



# Offering Memorandum



**2.7 ACRE DEVELOPMENT SITE**

1755 S NATIONAL , SPRINGFIELD, MO 65804

**PRESENTED BY:**

**LEE MCLEAN III, SIOR, CCIM**  
O: 417.887.8826 x110  
lee.mclean@svn.com

## PROPERTY SUMMARY

### 2.7 ACRE DEVELOPMENT SITE ON SPRINGFIELD'S PREMIER CORNER

1755 S NATIONAL  
SPRINGFIELD, MO 65804

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	Call for Pricing
<b>LOT SIZE:</b>	2.7187 Acres
<b>CURRENT ZONING:</b>	R-SF
<b>UTILITIES:</b>	Present
<b>TRAFFIC:</b>	60,000 +/- VPD
<b>3-MILE POPULATION:</b>	94,850



## PROPERTY SUMMARY

We are pleased to present this development site of 2.7187 acres at one of Springfield's busiest intersections. This hard corner of Sunshine Street & National Ave. is located diagonally across from the nearly 900 bed Mercy Hospital campus of Springfield which also just announced the investment of a new 40,000 SF pediatric outpatient facility to be built on campus. The site is also just 1 mile down Sunshine Street from the flagship store of Bass Pro Shops. 1 mile to the north of the subject on National Avenue is the campus for Missouri State University with over 26,000 students. The immediate area boasts many restaurants ranging from fast food to dine-in, offices, other retailers and a new Cox Hospital clinic right across the street. This property needs end-user in place to facilitate zoning discussions with City officials. Seller will provide reasonable time for achieving adequate zoning.

# PROPERTY PHOTOS



# ADDITIONAL PHOTOS



# RETAILER MAP



## LOCATION DESCRIPTION

This property is located in one of the most strategic locations of Springfield at the corner of National and Sunshine. Across from Mercy Hospital — one of Springfield's major employment and visitation drivers — offering prime exposure to steady, high-quality traffic. Many neighboring businesses and organizations such as Cox Health, University of Missouri School of Medicine, TownPlace Suites, Hurts Donut Company, and many others surround the property.

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 ranks in the top 3% of SVN International.



# SPRINGFIELD DATA & HIGHLIGHTS

MAJOR EMPLOYERS:	# EMPLOYED
COX HEALTH	13,297
MERCY SPRINGFIELD COMMUNITIES	9,238
STATE OF MISSOURI	6,298
WALMART/SAM'S CLUB	5,960
UNITED STATES GOVERNMENT	3,946
SPRINGFIELD PUBLIC SCHOOLS	3,735
BASS PRO SHOPS	3,492
O'REILLY AUTO PARTS	2,305
MISSOURI STATE UNIVERSITY	2,099

As the economic and cultural center of southwest Missouri, Springfield anchors a thriving five-county metropolitan area that continues to attract business investment, talent, and innovation. With a population nearing 500,000 residents, the Springfield MSA has experienced consistent growth over the past decade, fueled by a strong healthcare network, a diverse mix of industries, and a cost of living more than 10% below the national average.

