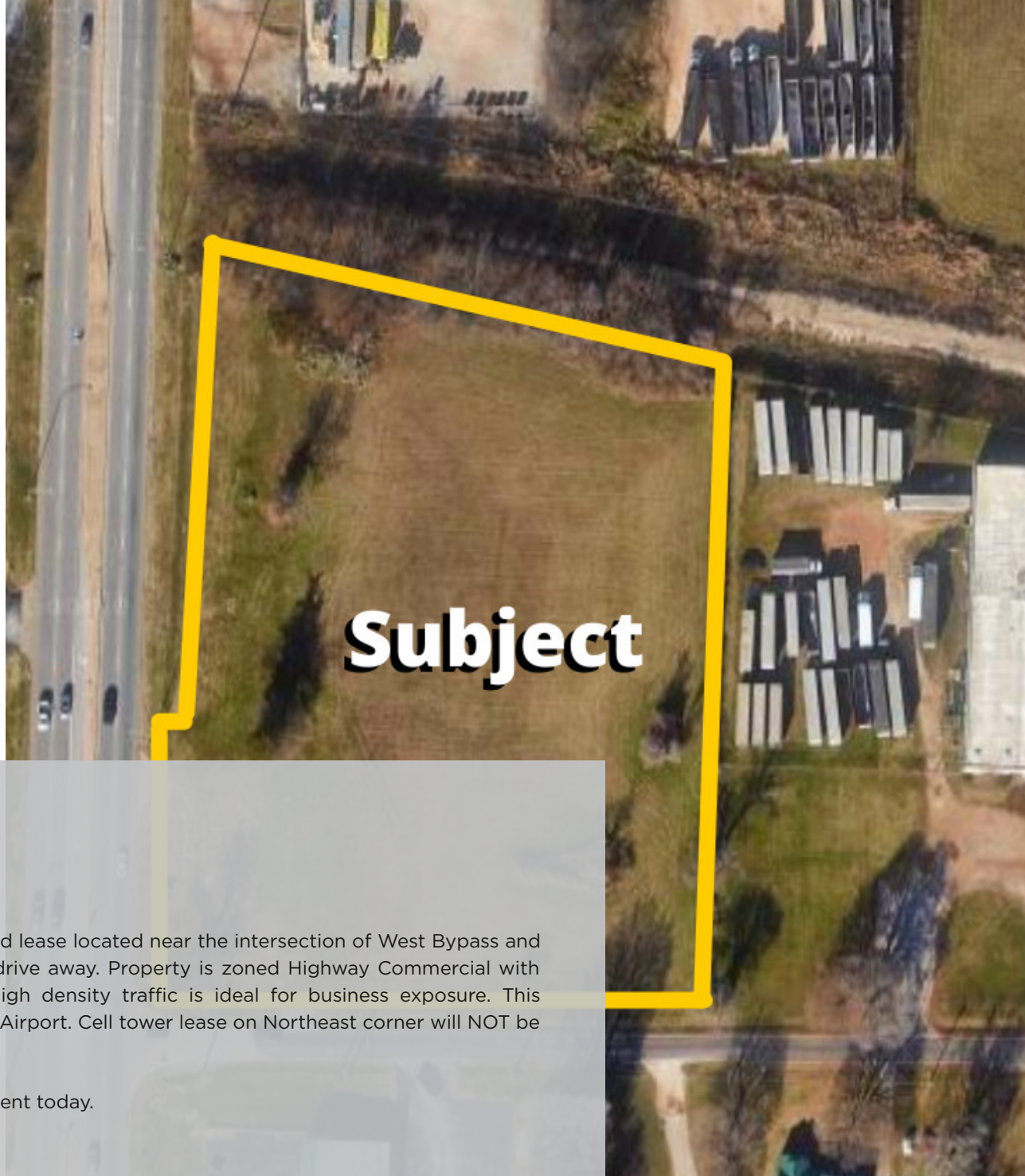
OFFERING SUMMARY

SALE PRICE:	\$375,000
LOT SIZE:	3.65 Acres
PRICE / SF:	\$2.36
SALE TYPE:	Land
ZONING:	HC & GM
CROSS STREETS:	Chestnut Expy.
MARKET:	Springfield
CELL TOWER:	Not Included

