



Offering Memorandum



±26.13 ACRES FOR SALE ON I-44

587 S. STATE HWY B , SPRINGFIELD , MO 65802

PRESENTED BY:

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PROPERTY SUMMARY

±26.13 ACRES FOR SALE ON I-44

587 S. STATE HWY B
SPRINGFIELD , MO 65802

OFFERING SUMMARY

SALE PRICE:	\$5.00 / SF
LOT SIZE:	26.13 Acres
PRICE / ACRE:	\$217,800.00
ZONING:	C-3 & A-1
I-44 & HWY B:	44,610 vpd

PROPERTY SUMMARY

Thank you for looking at this ±26.13 acres for sale located on Interstate 44 and State Highway B. This property is currently zoned C-3 & A-1 and located less than 2 miles north on Hwy MM from new Amazon distribution facility and new Convoy of Hope. The site has great visibility along I-44 with nearly 38,000 vehicles per day. Property may be divided into smaller tracts at revised price.

To preview this property please call, text or email the listing agent today!



PROPERTY PHOTOS



ADDITIONAL PHOTOS



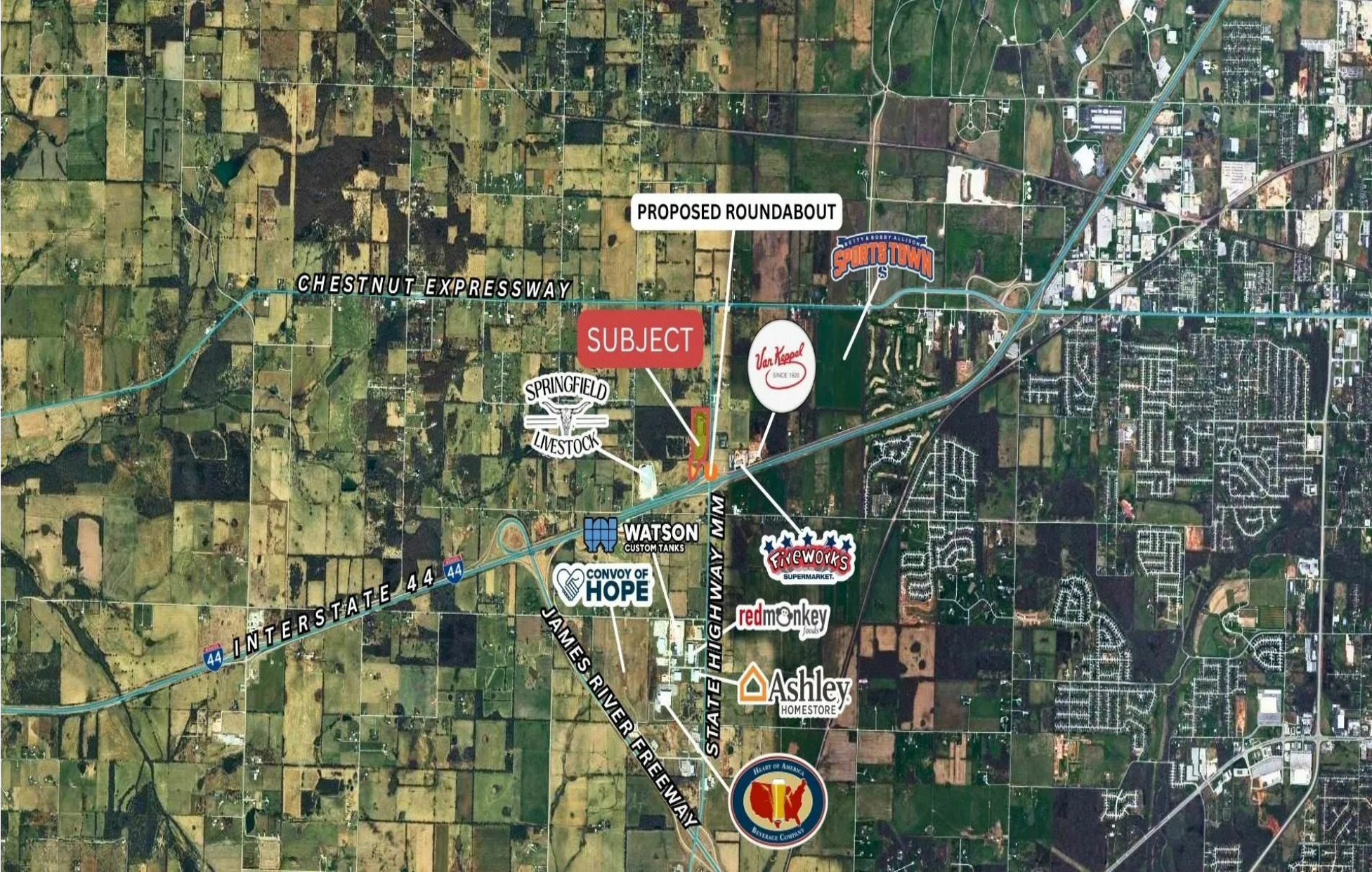
LOCATION DESCRIPTION

SUBJECT

