

37,391
Traffic
Count

Chestnut Expressway

Interstate 44

Tract 1

Tract 2

Tract 3

Tract 4

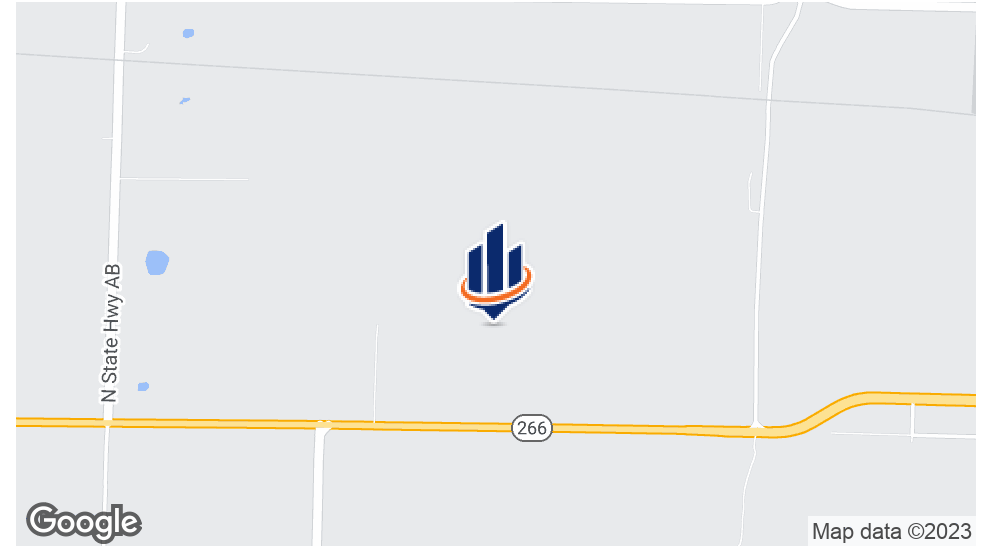
LAND AVAILABLE AT CHESTNUT AND I-44

WEST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802

7,550
Traffic
Count

Lee McLean III, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

LEASE RATE:	Negotiable
SALE PRICE:	Negotiable
BUILD-TO-SUIT:	Available
LOT SIZES:	2.1 - 8.8 Acres
LOTS DIVISIBLE:	Yes
MARKET:	Springfield
ZONING:	Planned Development 295
AIRPORT OVERLAY:	Yes

PROPERTY OVERVIEW

Thank you for viewing these lots for lease located on Chestnut Expressway just west of I-44. This location offers great exposure with 37,391 vehicles per day on I-44 and 7,550 vehicles per day on Chestnut Expressway. The build-to-suit/ land lease or sale lots range from 2.1 to 8.8 acres and are zoned Planned Development 295. These lots are partially located within the Airport Overlay district. They are located right down the road from the new Allison SportsTown with thousands of soccer, football and volleyball participants year round!

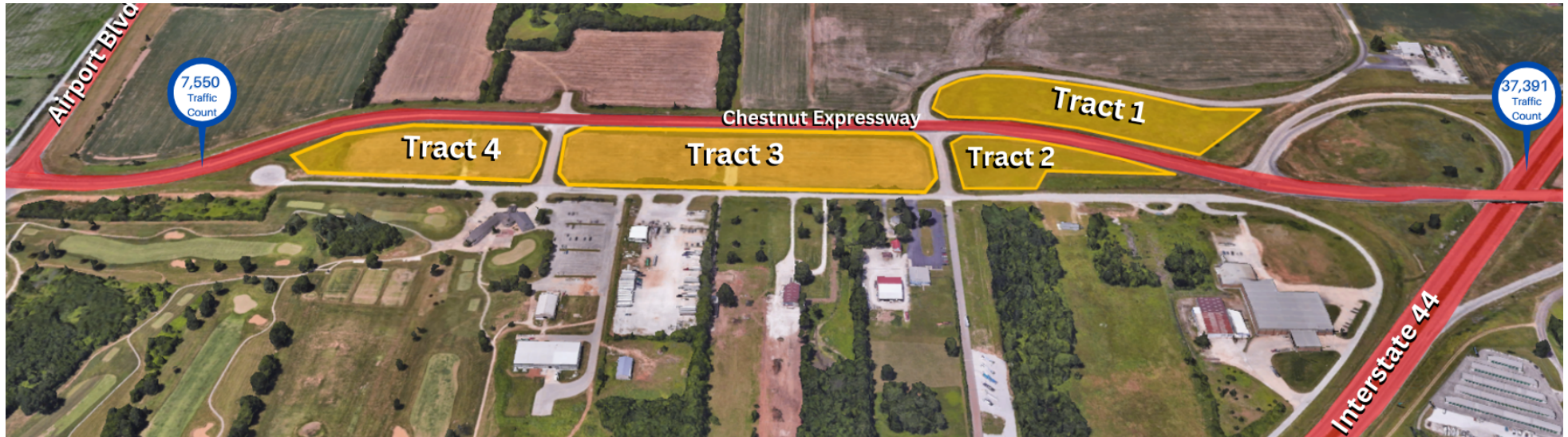
Please email, call or text the agent today for more information or to schedule a time to view.