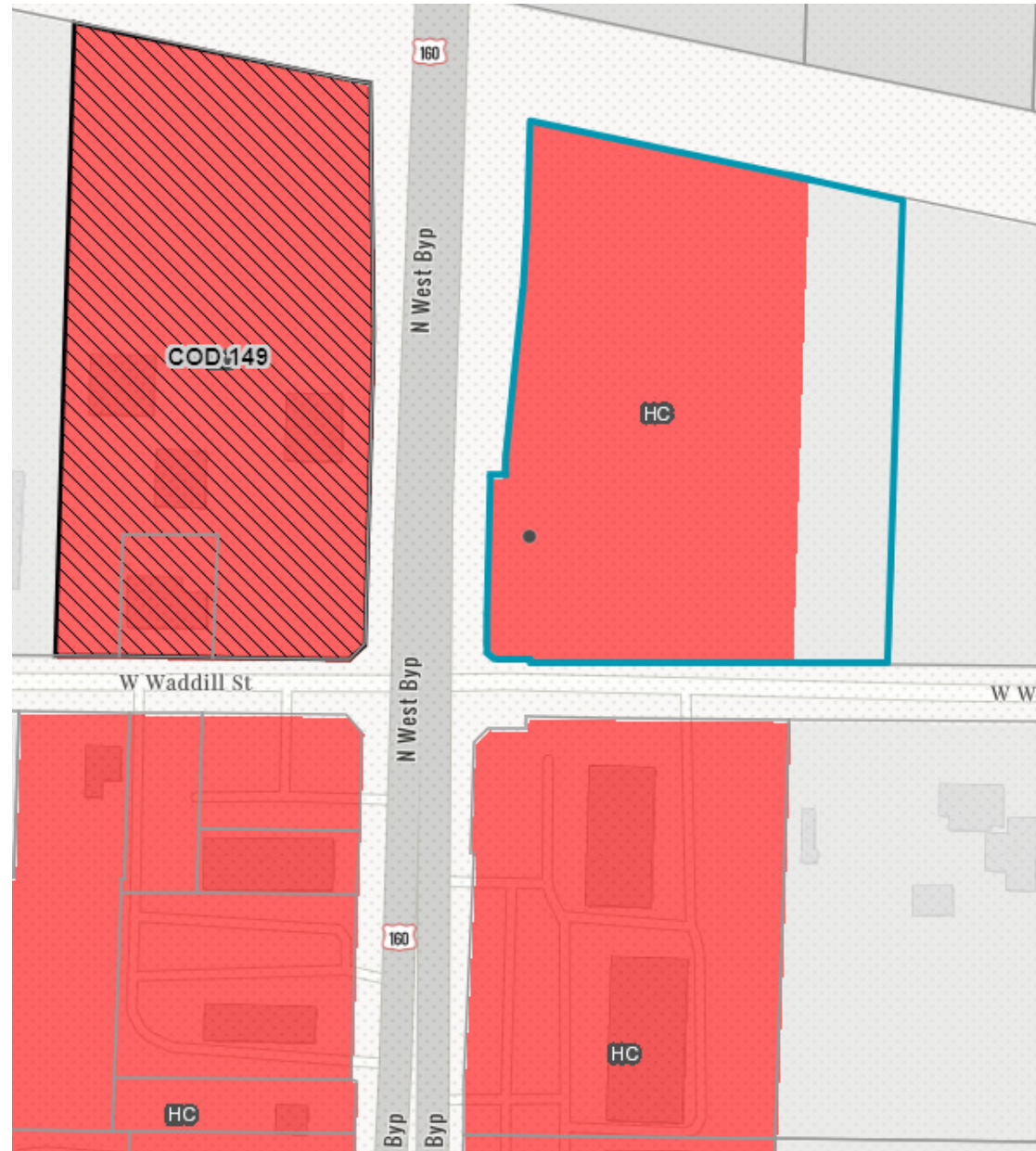
PROPERTY SUMMARY

REDUCED - Thank you for looking at the 3.65 acres for sale and lease located near the intersection of West Bypass and Chestnut Expy. For Sale at \$375,000. I-44 is within a 5 min drive away. Property is zoned Highway Commercial with minimal General Manufacturing zoning on back side. The high density traffic is ideal for business exposure. This property is also located near the Springfield-Branson National Airport. Cell tower lease on Northeast corner will NOT be included in sale and will be excepted out, via survey.

To preview this property please call, text or email the listing agent today.



