

**AIRPORT PLAZA**  
Commercial Lots for Sale



**Airport Plaza Lots for Sale:**

		<u>Size:</u>	<u>Price:</u>	<u>Price / sq. ft.</u>
3741 W Kearney	1st Addition, Lot 3	1.1185 ac.	\$414,136	\$8.50/sf
2439 N. Airport Plaza	1st Addition, Lot 5	0.9037 ac.	\$255,874	\$6.50/sf
3358 W Bellaire	2nd Addition, Lot 6	0.866 ac.	\$113,182	\$3.00/sf
3340 W Bellaire	2nd Addition, Lot 5	0.790 ac.	\$155,268	\$4.50/sf
3319 W Kearney St.	5th Addition, Lot 1	1.5 ac.	\$689,730	\$10.50/sf
2440 N Cresthaven Ave.	5th Addition, Lot 2	1.9066 ac.	\$290,680	\$3.50/sf

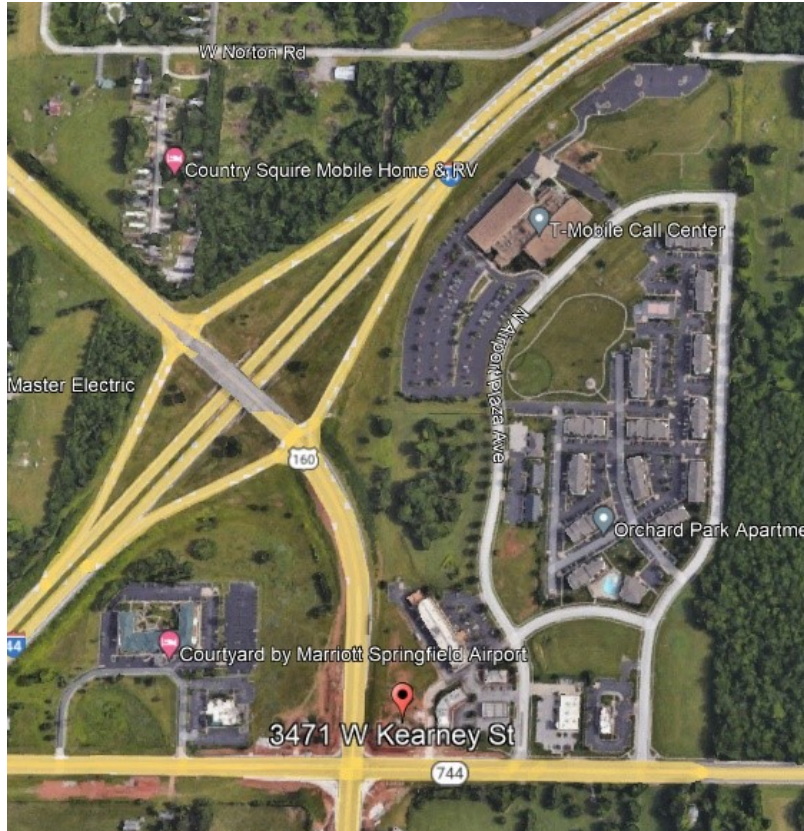
*Airport Plaza is located within a Springfield Opportunity Zone which offers tax advantages.*

**GALEN PELLHAM, AIA, CCIM**  
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### **Background:**

Airport Plaza, at the northeast corner of Kearney and Highway 160, (West Bypass). is Springfield's first northside upscale planned development with all underground utilities, extensive sidewalks and custom streetlights.

Airport Plaza has frontage and excellent visibility along I-44, Highway 160, (West Bypass) and West Kearney. City water, fiber optic service, sewer and gas are available. The development is zoned Highway Commercial and is ideal for hotels, motels, C-stores, restaurants, retail centers, banks, office buildings, call centers, and apartments.

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**3471 W Kearney St.**

**1st Addition, Lot 3**

NE corner of Kearney and Hwy 160, (West Bypass), west of Kum & Go.  
Access from Kearney is right in & right out, and from Airport Plaza Ave north of Kum & Go.

*Lot 3 can be combined with Lot 5 to the north for 2.02 total acres for retail use.*

**Lot Size: 1.1185 acres**  
**Purchase Price: \$414,136 (\$8.50/sq. ft.)**

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**2439 N. Airport Plaza Blvd**

**1st Addition, Lot 5**

Accessed from Airport Plaza Ave, north of Kum & Go.  
Site ideal for retail.

*Lot 5 can be combined with Lot 3, at the NE corner of Kearney for a total of 2.02 acres.*

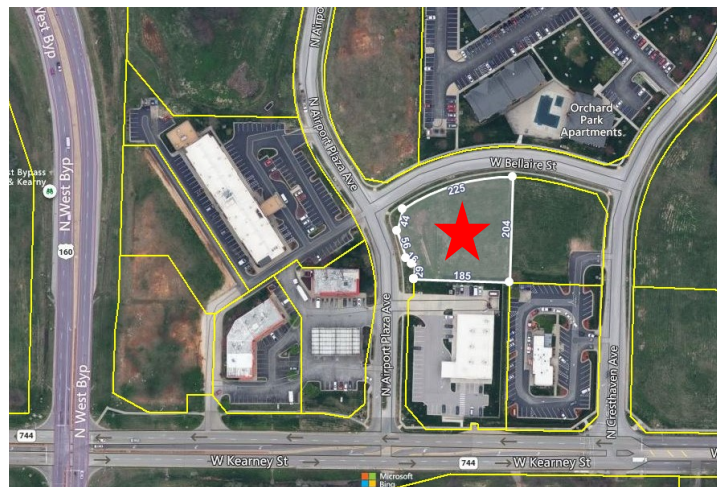
**Lot Size: .9037 acres**  
**Purchase Price: \$255,874** (\$6.50 / sq. ft.)

