



Subject

**SALE**

**2220 N Alliance**

**2220 N ALLIANCE**

Springfield, MO 65803

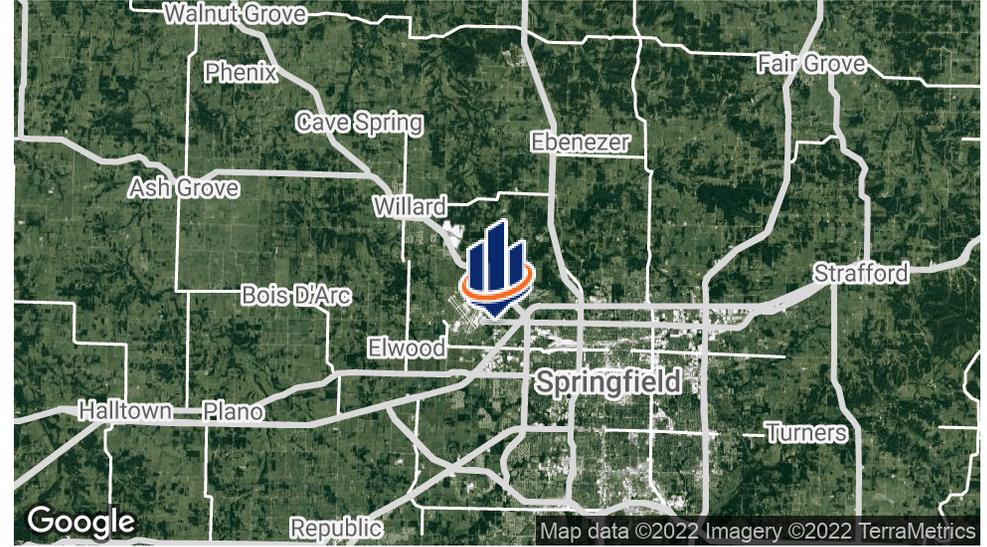
**PRESENTED BY:**

**ARCH WATSON**

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# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$570,000
<b>LOT SIZE:</b>	9.23 Acres
<b>PRICE / PSF:</b>	\$1.42
<b>ZONING:</b>	Heavy Manufacturing
<b>MARKET:</b>	Northwest Springfield

## PROPERTY OVERVIEW

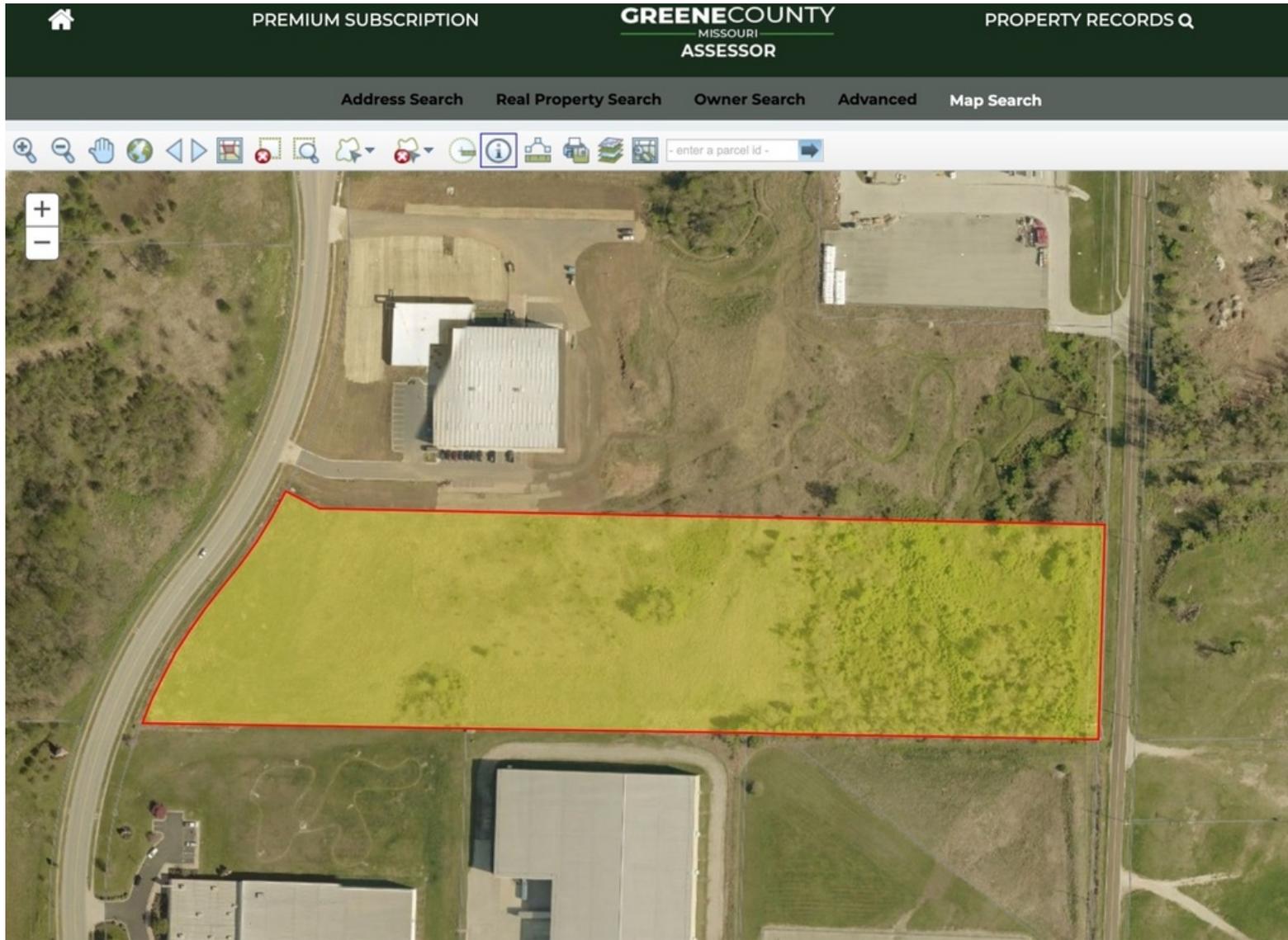
This lot has 6.54 buildable acres with an eastern sloping topo for dock high doors on the east (back side) of the building. A survey can be provided upon request to verify utility service.