LOCATION OVERVIEW

This property is located on Chestnut Expressway just west of the off-ramp for I-44 in northwest Springfield. Neighboring businesses include Allison SportsTown, Deer Lake Golf Course, Springfield- Branson National Airport A-1 Guarantee Roofing, Goodyear Commercial Tire and Service Center, TAG Truck Center, Player's Softball Complex, Flying J Travel Center, Best Western Plus, Convoy of Hope Distribution Center and many more local and national companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Commercial in the Springfield, MO metro area. Lee holds the SIOR & CCIM designation, a Brokers-Associate real estate license and ranks in the top 1% of SVN International.

Available Lots



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Tract 1	Available	6.8 Acres	Ground Lease or Sale	Negotiable
Tract 2	Available	2.1 Acres	Ground Lease or Sale	Negotiable
Tract 3	Available	8.8 Acres	Ground Lease or Sale	Negotiable
Tract 4	Available	5.18 Acres	Ground Lease or Sale	Negotiable

Birdseye View Map

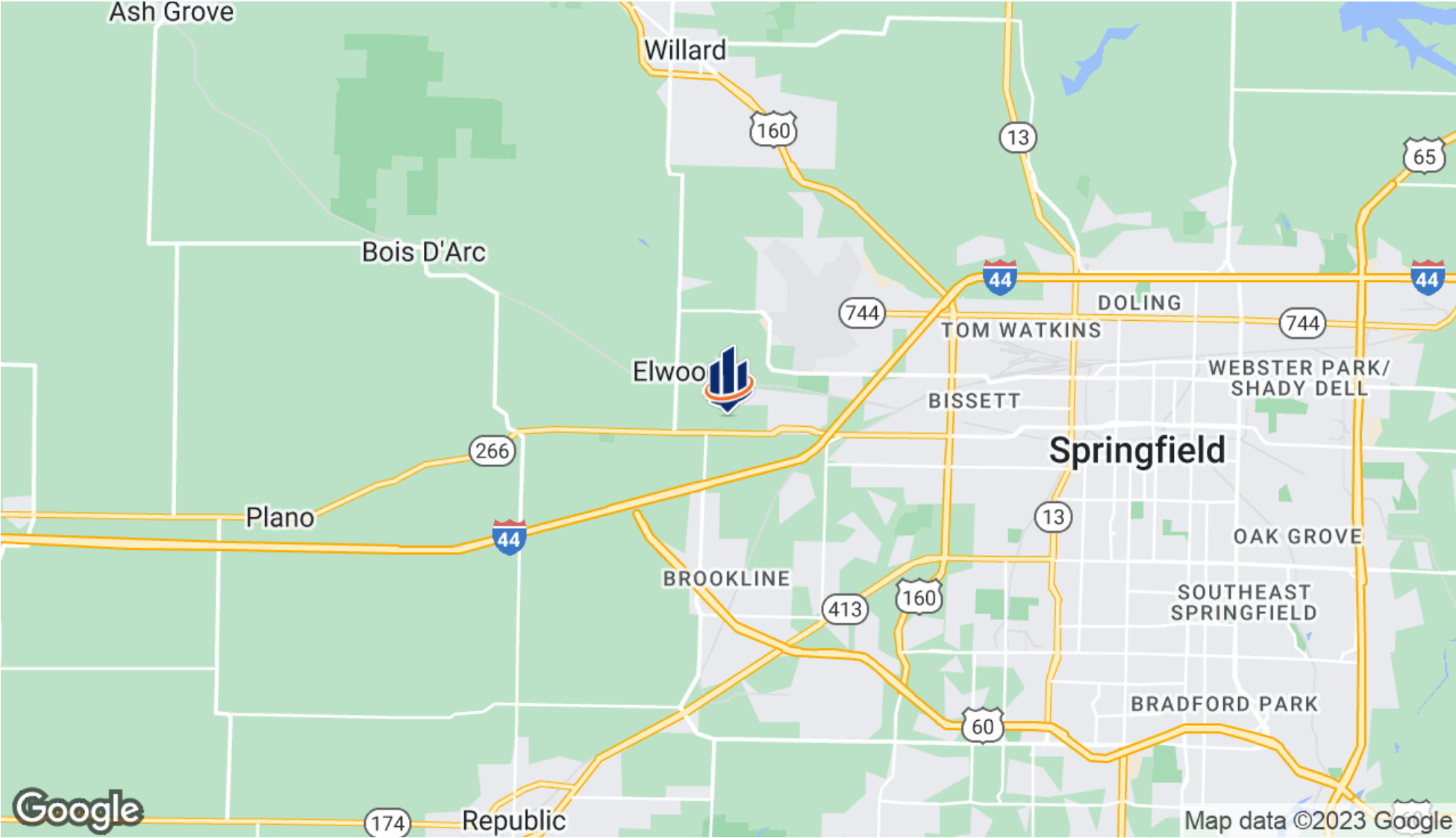


The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Aerial Map



Location Map



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Retailer Map



Demographics Map & Report

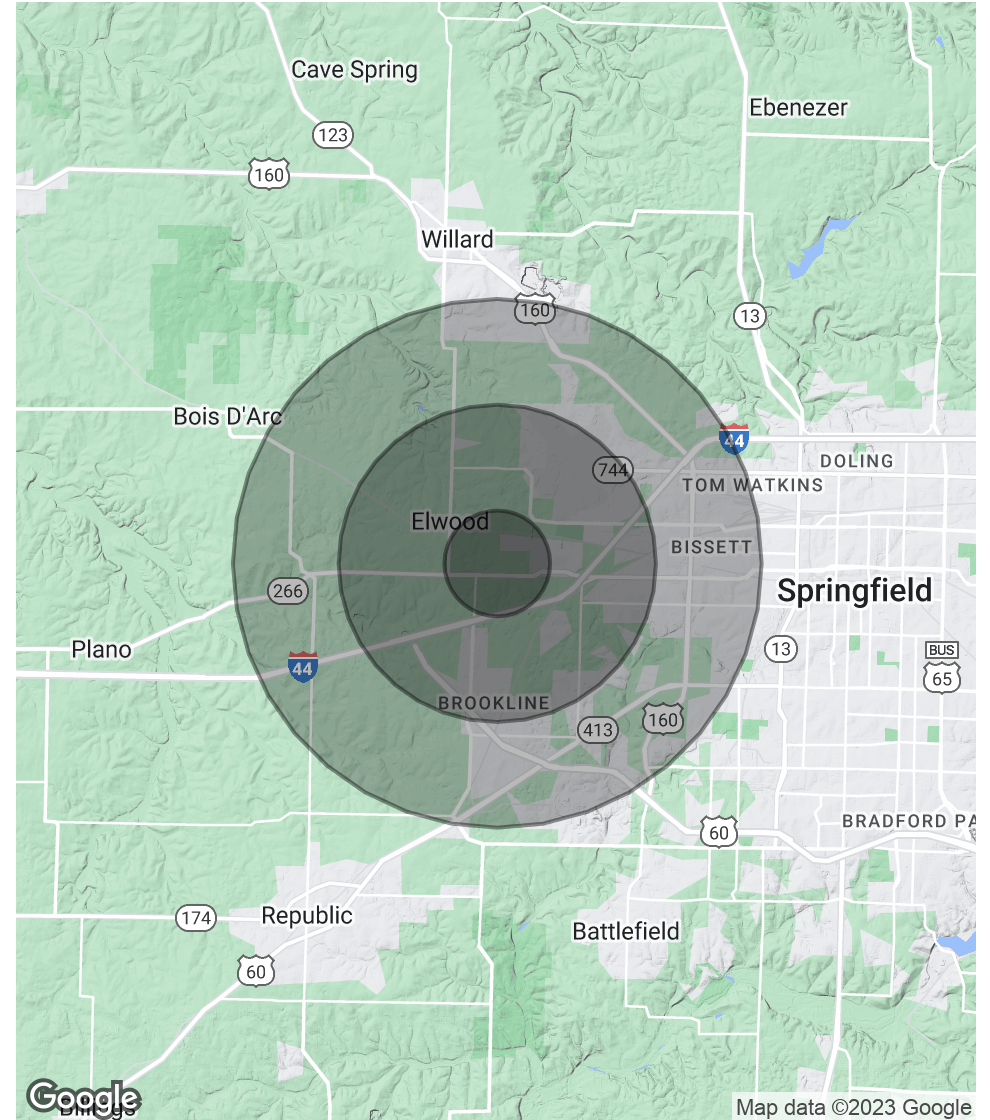
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	647	11,372	44,392
Average Age	39.2	36.5	37.2
Average Age (Male)	41.5	34.7	35.7
Average Age (Female)	32.8	37.2	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	263	5,050	20,148
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$80,426	\$63,908	\$55,556
Average House Value	\$165,989	\$138,561	\$119,692

* Demographic data derived from 2020 ACS - US Census



Advisor Bio



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. has developed hotels, shopping centers and other commercial properties all over the United States. During his time there he managed the company portfolio, sales activity as well as the ground-up development of commercial and residential subdivisions.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member (CCIM) which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation (SIOR) given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

HONORS

Lee consistently ranks in the top of over 1,500 agents within SVN International earning him national honors annually among his peers.

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]
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017 & 2019]
Top 10% Advisor in SVN International - SVN Achiever Aware Recipient [2016]

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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.