ZONING MAP



LOCATION DESCRIPTION

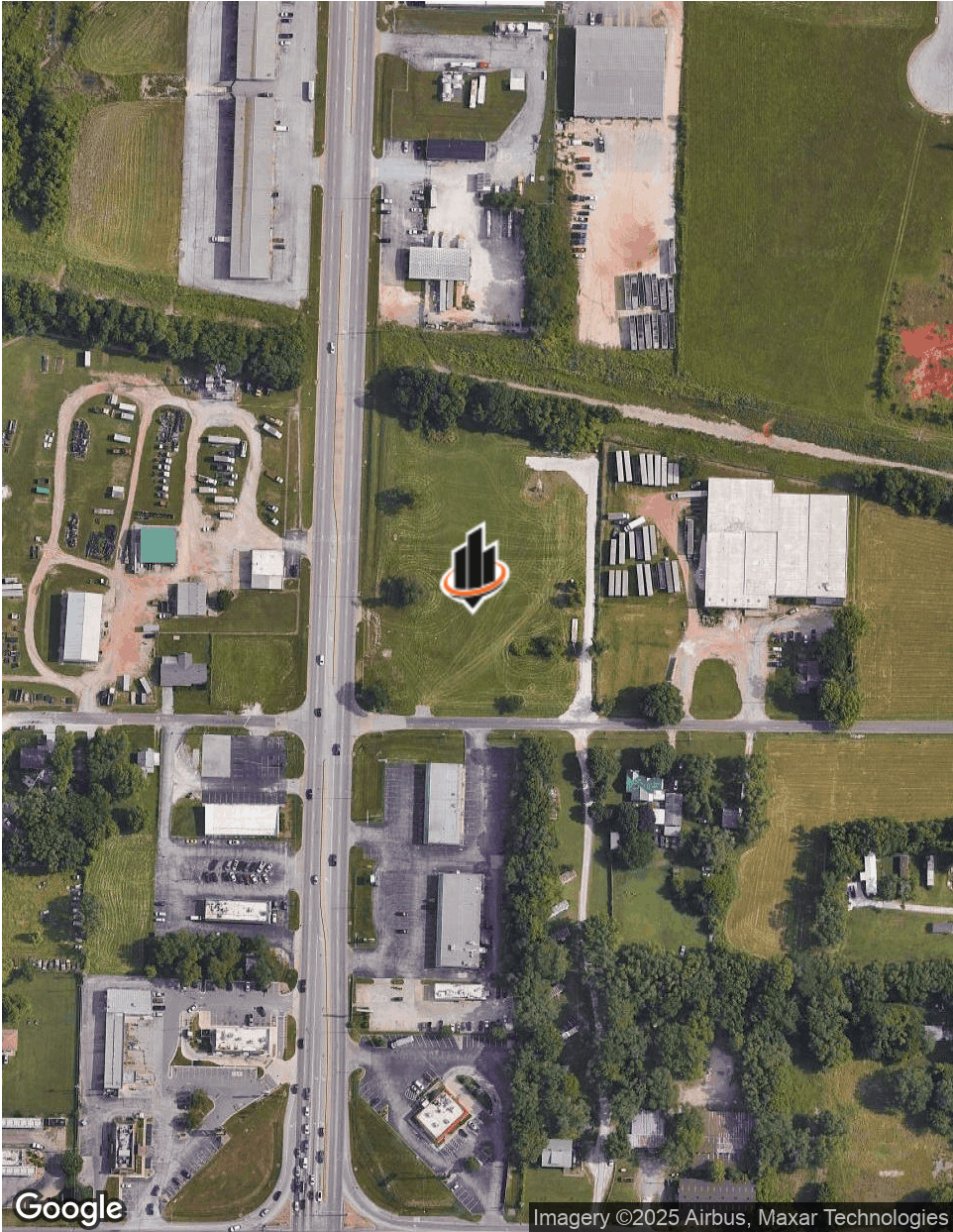
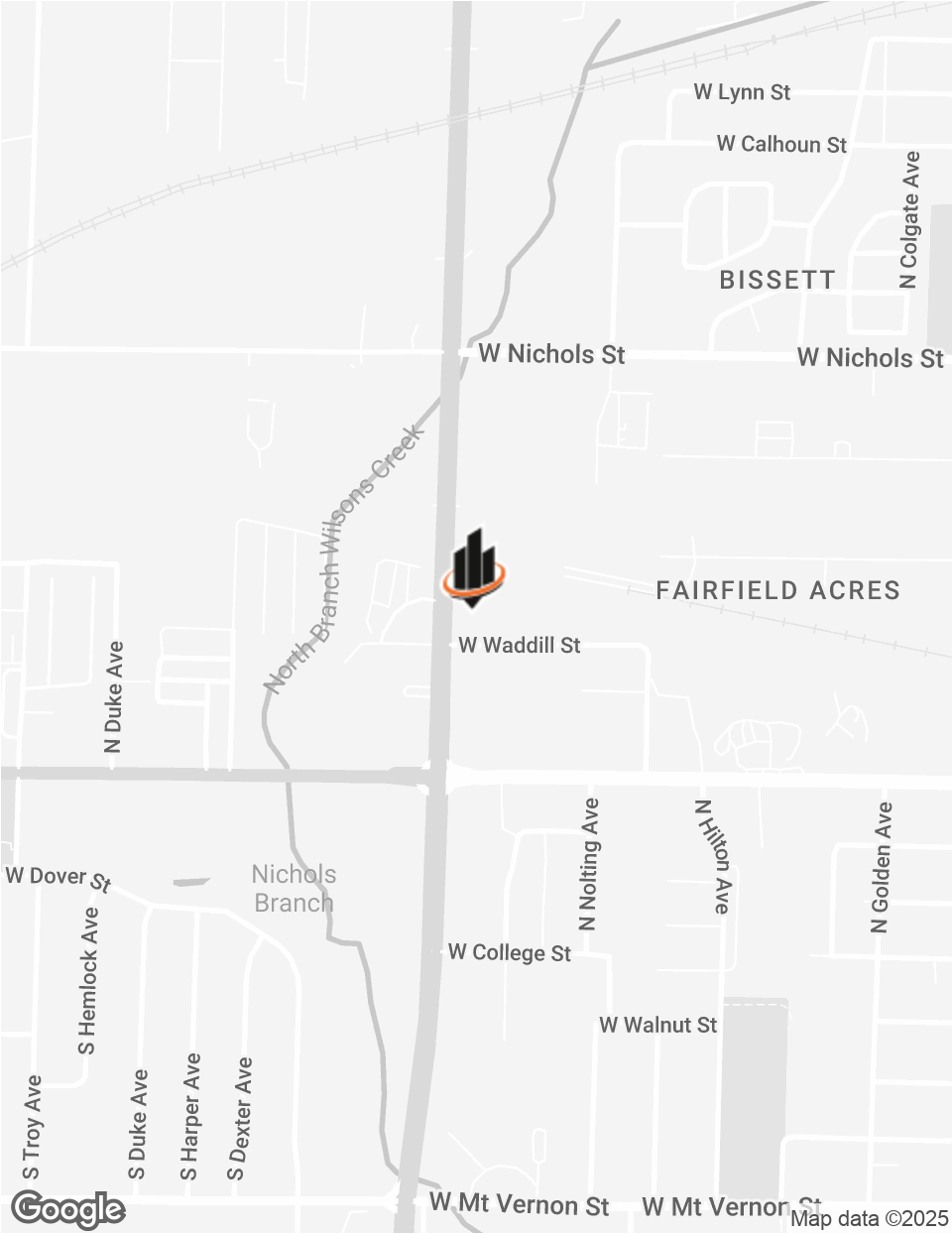
An aerial photograph of a commercial area. A large, irregularly shaped plot of land is outlined in a thick yellow border. The word "Subject" is written in a large, white, sans-serif font, partially overlapping the yellow-outlined area and a dark grey diagonal overlay on the left. To the right of the subject property, there is a large, light-colored industrial building and several smaller structures. A road runs vertically along the left side of the subject property. The surrounding area includes other commercial buildings, parking lots, and some greenery.