## LOCATION OVERVIEW

The property is located just south of W. Kearney on N. Alliance with easy access to Interstate 44. It is part of the Bayless Industrial Park.

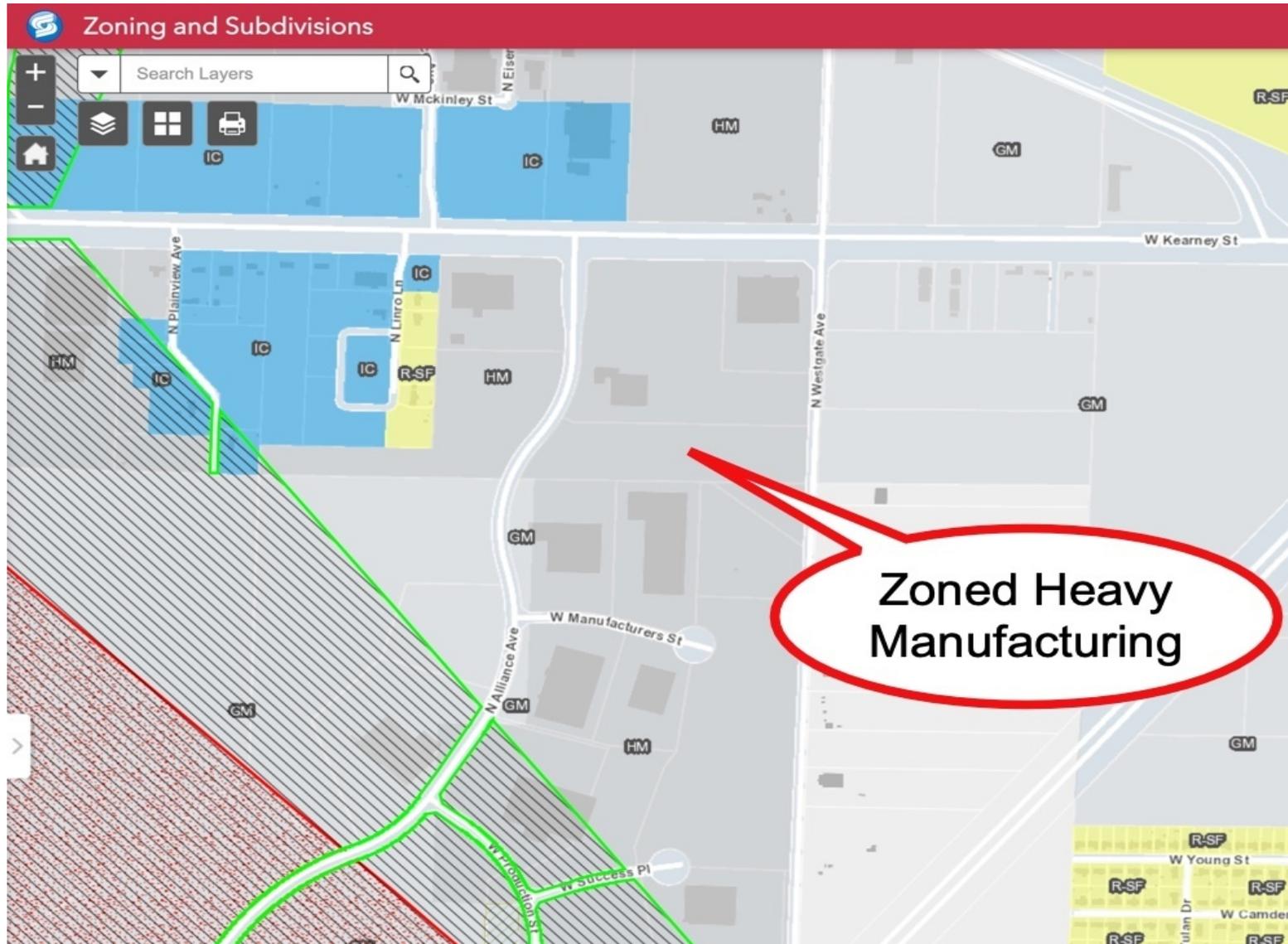
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# ASSESSOR MAP



