




Offering Memorandum

An aerial photograph of a large, green, rectangular industrial site. The site is outlined in red. A red label with the word 'SUBJECT' in white is placed in the center of the site. To the left of the site, there are several industrial buildings and parking lots. To the right, there is a road and some trees. The site is surrounded by green fields and some trees.

SUBJECT

53+ ACRES INDUSTRIAL SITE NEAR AMAZON

1201 S. STATE HWY MM, REPUBLIC, MO 65802

PROPERTY SUMMARY

53+ ACRES INDUSTRIAL SITE NEAR AMAZON

1201 S. STATE HWY MM
REPUBLIC, MO 65802

OFFERING SUMMARY

SALE PRICE:	\$3.50 / SF
AVAILABLE SF:	16.42 Acres +/-
LOT SIZE B:	36.95 Acres +/-
ZONING:	M-2 Heavy Manufacturing
UTILITIES:	At Site or Adjacent
MARKET:	Southwest Missouri
SUBMARKET:	Republic



PROPERTY SUMMARY

Thank you for viewing this 53.37 acre tract located on Hwy MM between I-44 & Hwy 60 in Republic, MO. This site is near the new 1.3 million square foot Amazon distribution facility as well as the new future headquarters for Convoy of Hope bringing more than 2,000 new jobs to the immediate area. Properties are for sale together or separate and also may be divided into smaller lots. Preliminary plat available. Gas, water and sewer are located at the site or adjacent to Tract B. MODoT expected to widen this section of Highway MM to 5 lanes in 2025 making this an excellent truck and commercial corridor between I-44 and James River Freeway.

PROPERTY PHOTO



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth	12,164
Mercy Hospital Springfield	8,202
Walmart and Sam's Club	5,381
Springfield Public Schools	3,694
Bass Pro Shops White River Marine Group	3,127
State of Missouri	3,018
United States Government	2,919
Missouri State University	2,760
O'Reilly Auto Parts	2,307
City of Springfield	2,028
Citizens Memorial Healthcare	2,025
Jack Henry & Associates, Inc.	1,853
SRG Holdings	1,500
Prime Inc.	1,301
Burrell Behavioral Health (affiliate of Cox Health)	1,218
Ozarks Technical Community College	1,191
EFSCO	1,170
Chase Card Services	1,120
Lowe's (6 locations)	1,010
The Arc of the Ozarks, Inc.	959
City Utilities	955
American National Property & Casualty Co.	954
Kraft Heinz Company	950
TTEC Holdings, Inc.	942
Hotels.com, a division of Expedia Inc.	940

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.

HEALTH CARE

HOSPITAL	BEDS
Mercy Hospital	866
Cox Medical Center South (CoxHealth)	646
Lakeland Behavioral Health System	100
Meyer Orthopedic & Rehabilitation Hospital	86
Cox North Hospital (CoxHealth)	75
Mercy Rehabilitation Hospital Springfield	60
Mercy Orthopedic Hospital Springfield	48
Select Specialty Hospital	44
Perimeter Behavioral Hospital of Springfield	32

Springfield's health care system offers every specialty listed by the American Medical Association.

The health care sector employs nearly 37,400 people and provides an annual economic impact of \$4.5 billion.



MISSOURI STATE UNIVERSITY

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	42,416
Missouri State University	23,618
Ozarks Technical Community College	9,926
Drury University	2,462
Evangel University	2,129
Southwest Baptist University - SBU	1,713
Cox College of Nursing & Health Sciences	956
Midwest Technical Institute	466*
SBU - Springfield Campus (includes Mercy College of Nursing)	442
Baptist Bible College	279
Bryan University	275*
Columbia College	150

Source: Springfield Area Chamber of Commerce, 2021
*National Center for Education Statistics, fall 2020 enrollment

SCHOOLS

12.1

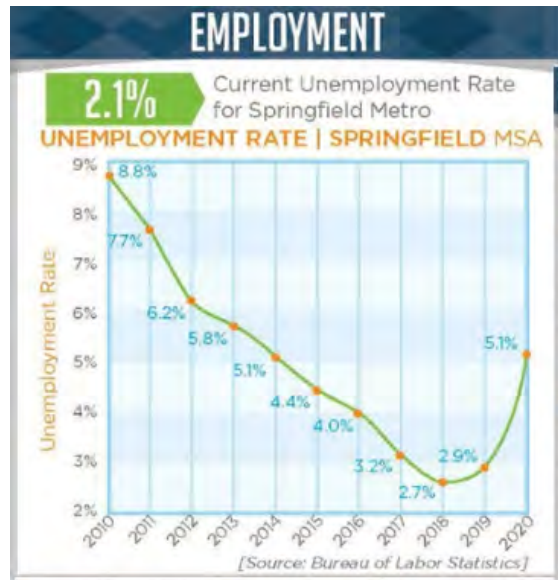
Number of years of experience the average teacher has in SPS system

59.6%

Percentage of faculty that have a Master's Degree.

