

4 LOTS FOR SALE IN AURORA

U.S. ROUTE 60 & MISSOURI ROUTE 39
AURORA, MO 65605

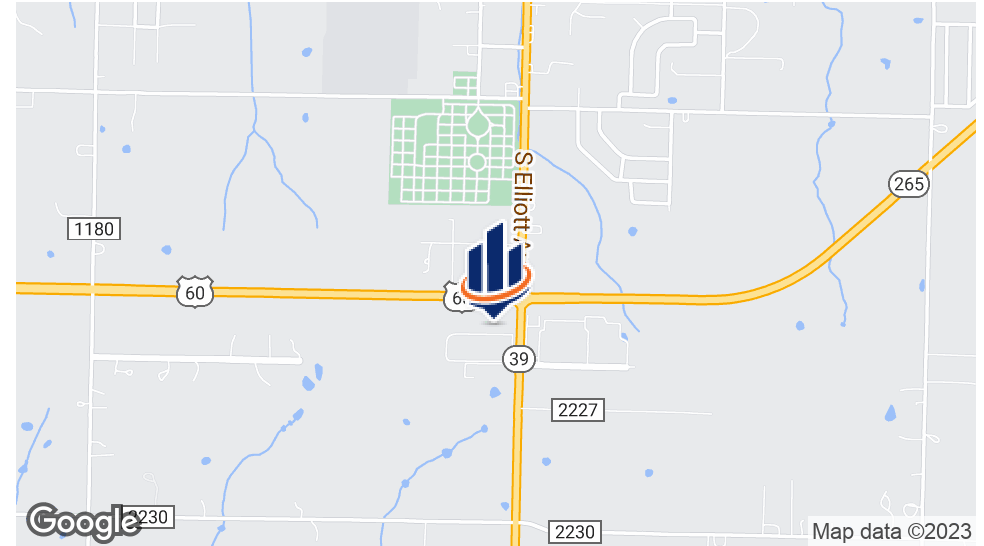
Lee McLean III, SIOR, CCIM
O: 417.887.8826 x110
lee.mclean@svn.com



Elliott Ave



Property Summary



OFFERING SUMMARY

Sale Price:	\$5.00 - \$12.00 / SF
Lot Sizes:	1.23-5.80 Acres
Zoning:	General Business
Market:	Aurora

PROPERTY OVERVIEW

Thank you for viewing these commercial lots located at the busy intersection of U.S. Route 60 & Missouri Route 39 in Aurora. This property has 4 lots ranging from 1.23 - 5.8 acres. This location gives great exposure to any commercial property with over 12,200 vehicles per day. Development is directly across from Aurora's only Wal-Mart Supercenter.

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

LOCATION OVERVIEW

Located in Aurora, MO at the intersection of U.S. Route 60 & Missouri Route 39. Neighboring businesses include Walmart Supercenter, Charge-A-Car, Sutherlands, Mayse Automotive, Pizza Hut, Taco Bell, Braum's, Murphy USA and many other local and national companies.

Lee McLean III, SIOR, CCIM serves as a Senior Advisor or 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 1% of SVN International.