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# ZONING MAP

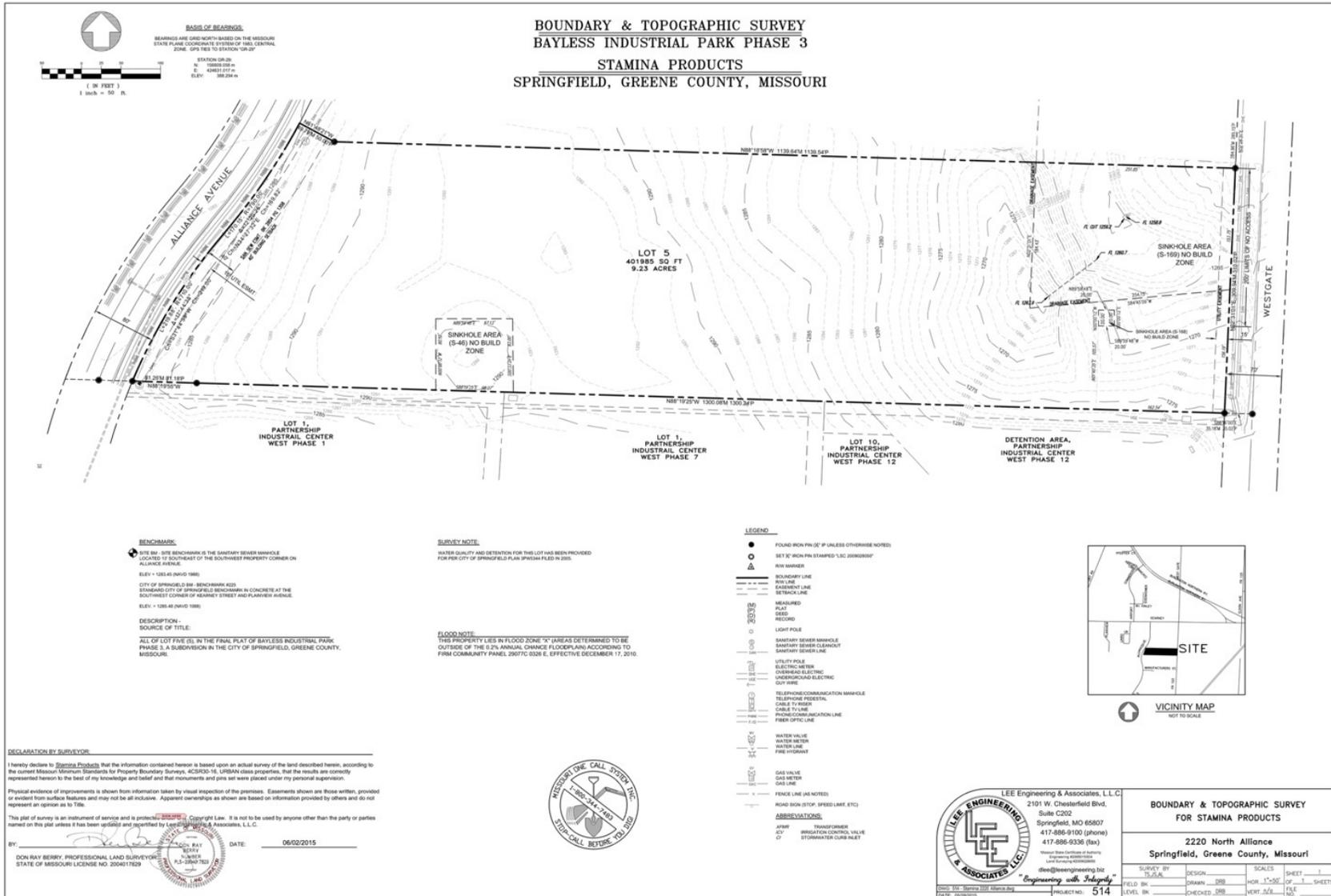