This property is located on Interstate 44 and surrounding businesses include: Springfield Stockyards, FCS Financial, USDA Service Center, Fireworks Supermarket, Allison Sports Town & Stoneland Inc.

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

RETAILER MAP



SPRINGFIELD DATA

COMPANY	EMPLOYEES
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
SRC Holdings	1,500
Prime Inc.	1,301
Burrell Behavioral Health (affiliate of Cox Health)	1,218
Ozarks Technical Community College	1,191
EFCO	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



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

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

SCHOOLS

12.1

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

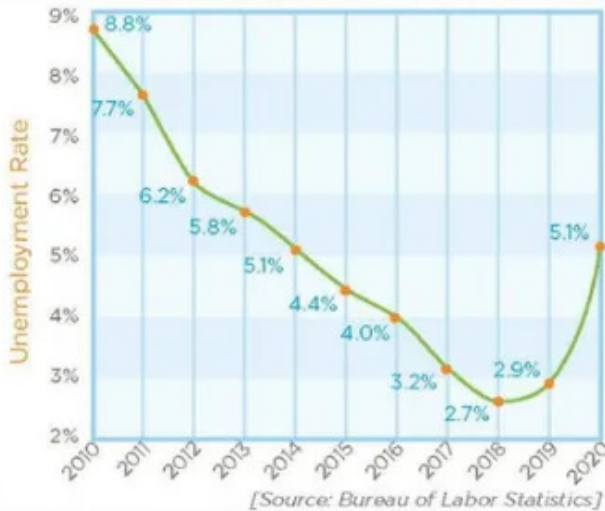
59.6%

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*

SPRINGFIELD DATA

UNEMPLOYMENT RATE | SPRINGFIELD MSA



SPRINGFIELD MSA

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

NATIONAL RECOGNITION FOR SPRINGFIELD

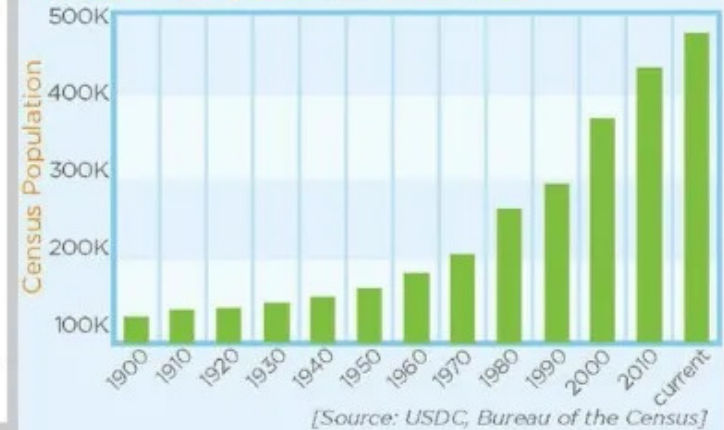
- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

