



REECE
COMMERCIAL REAL ESTATE
a Berkshire Hathaway Affiliate

FOR SALE... VACANT COMMERCIAL DEVELOPMENT LAND BOLIVAR, MISSOURI

**+/-69.51 ACRES & +/-10.10 Acres... Will Divide
INCENTIVES AVAILABLE**



**Offered
Exclusively by:**

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REECE COMMERCIAL 3600 S. National Springfield, MO 65807 Office: 417.882.5710

FOR SALE... BOLIVAR BUSINESS PARK

+/-69.51 ACRES 1700 WOMMACK ROAD

Opportunity Zone... Foreign Trade Zone...

Enhanced Enterprise Zone... Missouri Certified Site

1700 WOMMACK AVENUE

+/-69.51 acres

Will Sub-divide

PROPERTY SUMMARY

This business park development and Certified Site of approximately 69.51 acres is located in the ENHANCED ENTERPRISE ZONE for qualifying companies. The property is also located within Polk County's OPPORTUNITY ZONE boundaries. Located in close proximity and easy access to Missouri Highway 13 and within 30 miles of Springfield, Missouri, and Interstate 44. Bolivar is part of the Springfield Metropolitan Statistical Area, which includes the Counties of Christian, Dallas, Greene, Polk, Stone, Taney and Webster.

PROPERTY HIGHLIGHTS

Zoned Industrial-Heavy

Located on Highway 13 Outer Road

Prime access and visibility

+/-18,000 vehicles per day

Municipal water and sewer

3- phase electric & fiber optics

Reduction of cost per acre based on job creation and continued investment

State & County incentives

Municipal Fire District... ISO 2

Opportunity Zone, Foreign Trade Zone & Enhanced Enterprise Zone & Missouri Certified Site

Price \$25,000 per acre



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FOR SALE... INDUSTRIAL VACANT LAND

10.10 ACRES... MORRISVILLE ROAD / HENDRICK STREET... FRONTAGE HIGHWAY 13

Enhanced Enterprise Zone



MORRISVILLE RD/HENDRICK ST
+/-10.10 acres

Will Sub-divide
PROPERTY SUMMARY

Property has road frontage on 2 sides, including Highway 13 frontage. The property is located within the Enhanced Enterprise Zone for qualifying companies and is also within Polk County's Opportunity Zone. Within 30 miles of Springfield, Missouri and Interstate 44. Bolivar is part of the Springfield Metropolitan Statistical Area, which includes the Counties of Christian, Dallas, Greene, Polk, Stone, Taney and Webster.

PROPERTY HIGHLIGHTS

Frontage on Missouri Highway 13

Zoned industrial-Light

Prime access and visibility

+/-18,000 vehicles per day

Municipal water and sewer

Three phase electric & fiber optics available

Reduction of cost per acre based on job creation and continued investment

State & County incentives

Municipal Fire District... ISO 2

Located in Opportunity Zone, & Enhanced Enterprise Zone

Price \$15,500 per acre

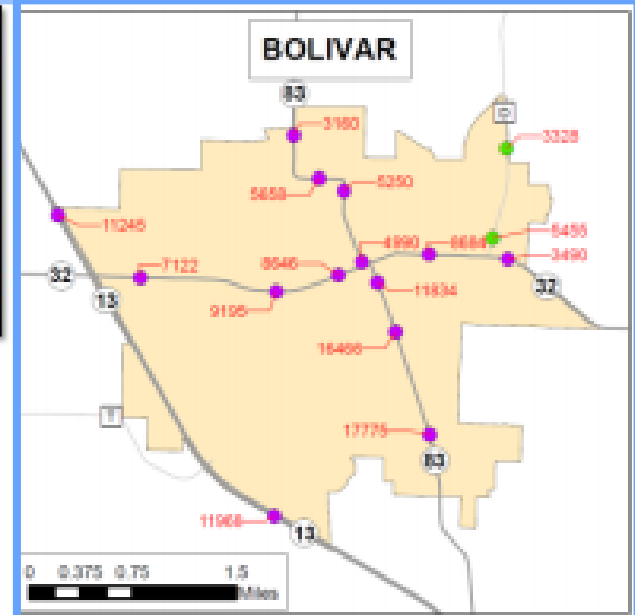


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- Population – 10,350
- Located 28 miles north of Springfield
- Large labor pool
- Home to Southwest Baptist University
- Excellent public schools
- Home to Citizens Memorial Hospital
- Located near 5 recreational lakes
- 2 golf courses, extensive trail and park system
- Extended season aquatic center
- Retail, restaurants, and the arts
- Strong agricultural and technology based economy
- Municipal Airport with private hangars



Bolivar Community



Targeted Sectors

- Automotive Suppliers
- Boat Manufacturing
- Machined Parts
- Metal Fabrication & Products Manufacturing
- Warehousing & Distribution



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DISCLAIMER

The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.

You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.

It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.

Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.