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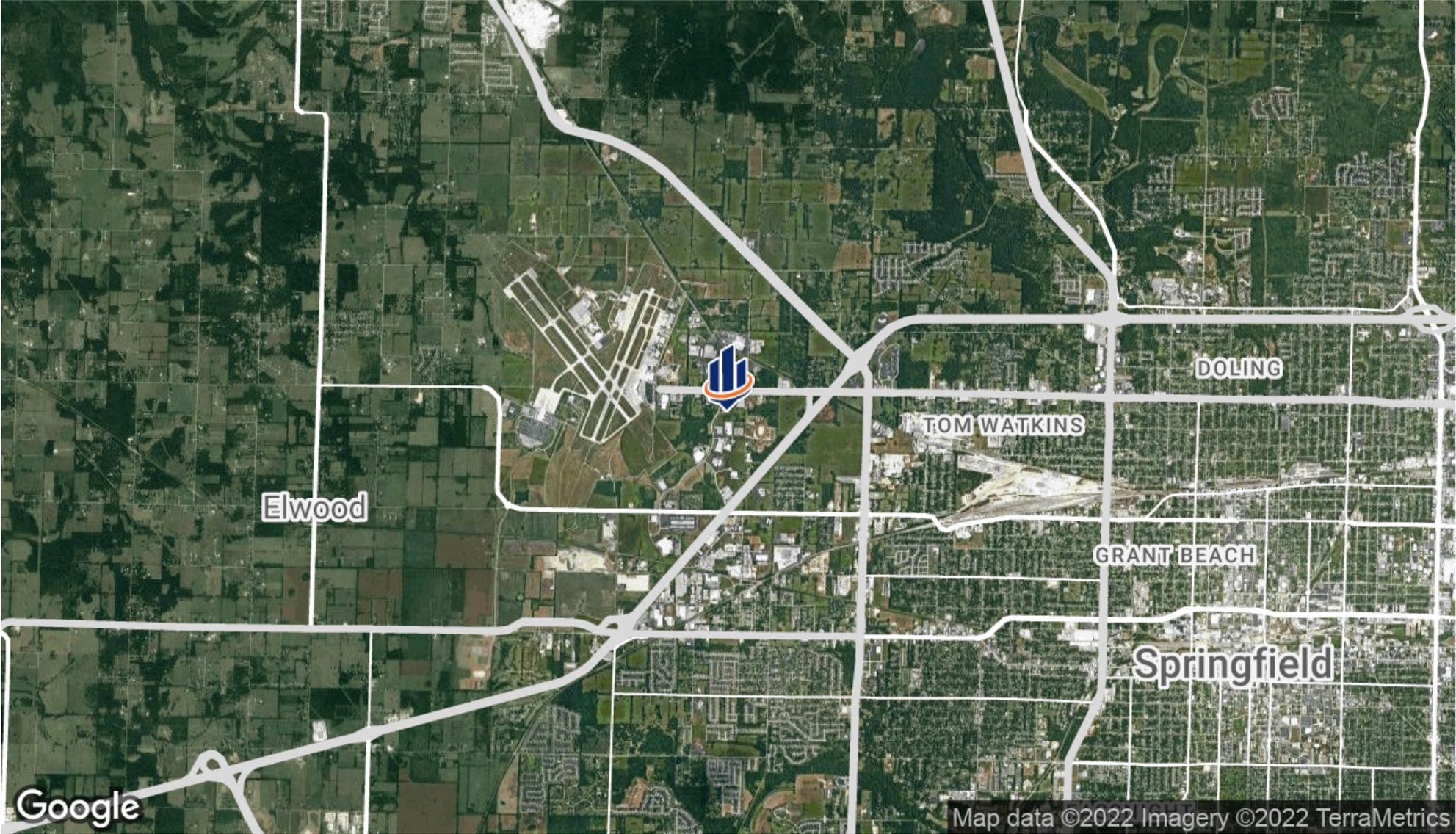
# SURVEY



