

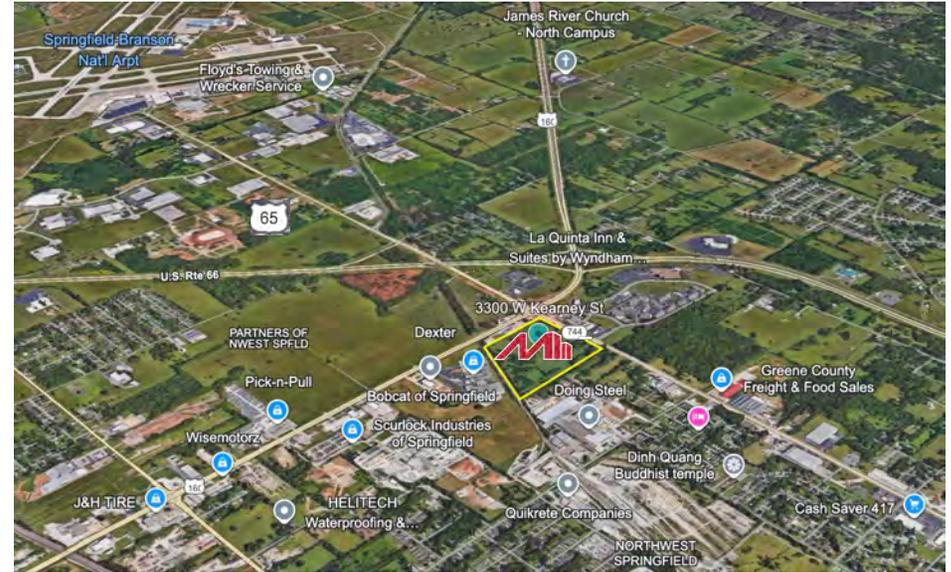


COMMERCIAL DEVELOPMENT LAND TRACT

- 27 Acres m/l
- HM Heavy Manufacturing Zoning
- Utilities Available- Gas, Water, Sewer, Electric
- Convenient Location- 4 miles to Branson-35 Miles to Springfield
- Frontages on State Highway 744 (Kearney St)
- Multiple Curb Cut Possibilities
- Site Mostly Level and Open
- Enhanced Enterprise Zone - EEZ

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

LIST PRICE	\$3,900,000
LOT SIZE	27 m/l acres
PROPERTY TYPE	Development Land
ZONING	GM General Manufacturing
MARKET	Springfield
TAXES	\$34.14

