

AVAILABLE FOR SALE

James River Freeway

West ByPass

OFFERING MEMORANDUM

7+/- Acre Development Tract
(3350 S Kauffman Rd. Springfield MO, 65807)

PRESENTED BY:

Sam R. Craft - B.S., REALTOR

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REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

SUMMARY:



Reece Commercial Real Estate is pleased to present, on behalf of the ownership, this primely located 7+/- acre tract at the convergence of heavily traveled James River Freeway/US-60 & Highway FF/West Bypass.

The site features an attractive 3+/- acres of buildable, higher elevation ground with pole-sign visibility. An ideal candidate for C-STORE, SELF STORAGE, & MULTI-FAMILY. The property also offers 4+/- acres of lower elevation ground that can serve as on-site retention, greenspace, parking, etc.

Information:

ACREAGE.....	6.99+/- acres
LAND USE.....	Storage, Multi-Family, C-Store
TRAFFIC (AADT).....	19,118-FF; 38,118-US 160
OFFERING PRICE.....	\$600,000

City Utilities sanitary sewer easement running through the Southern portion of the tract - with ideal elevation. Ozark Greenway Trails and South - both at within the lower portion of this property - offer inexpensive, aesthetically pleasing amenities to attract future occupants.

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SUMMARY:



Information:

- GOSS SILT LOAM - DEEP, WELL-DRAINED
- CURRENT ZONING: R-1
- POSSIBLE ANNEXATION
- SPFLD HIGH DENSITY UP TO 40 UNITS/AC

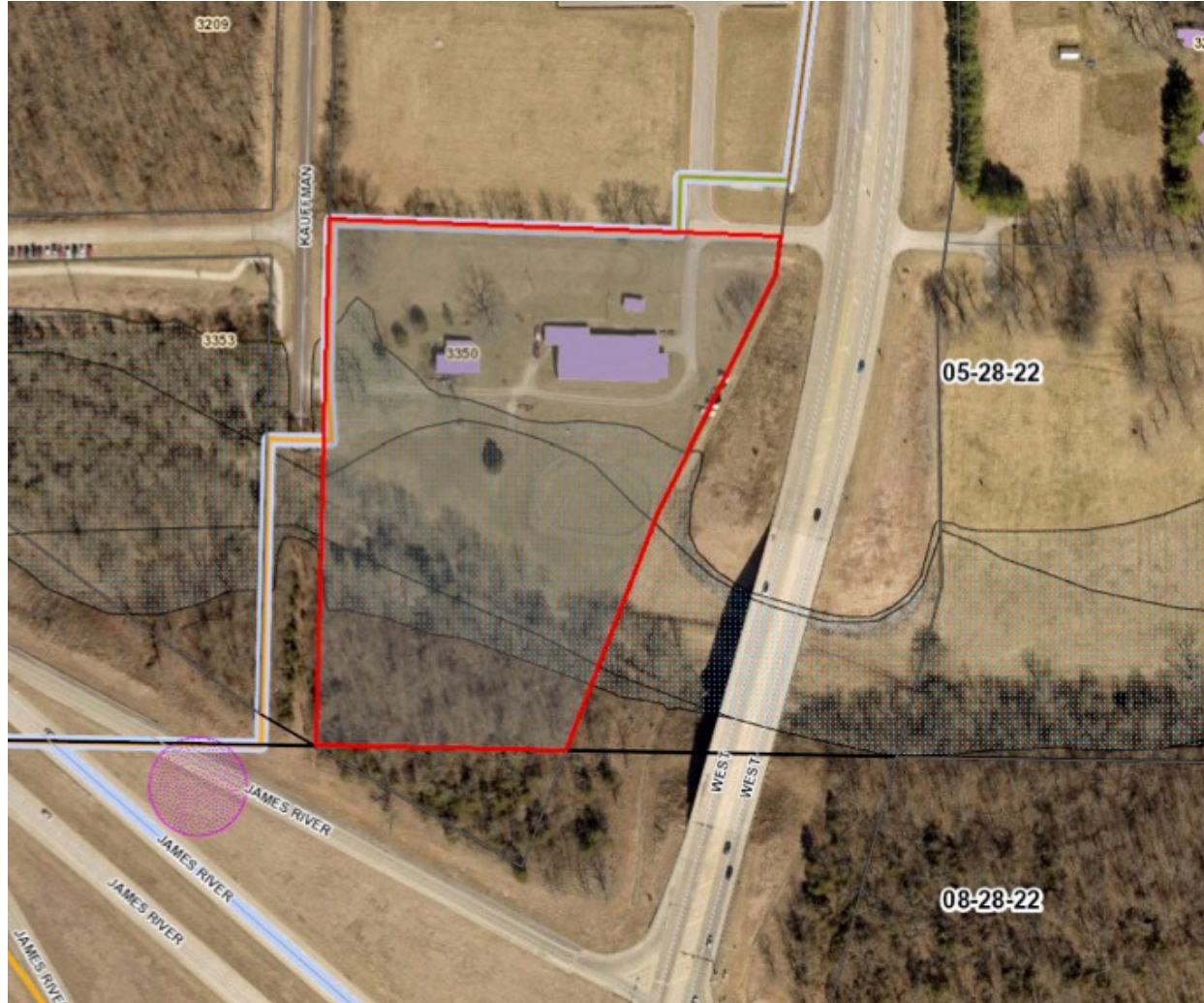
Currently zoned Greene County R-1, the property is ripe for a favorable rezone for your project with Highway Commercial Zoning immediately adjacent to the tract and General Retail immediately adjacent to that. The site features Goss silt loam soil series known for being deep and well-drained. Property currently serving as an Equestrian property with charming home and 48'x160' horse barn and stables.