Subject

Neighboring businesses include Commerce Bank ATM, Maverik, Waffle House, Hardee's, Sonic, McDonald's, King Food Saver & many other local and national companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield Missouri metro area. Lee holds the CCIM & SIOR designation, a Brokers-Associate real estate license and ranks in the top 3% of SVN International.

LOCATION MAP



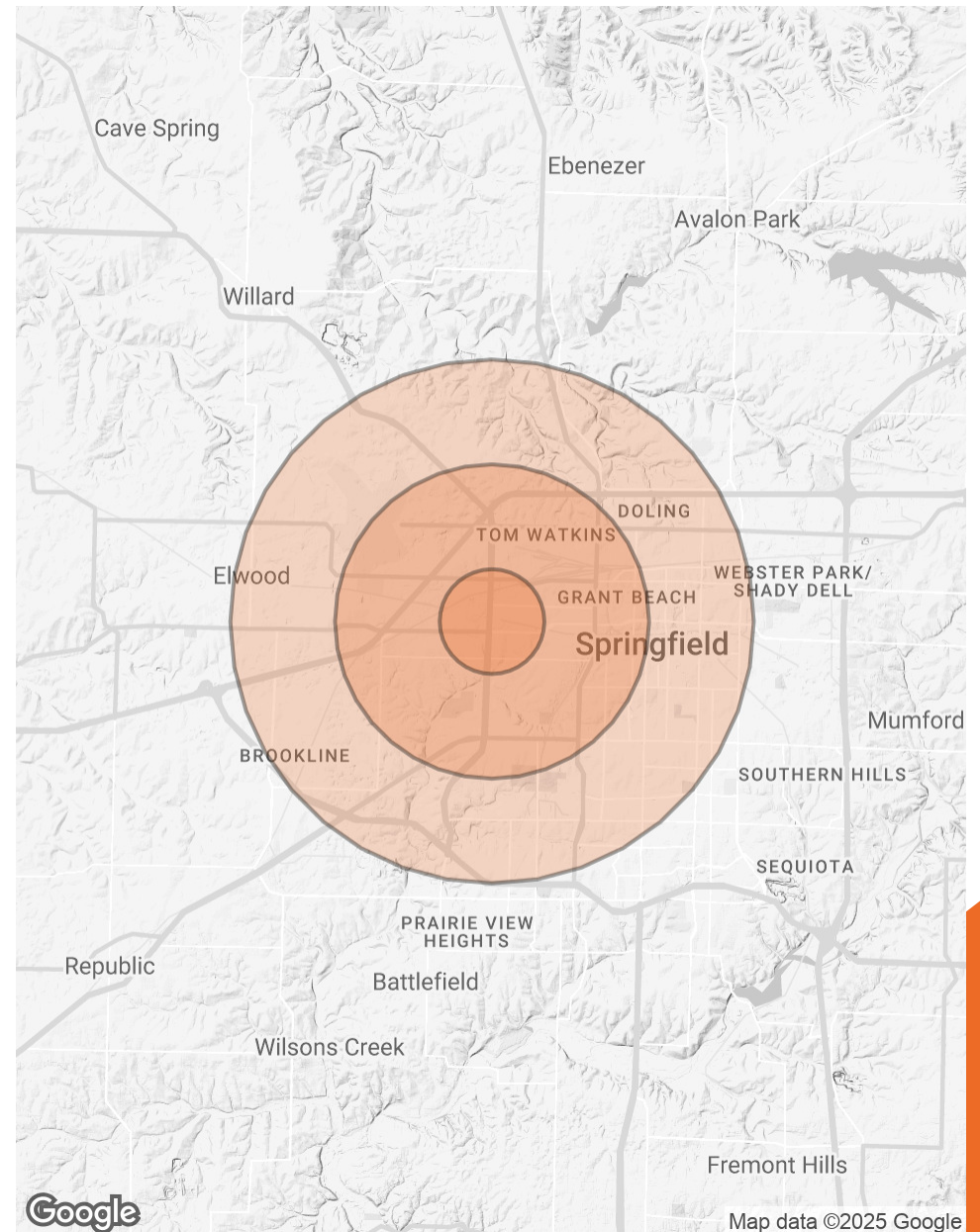
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,712	42,031	117,750
AVERAGE AGE	35.2	34.4	32.8
AVERAGE AGE (MALE)	32.8	33.1	32.0
AVERAGE AGE (FEMALE)	37.1	35.9	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,296	17,457	48,617
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$39,121	\$39,964	\$40,527
AVERAGE HOUSE VALUE	\$100,205	\$103,965	\$112,853