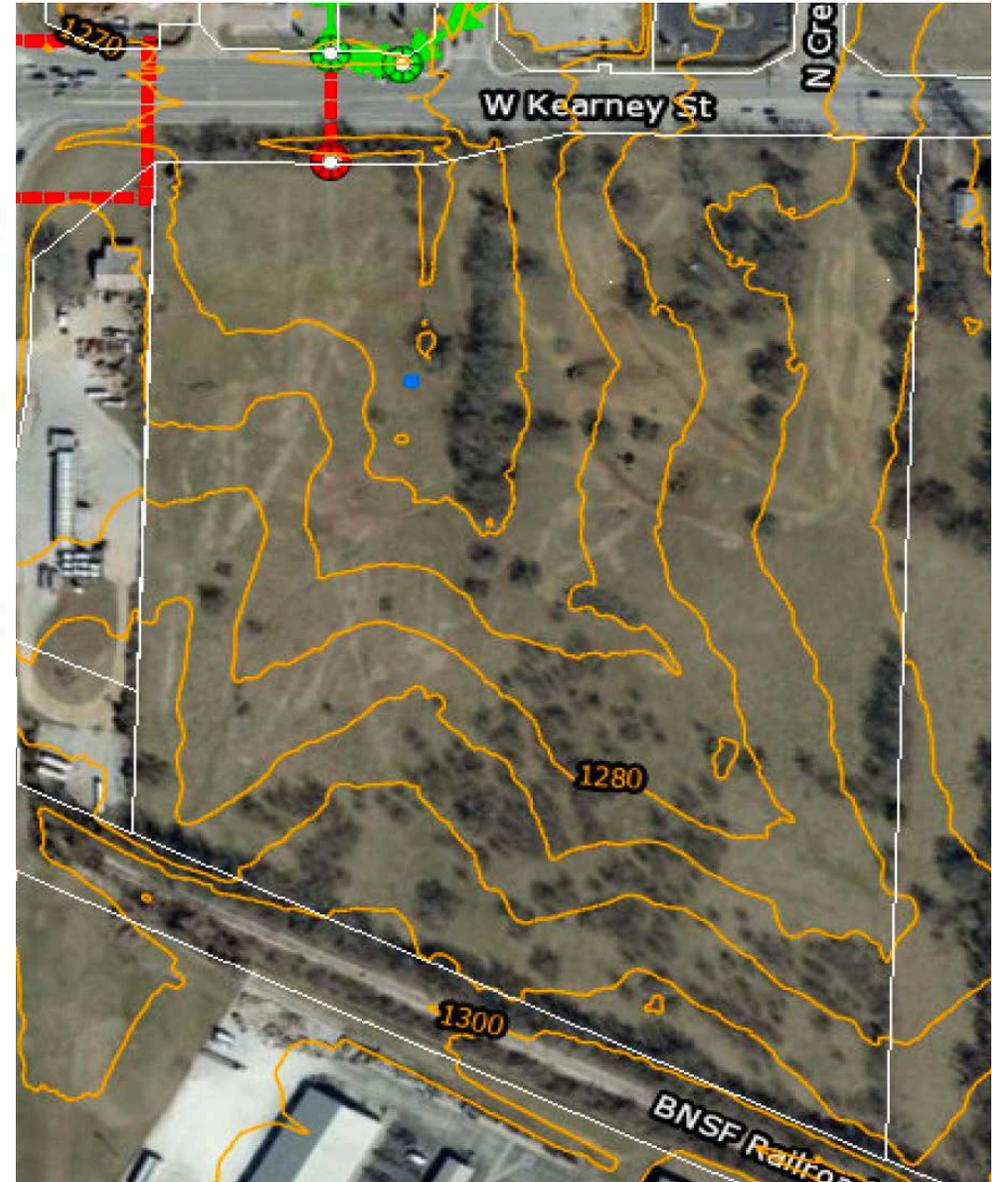
PROPERTY OVERVIEW

Excellent Gateway Development Property. This 27 acre m/l development tract is perfectly located in the Northwest portion of Springfield, Missouri. Strategically positioned for ideal access to and from Interstate 44 highway which sees 60,000+ VPD traffic. The property boasts significant visibility and accessibility, making it an attractive option for investors and developers seeking a high-traffic location. With its generous acreage, this 27 acre +- tract could accommodate expansive multi-faceted projects, whether it's a dynamic retail center, modern office park, or thoughtfully designed multi-family community. The proximity to established commercial corridors and thoroughfares ensures that future developments will benefit from both local and regional connectivity. This strategic site presents not only immediate development potential, but also long-term value as Springfield continues to experience growth and expansion in its northwest sector. Enhanced Enterprise Zone -EEZ ,Some Tax Abatement possibilities.