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

Current Springfield Metro Area Population | Metro Area Overall Population Growth

POPULATION | SPRINGFIELD MSA



WORKFORCE

238,566

Current Springfield Metro Area Workforce

7.6%

Workforce Growth Rate Since 2010

AVERAGE EMPLOYMENT SECTOR



168,090

Springfield City Limits

1,060,710

*Springfield's Economic Area

645,350

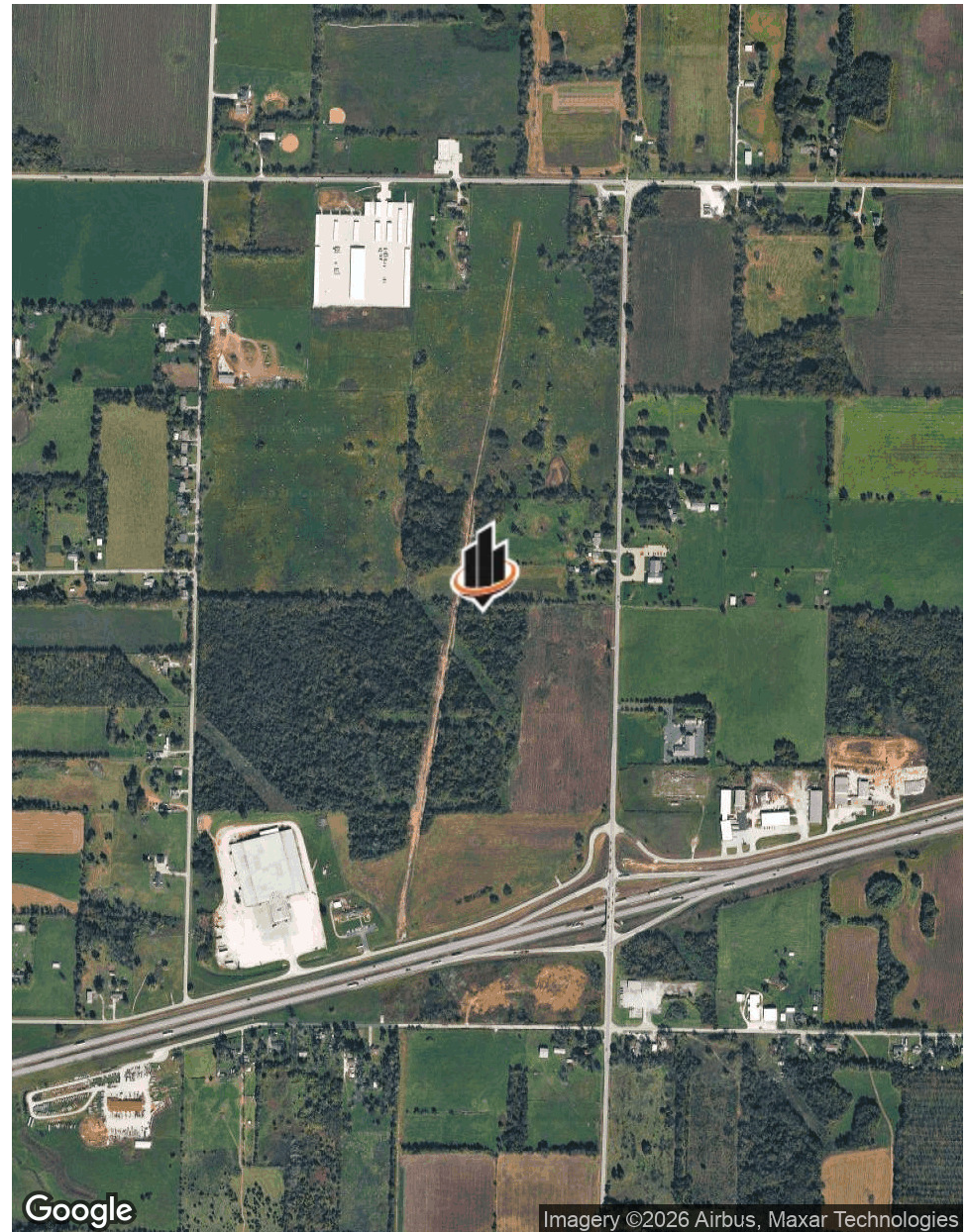