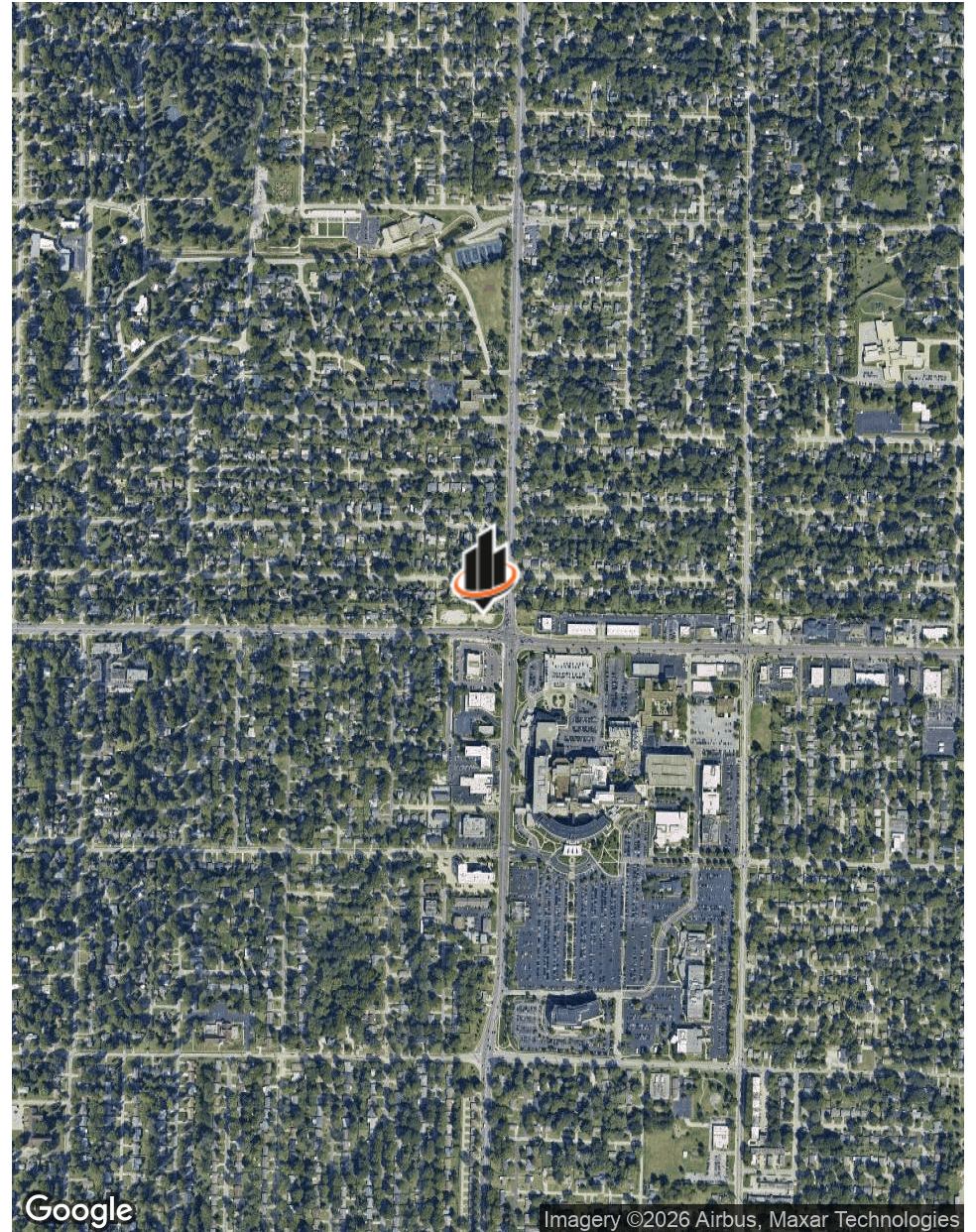
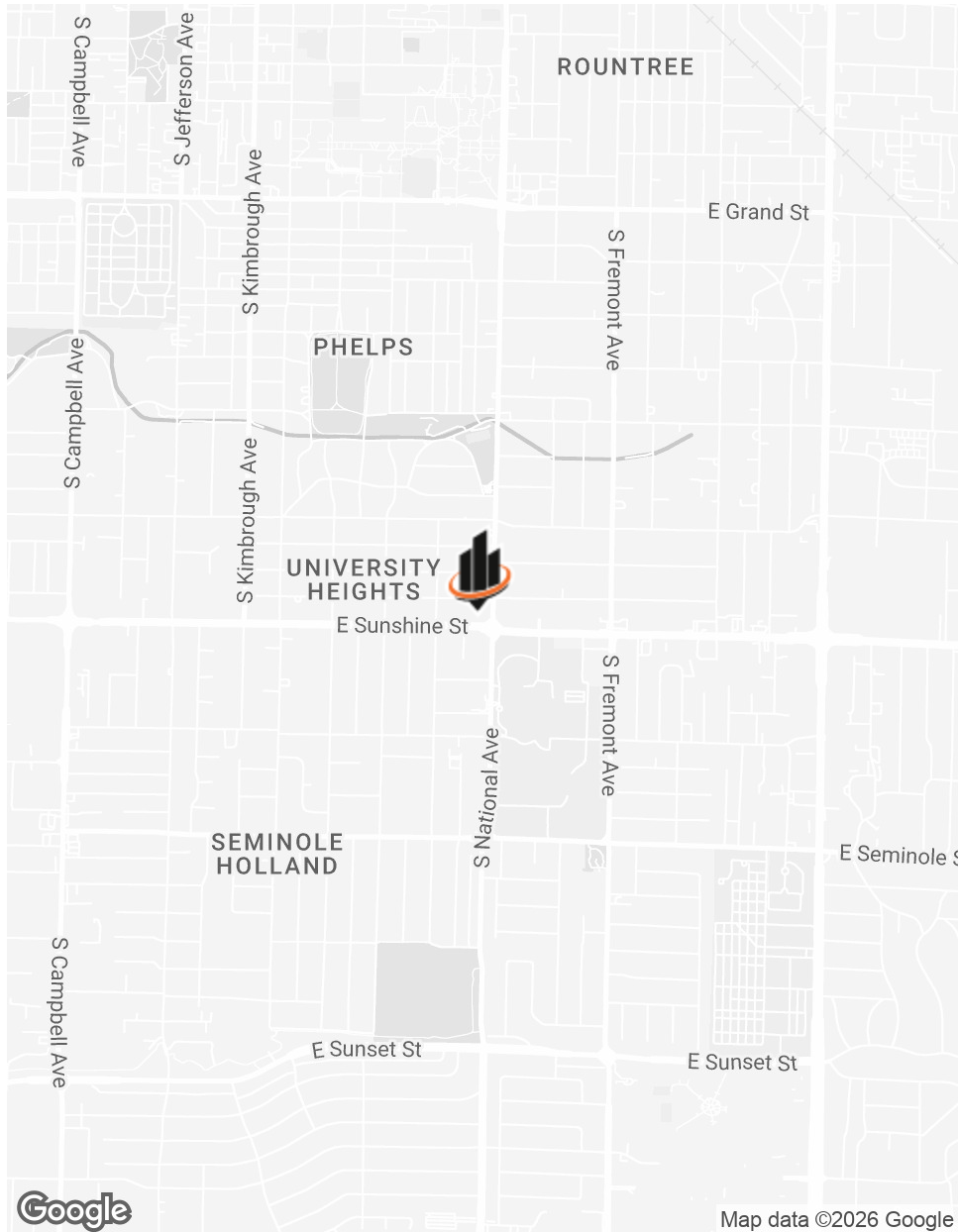
Known as the "Queen City of the Ozarks," Springfield offers a dynamic balance of business accessibility and exceptional quality of life. The region is home to major employers such as CoxHealth, Mercy, Bass Pro Shops, O'Reilly Auto Parts, and Missouri State University, creating a stable economic foundation supported by a skilled workforce of more than 250,000 individuals.