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TRADE AREA:

Trade Area Report

Springfield, MO 65807

Criteria Used for Analysis

Median Household Income
\$50,408

Median Age
37.1

Total Population
56,171

1st Dominant Segment
College Towns

Consumer Segmentation

Life Mode

What are the people like that live in this area?

Scholars and Patriots

Highly mobile, recently moved to attend school or serve in military

Urbanization

Where do people like this usually live?

Metro Cities

Affordable city life, including smaller metros, satellite cities

Top Tapestry Segments

	College Towns	Old and Newcomers	Midlife Constants	Set to Impress	Bright Young Professionals
% of Households	6,425 (24.7%)	4,985 (19.1%)	3,451 (13.3%)	2,297 (8.8%)	1,933 (7.4%)
% of Springfield	11,218 (14.4%)	11,312 (14.5%)	7,530 (9.7%)	7,926 (10.2%)	9 (0.0%)
Lifestyle Group	Scholars and Patriots	Middle Ground	GenXurban	Midtown Singles	Middle Ground
Urbanization Group	Metro Cities	Metro Cities	Suburban Periphery	Metro Cities	Urban Periphery
Residence Type	Multi-Unit Rentals; Single Family	Single Family; Multi-Units	Single Family	Multi-Unit Rentals; Single Family	Single Family; Multi-Units
Household Type	Singles	Singles	Married Couples w/No Kids	Singles	Married Couples
Average Household Size	2.07	2.11	2.3	2.06	2.38
Median Age	22.8	40.5	48	35.1	34.1

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BROKER BIO:

Sam Craft is a detail oriented real estate practitioner who practices in the Southwest Missouri area. He has a proven portfolio of acquisition and disposition brokerage in several market sectors. His strong suits are Geographical Information Systems (GIS), land-use planning, due diligence facilitation, unique contract agreements, and financial analysis.

Upon graduating from Missouri State University with a B.S. in Natural Resources - Sam continued to advise his clientele with real estate and its subsequent soil, water, and biomass implications. This expertise is crucial in representing landowners, agricultural producers, developers, and in the timber brokerage business which Sam merged with real estate brokerage in 2022.

Mr. Craft has continued his education in addition to that of Missouri State University by way of graduating CCIM's (Certified Commercial Investment Member) Financial Underwriting Course CI-101, and is currently working to receive a certificate in real estate development through Cornell University. He is a member of Realtor's Land Institute (RLI) and aims to become an Accredited Land Consultant (ALC); a land brokers highest achievement. In addition to RLI, Sam holds membership with the Missouri Consulting Foresters Association, Missouri Cattlemen's, Missouri Forage & Grasslands Council, NAR, & GSBOR/Flex-MLS.



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