Land Lots

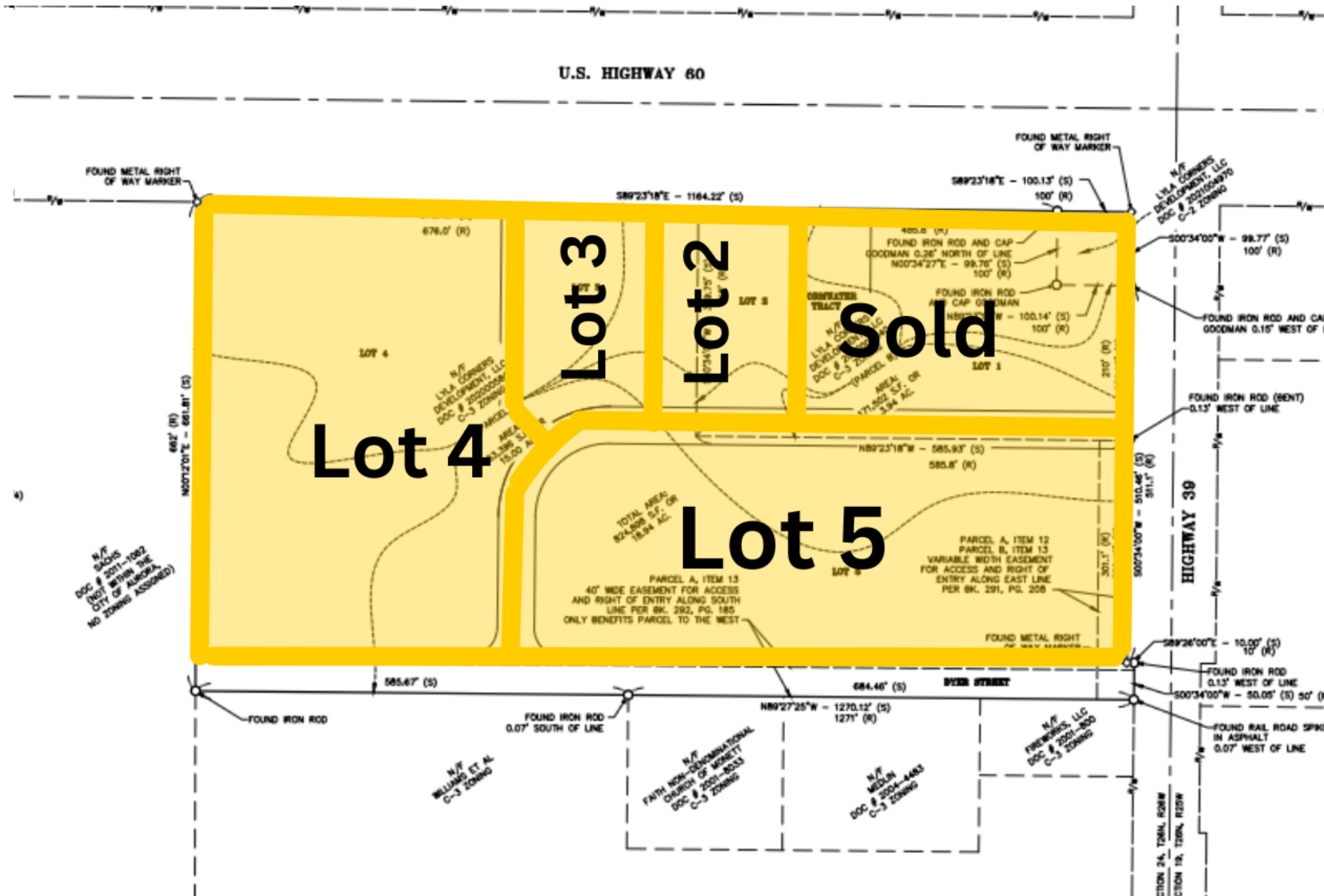


STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	2	Retail	1.23 Acres	\$10.00 / SF
Available	3	Retail	1.29 Acres	\$10.00 / SF
Available	4	Retail	5.8 Acres	\$5.00 / SF
Available	5	Retail	5.28 Acres	\$12.00 / SF