COMMERCIAL LAND FOR SALE

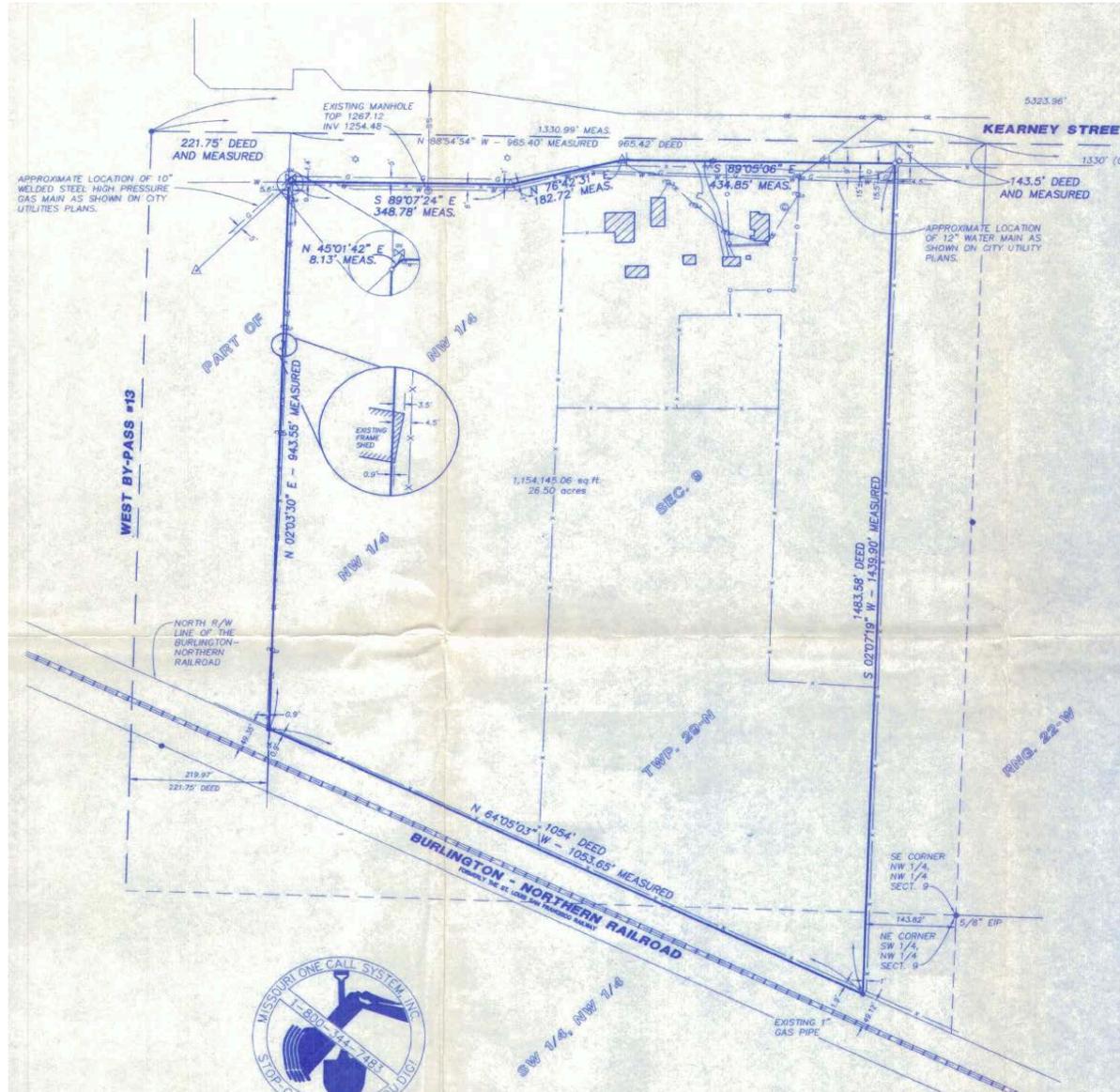
WEST KEARNEY ST | SPRINGFIELD, MO 65803

UTILITIES



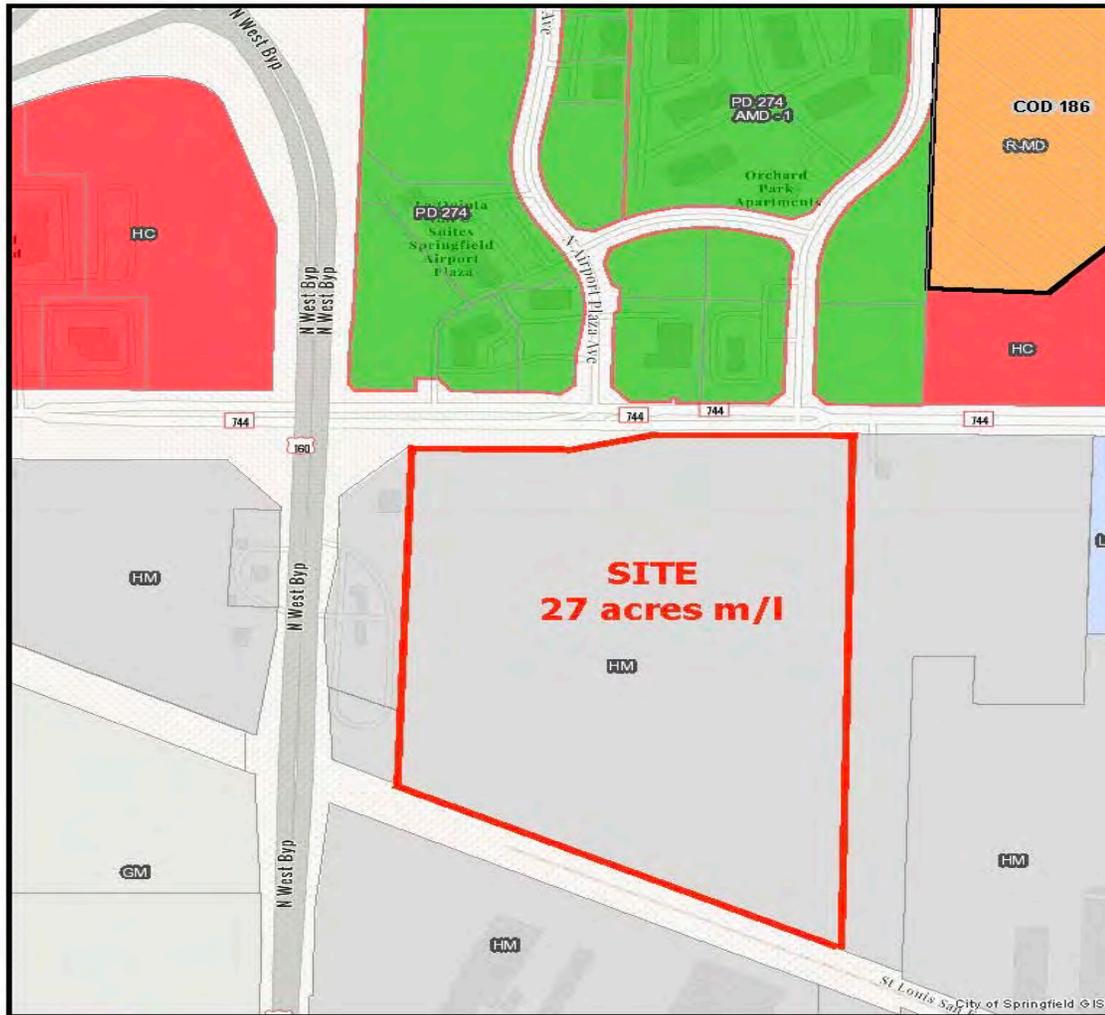
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