2020 American Community Survey (ACS)



An aerial photograph of a property. A yellow outline highlights a specific area of land. The word "Subject" is written in white, bold, sans-serif font over the highlighted area. The surrounding area includes a road, some trees, and industrial structures.

Subject

About SVN

THE SVN BRAND

Founded in 1987

A globally recognized brand

Local **independent ownership** combined with a **global support** network

225+ Offices across the globe (and expanding)

Accelerated growth through the collective strength of our network

Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry

Robust **global platform**

Advancing commercial real estate through **cooperation, collaboration, and organized competition**

A franchise business model that supports entrepreneurial growth and autonomy

Over **2,000 Advisors** and staff

7+7 Core Services & Specialty Practice Areas

More offices in the US than any other CRE company.

Comprehensive **training & support**

Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

SVN[®] Core Services & Specialty Practices

Our **SVN Specialty Practices** are supported by our various **Product Councils** that give **SVN Advisors** the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING STRATEGY & EXECUTION



Subject

Our custom marketing strategy meets multiple channels to ensure maximum exposure for your property to secure an outcome that delivers the most value. We do this through:

1

Broad exposure to qualified principals via 14,000+ investor database, as well as the entire brokerage community

2

Aggressive marketing to drive investors to the property's dedicated website and document vault

3

Direct, personal calls to targeted principals to present the investment opportunity

MARKETING PLATFORM



- ✓ PROPERTY SIGNAGE
- ✓ PROPERTY POSTCARDS
- ✓ REGIONAL EMAIL BLAST
- ✓ CRE FEATURED PROPERTY BLAST
- ✓ SVN NATIONAL BLAST EMAIL
- ✓ BUILDOUT PROPERTY & MARKETING PLATFORM
- ✓ DIRECT EMAIL, MAIL & PHONE CALLS
- ✓ MARKETING & SOCIAL MEDIA TEMPLATES
- ✓ SOCIAL MEDIA & PROMOTION
- ✓ INTERACTIVE APPS
- ✓ WEEKLY FEATURED PROPERTIES



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 – 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)

CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)

Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)

Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University

CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



Subject

DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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 Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal 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 Proposal 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.



Collective Strength, Accelerated Growth

Subject

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