With its strategic location along Interstate 44 and direct access to major markets like St. Louis, Kansas City, and Tulsa, Springfield serves as a vital logistics and service corridor for the region. The city's pro-business environment, competitive wage structure, and growing innovations make it an attractive market for expansion, entrepreneurship, and real estate investment.



- Population of the five-county Springfield MSA (Greene, Christian, Webster, Polk & Dallas counties) is approximately 496,975 (2024 estimate).
- The MSA has grown about 8.5% over the past decade (2014-2023 period), representing roughly 0.8-1.0% annual growth.
- Daytime population of the city proper (Springfield, Missouri) increases significantly due to commuters: from ~168,090 full-time residents to ~252,454 during the day.
- Median age in the MSA is 37.1 years.
- Household & family data: ~183,438 households; average household size 2.44; average family size 3.05.

# LOCATION MAP



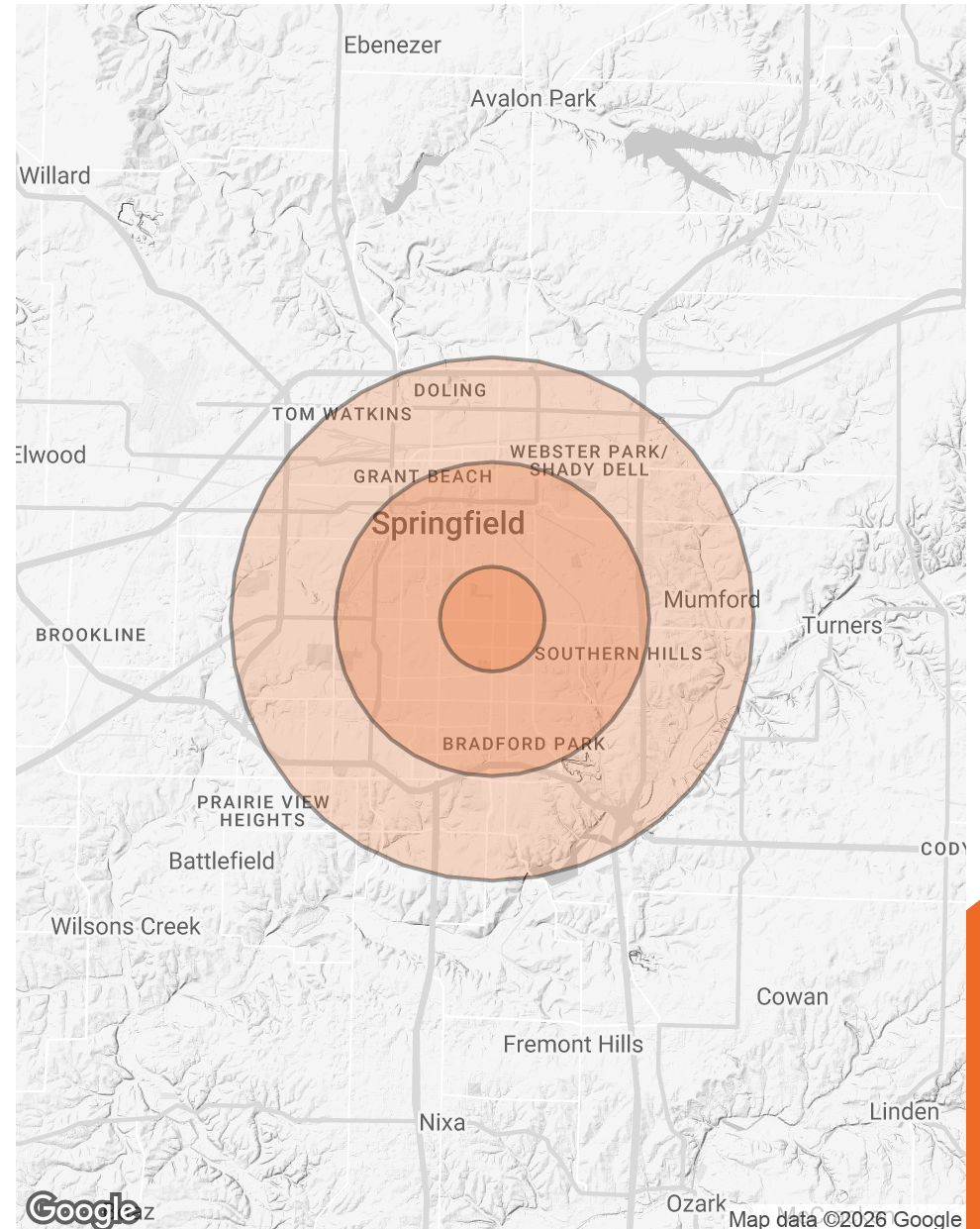
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	9,589	94,850	183,321
<b>AVERAGE AGE</b>	34.6	33.3	34.7
<b>AVERAGE AGE (MALE)</b>	31.5	31.7	33.4
<b>AVERAGE AGE (FEMALE)</b>	39.0	34.7	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	4,683	43,078	80,609
<b># OF PERSONS PER HH</b>	2.0	2.2	2.3
<b>AVERAGE HH INCOME</b>	\$56,974	\$42,178	\$45,795
<b>AVERAGE HOUSE VALUE</b>	\$176,907	\$141,783	\$134,565

2020 American Community Survey (ACS)





## LEE MCLEAN III, SIOR, CCIM

Senior Advisor

lee.mclean@svn.com

Direct: 417.887.8826 x110 | Cell: 417.818.8894

### 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 #25 Advisor in SVN International - SVN President's Circle Recipient (2024)  
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 Memorandum 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 Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum 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 Memorandum 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 Memorandum, 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 Memorandum 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 Memorandum 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 prospective purchaser proceeds at its own risk.



# Collective Strength, Accelerated Growth

2808 S. INGRAM MILL, SUITE  
A100  
SPRINGFIELD, MO 65804



[SVNRANKINCO.COM](http://SVNRANKINCO.COM)