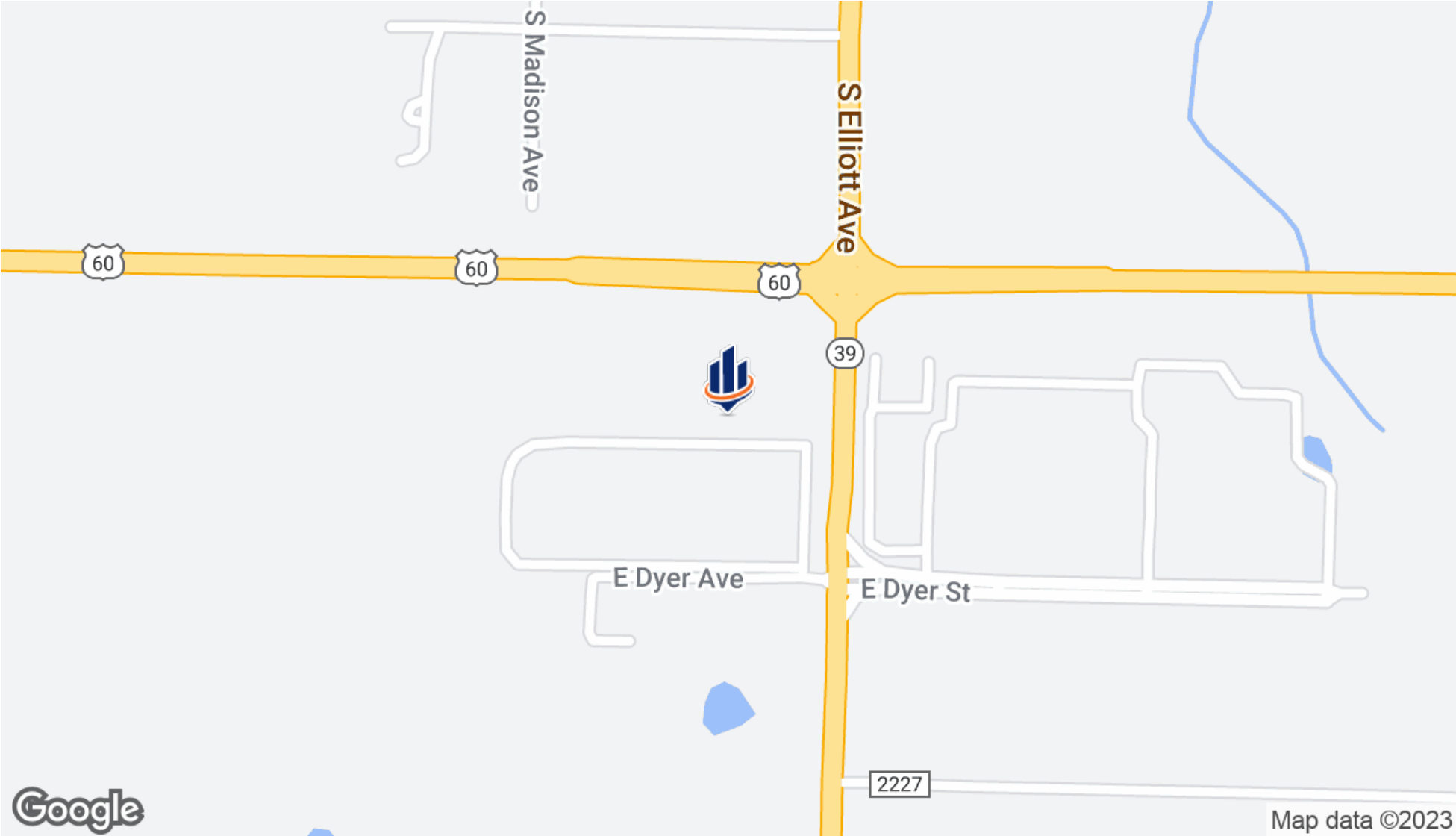
Retailer Map



Plat



Location Map



Demographics Map & Report

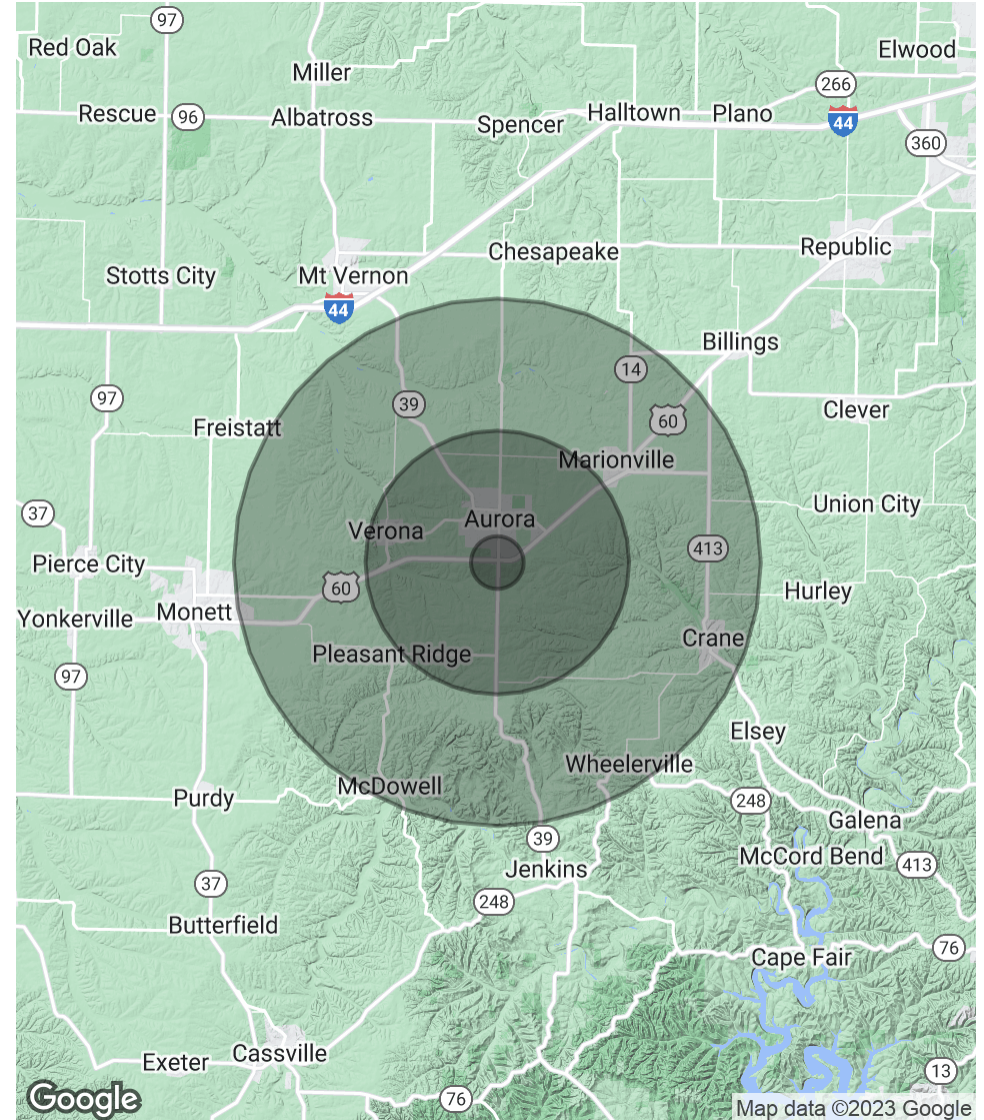
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,775	12,306	24,279
Average Age	45.9	38.0	38.2
Average Age (Male)	39.4	37.2	37.6
Average Age (Female)	51.0	40.6	39.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	806	5,590	10,764
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$46,427	\$46,981	\$50,413
Average House Value	\$104,035	\$106,799	\$123,608

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



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 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. developed hotels, shopping centers and other commercial properties all over the country. During his time there he managed the company portfolio, sales activity as well as the ground-up development.

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.

Lee consistently ranks in the top of over 1,600 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.