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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

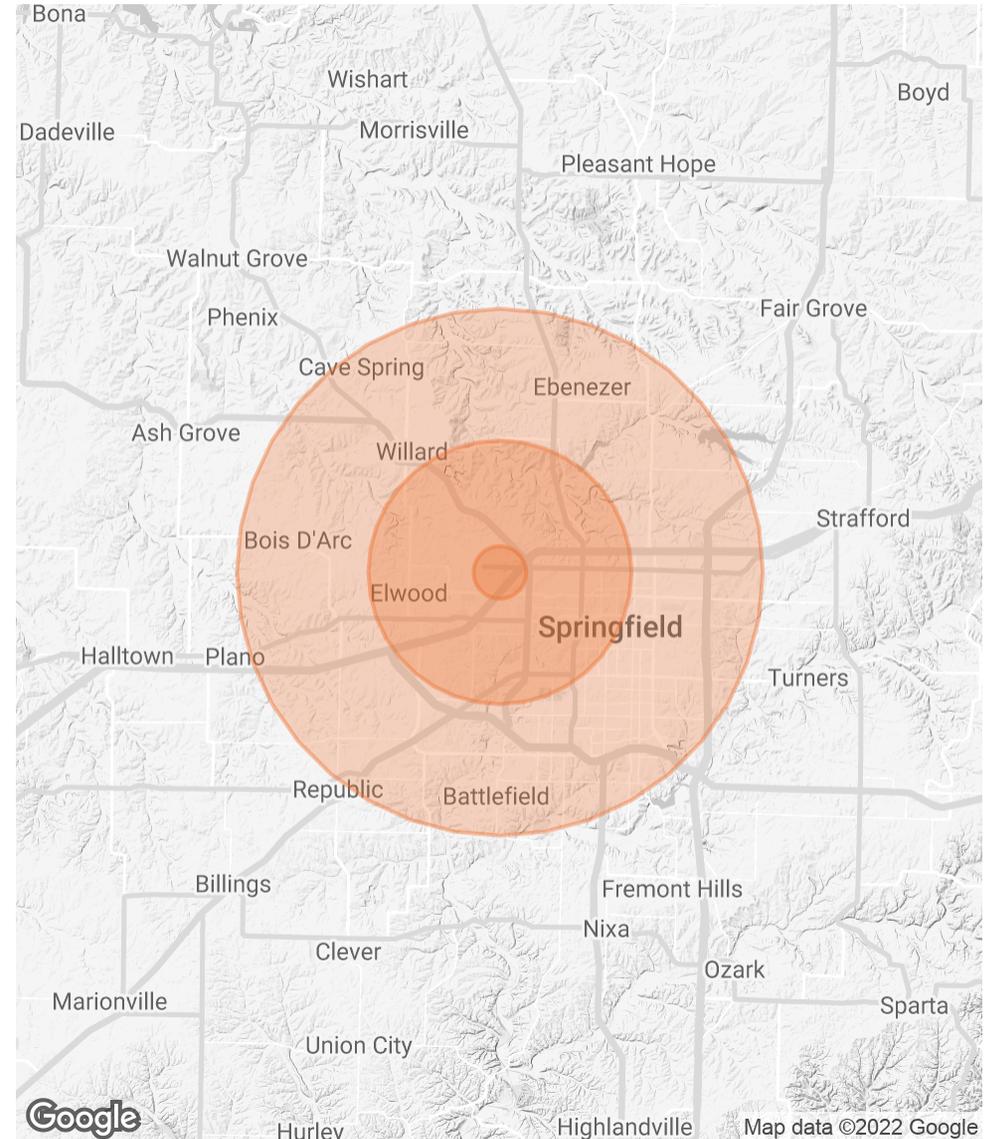
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	750	59,087	244,690
<b>AVERAGE AGE</b>	31.4	35.0	34.3
<b>AVERAGE AGE (MALE)</b>	29.7	33.9	33.4
<b>AVERAGE AGE (FEMALE)</b>	32.2	36.3	35.4

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	287	24,313	103,462
<b># OF PERSONS PER HH</b>	2.6	2.4	2.4
<b>AVERAGE HH INCOME</b>	\$44,088	\$41,752	\$47,242
<b>AVERAGE HOUSE VALUE</b>	\$141,404	\$109,779	\$134,658

\* 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

Arch has a Bachelor of Science in Economics from Missouri State University.

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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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