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**AIRPORT PLAZA**  
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**3358 W Bellaire**

**2nd Addition, Lot 6**

Lot 6 has a water detention area at west end.  
Ideal for retail or office.

*Lot 6 can be combined with Lot 5 for a total of 1.66 acres.*

**Lot Size: .866 acres**  
**Purchase Price: \$113,182 (\$3.00 / sq. ft.)**

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**AIRPORT PLAZA**  
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**3340 W Bellaire**

**2nd Addition, Lot 5**

Accessed from Cresthaven, north of Wendy's.  
Ideal for retail or office use.

*Lot 5 can be combined with Lot 6 for a total of 1.66 acres.*

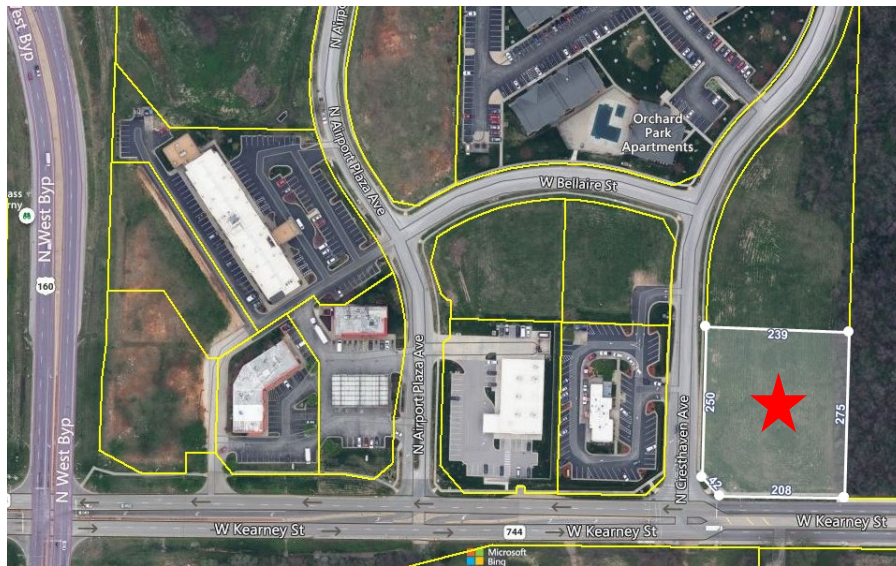
**Lot Size: .79 acres**  
**Purchase Price: \$155,268** (\$4.50 / sq. ft.)

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**3319 W Kearney**

**5th Addition, Lot 1**

NE corner of Kearney and Cresthaven intersection / stop light.  
Accessed from Cresthaven and possibly from Kearney.  
Ideal for retail use, just across from Wendy's.

*Lot 1 could be combined with Lot 2 for a total of 3.41 acres.*

**Lot Size: 1.5 acres**  
**Purchase Price: \$689,730** (\$10.50 / sq. ft.)

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**AIRPORT PLAZA**  
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**2440 N Cresthaven**

**5th Addition, Lot 2**

Accessed from the intersection of Cresthaven & Bellaire.  
Ideal for retail.

*Lot 2 can be combined with Lot 1 for a total of 3.41 acres.*

**Lot Size: 1.9066 acres**  
**Purchase Price: \$290,680** (\$3.50 / sq. ft.)

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## AIRPORT PLAZA Commercial Lots for Sale



**Galen Pellham, AIA, CCIM**  
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**AIA:** *The American Institute of Architects*

**CCIM:** *Certified Commercial Investment Member:*

- A recognized expert in the discipline of commercial and investment real estate specializing in market, financial and investment analysis.

**2012 GOLD MEDAL AWARD, LIFETIME MEMBER:**

- One of 5 recipients of Greater Springfield Board of Realtors 1,700 members having closed \$8M-\$15.9M of transactions, three (3) consecutive years.

**CO-STAR POWER BROKER:**

- Ranked among the Market's Top Firms for Leasing Transactions.

**MURNEY:**

- Largest real estate company in southwest Missouri with 35% of market transactions
- Ranked 91st of Top 500 real estate companies in the country by Power Broker Report
- An affiliate of Leading Real Estate Companies with 4,000 offices in 40 countries
- Ranked #1 on Google for more key words than any competitor, locally or nationally

**Galen Pellham, AIA, CCIM** has been an architect since 1977, founding Pellham-Phillips Architects & Engineers. His firm designed many of Springfield's and Branson's notable projects and others in over 23 states.

As an architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties. He has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

To expand his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions** (timing of operating cash flows and its affect on value and rate of return and calculating the cost for leasing vs. owning); **Investment Analysis** (determining a client's investment strategy).

In 2001, during his second year in commercial real estate, Pellham was the **Top Producer** of Carol Jones Realtors 235 agents and continued to be one of its yearly top producers. In 2012, Pellham was one of the five recipients of the **Gold Medal Award** of Excellence Lifetime Members of the Greater Springfield Board of Realtors' 1,700 residential and commercial agents by closing \$8M-\$15.9M of transactions three consecutive years.

Always ready to position himself to better serve his Clients, Pellham merged his 3-yr old **Pellham Commercial Realtors** office with the region's largest real estate company – **Murney Associates Realtors**. During 2012, Murney had 35% of all real estate transactions, totaling more than \$614,688,000 in southwest Missouri; was ranked 91<sup>st</sup> in the country for total transactions and is an affiliate of **Leading Real Estate Companies**.

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