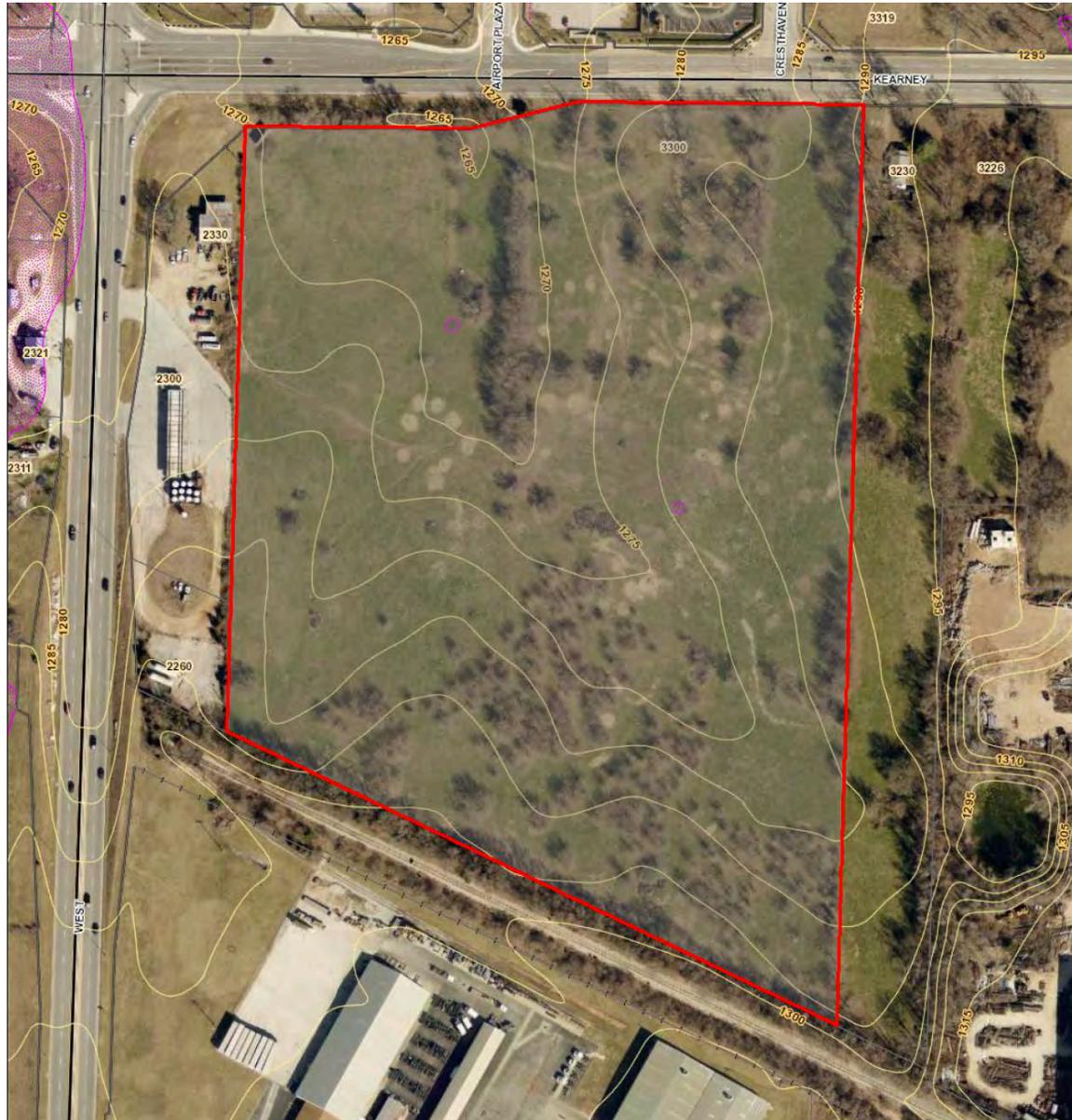


ZONING MAP

Zoning Districts



TOPO MAP



DISCLAIMER

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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.