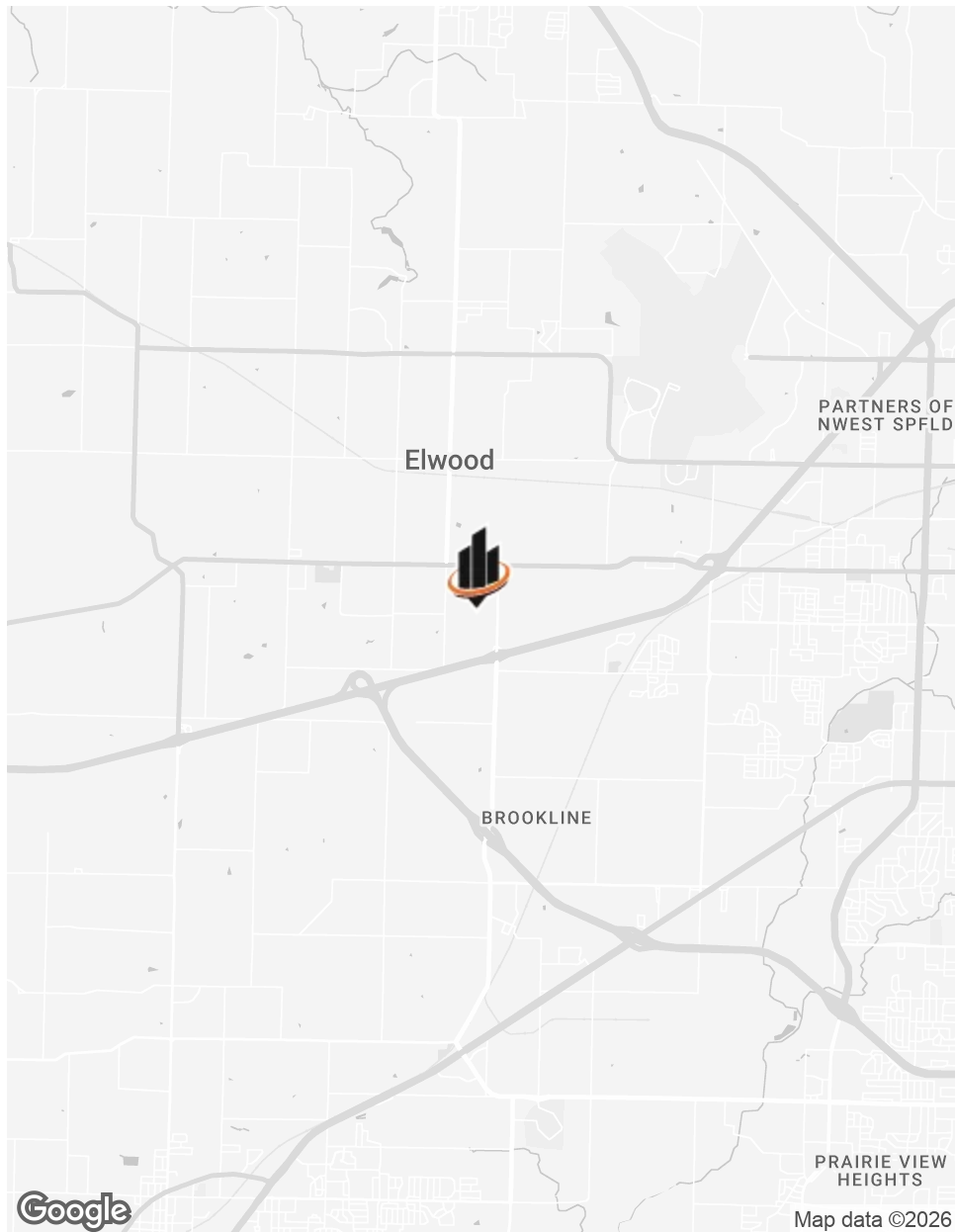
**Springfield Regional Economic Partnership

* (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 MAP



ADVISOR BIO



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 #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

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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



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