TYPE	SCHOOL	ENROLLED
Public Elementary	38	10,289
Public Middle School	9	5,241
Public High School	5	7,610
Private Schools	14	1,806*

Source: Missouri Department of Elementary and Secondary Education, 2021
*National Center for Education Statistics,



EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- BKD, LLP
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



168,090 Springfield City Limits

1,060,710 *Springfield's Economic Area

645,350 **Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclede, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)



LOCATION DESCRIPTION

SUBJECT

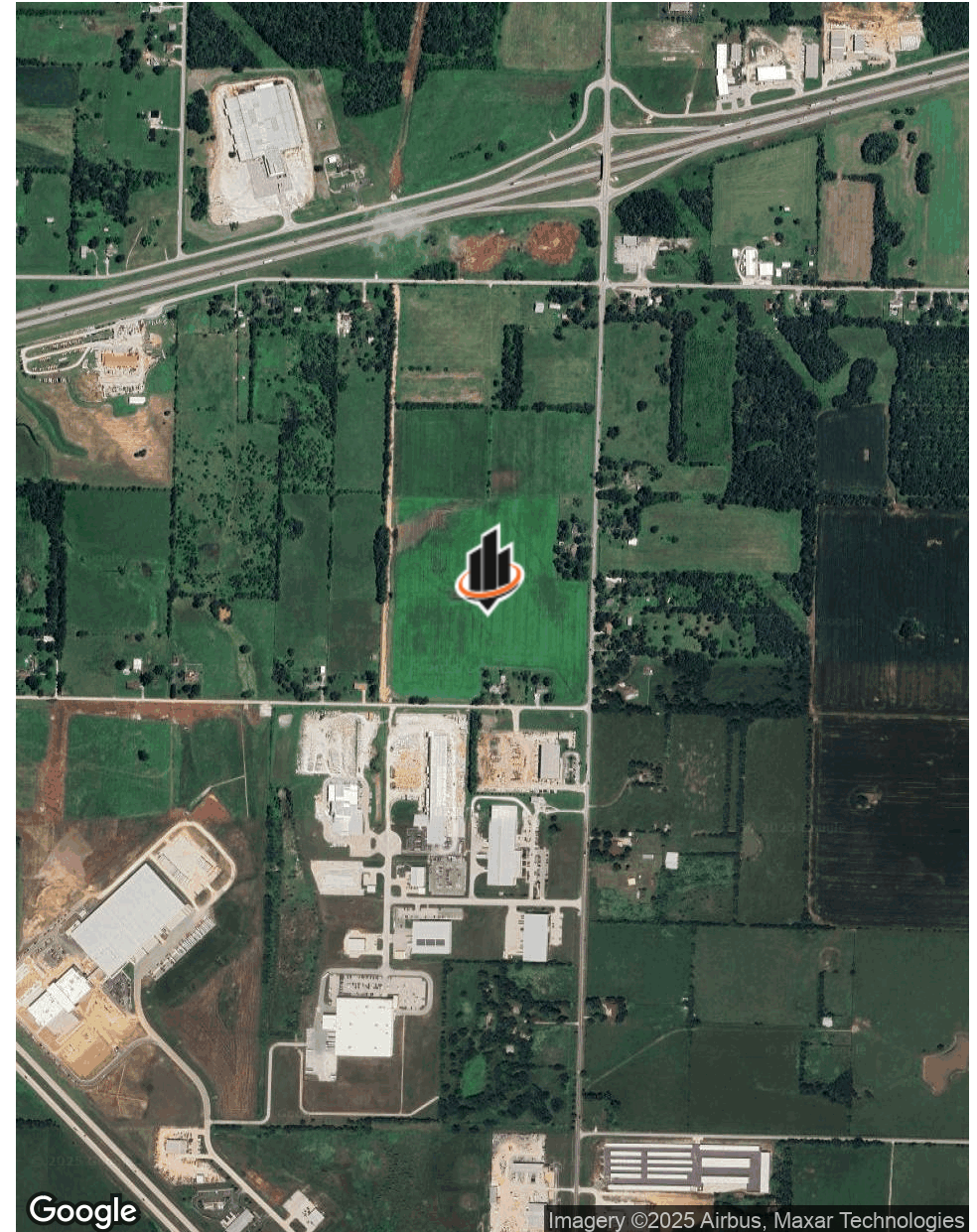
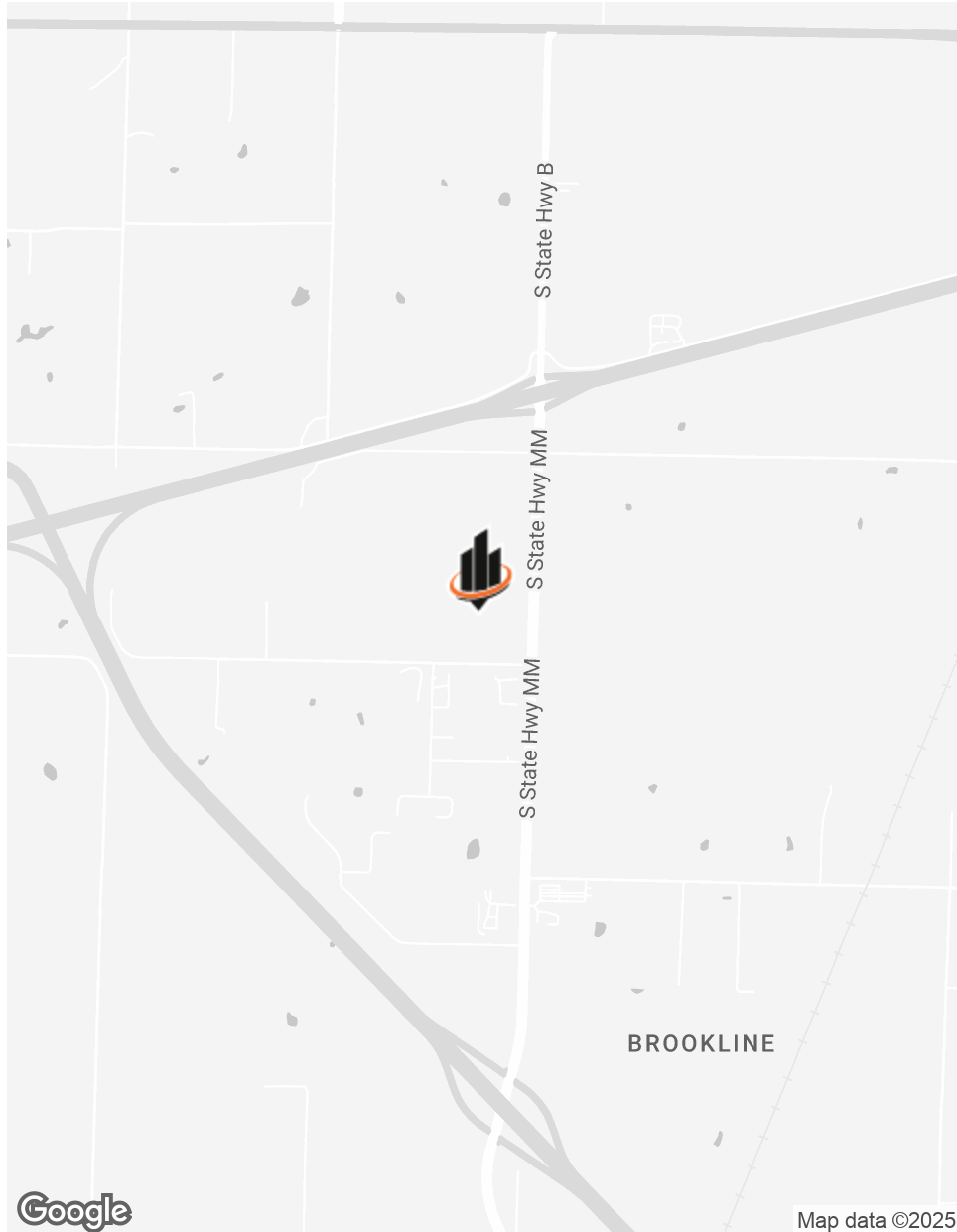
36.95
Acres

16.42
Acres

The central location of this property on MM Highway not only gives you great access to the city of Republic and Springfield but also sits close to I-44 making the location great for regional and national logistics. Nearby businesses include: new Convoy of Hope building, Murphy Tractor, Red Monkey Foods and many other local and national businesses. The new Amazon distribution center recently opened nearby with 1.3 million square feet and with approximately 1,500 employees.

