



# WILSON CREEK MARKET PLACE RETAIL/OFFICE LOTS FOR SALE

3940 S STATE HWY FF  
SPRINGFIELD, MO 65807

Jeff Childs, SIOR, CCIM  
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# Property Description

## PROPERTY OVERVIEW

Lot 5 is ±1.345 acres priced at \$12.00/SF  
Lot 6 is ±1.405 acres priced at \$11.50/SF  
Lot 8 is ±1.398 acres priced at \$10.50/SF  
Lot 9 is ±1.19 acres priced at \$10.50/SF  
Lot 10 is ±0.998 acres priced at \$12.00/SF

Owner is willing to do BTS or Land Lease.

Daily Traffic Count  
- State Highway FF: 16,468  
- Republic Rd: 8,280

Lots are included in a TIF, CID and NID district - Seller may prepay NID cost for current asking price.

## LOCATION OVERVIEW

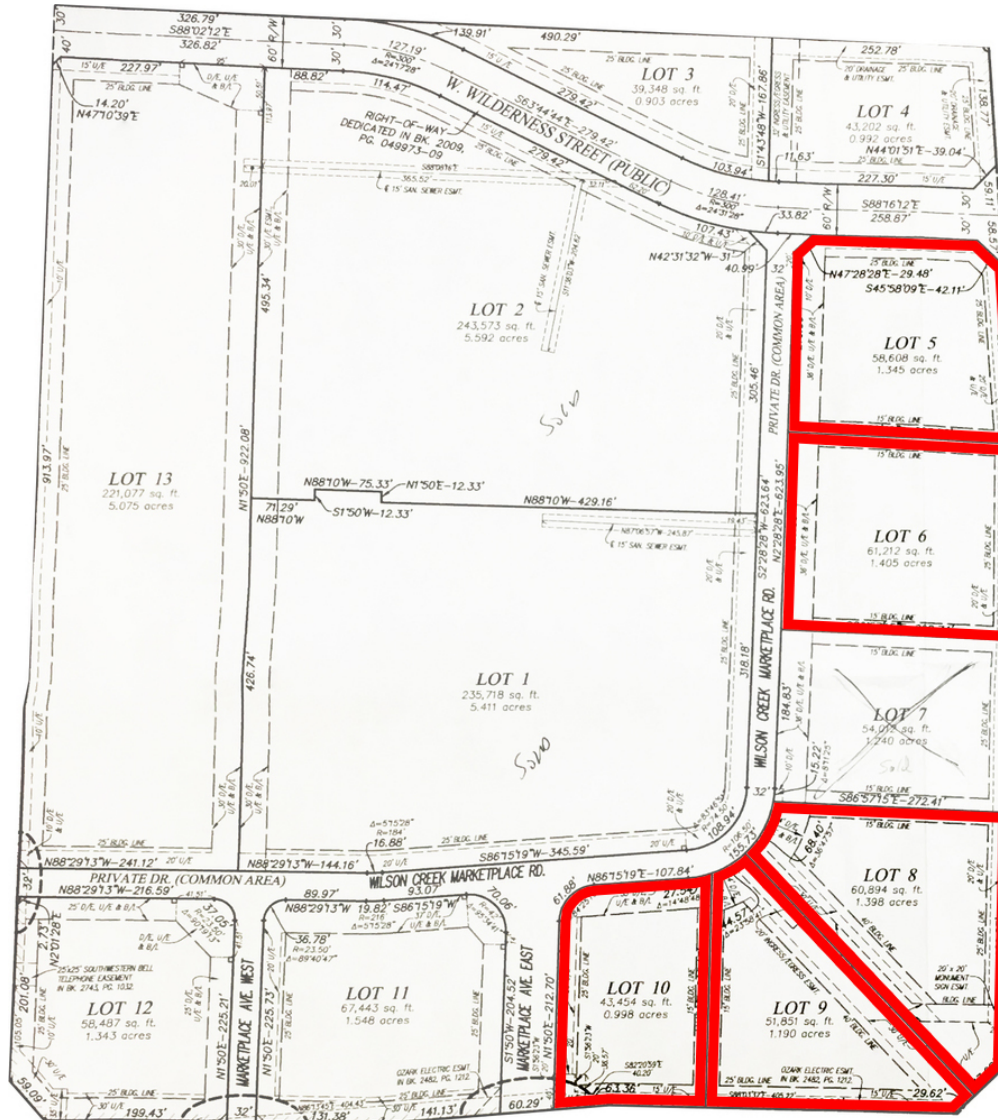
Located in the southwest corner of Springfield in Battlefield, MO at the intersection at the Northwest corner Highway FF and Republic Rd. This is the fastest growing area in the Springfield Market. Lots have all utilities with a regional water detention. These lots are located just south of the James River Freeway interchange and along the newly improved Republic Rd corridor.