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

LOCATION MAP



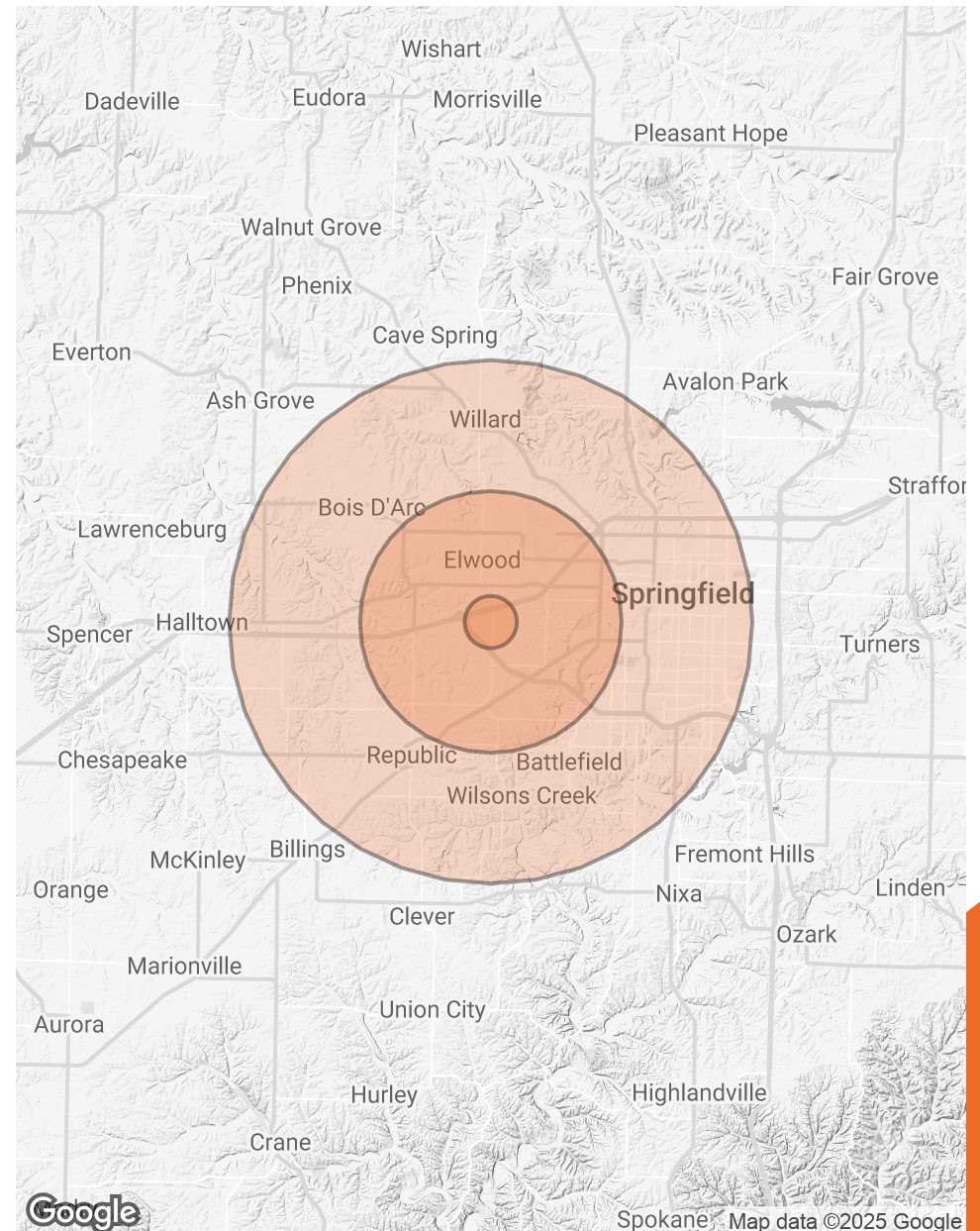
RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	480	32,099	188,660
AVERAGE AGE	34.2	34.0	34.6
AVERAGE AGE (MALE)	35.0	33.6	33.7
AVERAGE AGE (FEMALE)	33.3	34.8	35.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	192	12,722	78,514
# OF PERSONS PER HH	2.5	2.5	2.4
AVERAGE HH INCOME	\$57,449	\$59,223	\$50,053
AVERAGE HOUSE VALUE	\$166,689	\$143,088	\$139,262

2020 American Community Survey (ACS)





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

DISCLAIMER

The material contained in this Offering Brochure 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 Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure 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 Offering Brochure 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 Offering Brochure, 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 Offering Brochure 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 Offering Brochure 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



Collective Strength, Accelerated Growth

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