# Aerial Photo



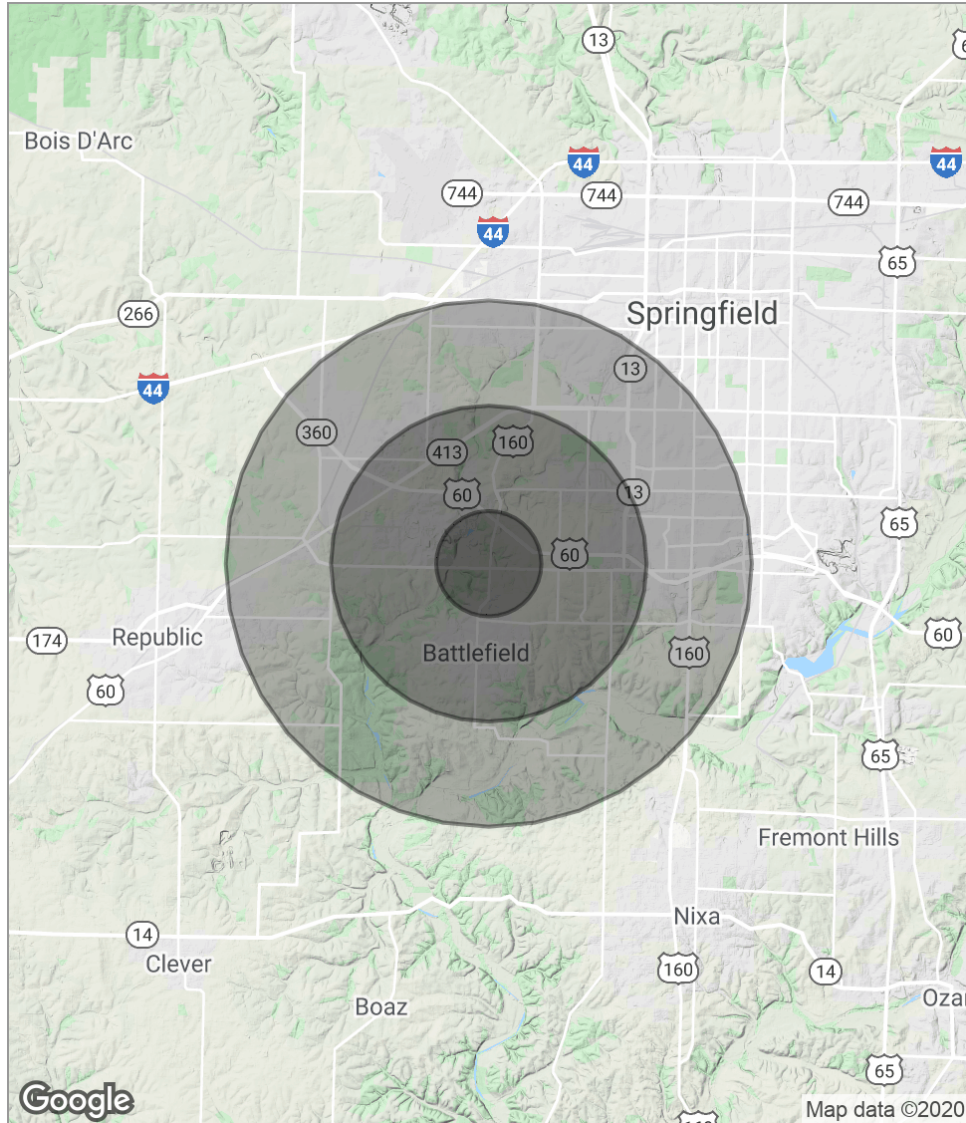
# Site Plan



# Retailer Map



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,641	34,525	83,402
Median age	32.0	34.0	35.4
Median age [Male]	30.9	33.4	34.6
Median age [Female]	33.1	34.8	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,781	13,546	34,663
# of persons per HH	2.6	2.5	2.4
Average HH income	\$66,730	\$65,214	\$58,646
Average house value	\$154,247	\$171,125	\$155,913

*\* Demographic data derived from 2010 US Census*

# Advisor Bio & Contact

## JEFF CHILDS, SIOR, CCIM

Senior Advisor



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### PROFESSIONAL BACKGROUND

Jeff Childs, SIOR, CCIM, serves as a senior advisor for SVN/Rankin Company, specializing in the sale and leasing of office, industrial and retail property in the Springfield and the Southwest Missouri markets. Jeff has over 25 years of commercial real estate experience in the Springfield and Southwest Missouri markets. Jeff consistently ranks among the top of SVN advisors nationally.

Jeff represents numerous national clients as well as a multitude of local owners and investors. In addition to Jeff's sales and leasing experience, he has assisted with and personally developed industrial, office and retail properties. As an active commercial real estate advisor, Childs' professional memberships include: the Society of Industrial and Office Realtors (SIOR), the Certified Commercial Investment Member Institute (CCIM); International Council of Shopping Centers (ICSC); the Greater Springfield Board of REALTORS; the Missouri Association of REALTORS; and the National Association of REALTORS.

Jeff currently serves as chairman of the Springfield Area Chamber of Commerce, served as the chairman on the board for City Utilities of Springfield last year, and is a former member of the Board of Directors of the Springfield Convention & Visitors Bureau, Inc. Additionally, Jeff is a panel speaker for the Springfield Chamber of Commerce Economic Development Conference's and a returning guest speaker to "Good Morning Springfield" hosted by the Springfield Chamber of Commerce. Childs was also recognized by the Springfield Business Journal with the 40 Under 40 award given for his outstanding community and professional services.

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

### EDUCATION

Childs earned a Bachelor of Science in Finance with an emphasis in Real Estate from Missouri State University, Springfield, Missouri.

### MEMBERSHIPS & AFFILIATIONS

Society of Industrial and Office REALTORS (SIOR)  
Certified Commercial Investment Member (CCIM)  
2018 Chairman Board of Public Utilities - City Utilities of Springfield  
2019 Chairman for Springfield Chamber of Commerce  
Former Board Member Springfield Convention & Visitors Bureau, Inc  
Local Issues Public Policy Task Force  
- Past Chairman  
Development Issues Input Group- Past Chairman  
Leadership Springfield - Past Board Member  
Voice of Business Committee

# Disclaimer

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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 Brochure 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 Brochure 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.