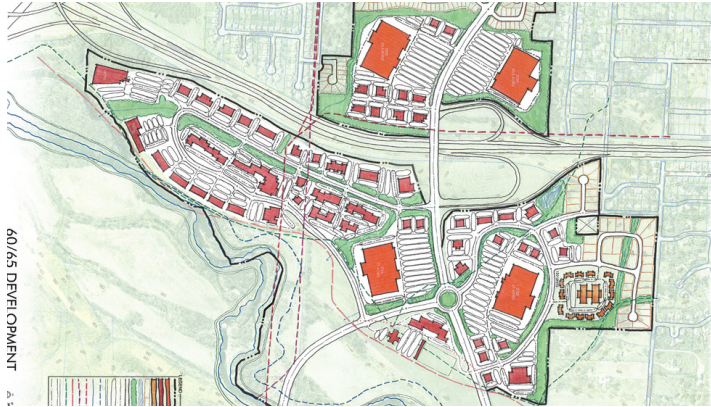


Executive Summary



PROPERTY SUMMARY

Sale Price: Subject To Offer

Lot Size: 583.0 Acres

Zoning: See zoning maps

Cross Streets: Highways 65 & 60

Traffic Count: Hwy 60 West of 65 57,471
Hwy 65 South of Hwy 60 61,303

PROPERTY OVERVIEW

SPRINGFIELD'S FIRST PLANNED MIXED USE COMMUNITY

PROPERTY HIGHLIGHTS

- Interchange is now allowed by Missouri Highway Department (MODOT)
- Zoning for the Planned Development has been approved
- Over 200 acres of green space connecting to the city's trail system and Nature Center
- Hwy 60/65 Interchange recently been updated to 6 lanes
- All utilities are existing to development
- Over 120,000 CPD currently use the 60/65 Interchange. Over 6 million visitors to Branson drive past the site each year
- Approved Development Densities: Retail: ±1,800,000 sq. ft.; Office: ±300,000 sq. ft.; RTH Residential: ±300 Units; Multi-Family: ±250 Units; Senior Living: ±200 Units; Hotel: ±300 Keys; Mini Storage: ±100,000 sq. ft.

EST. 1909

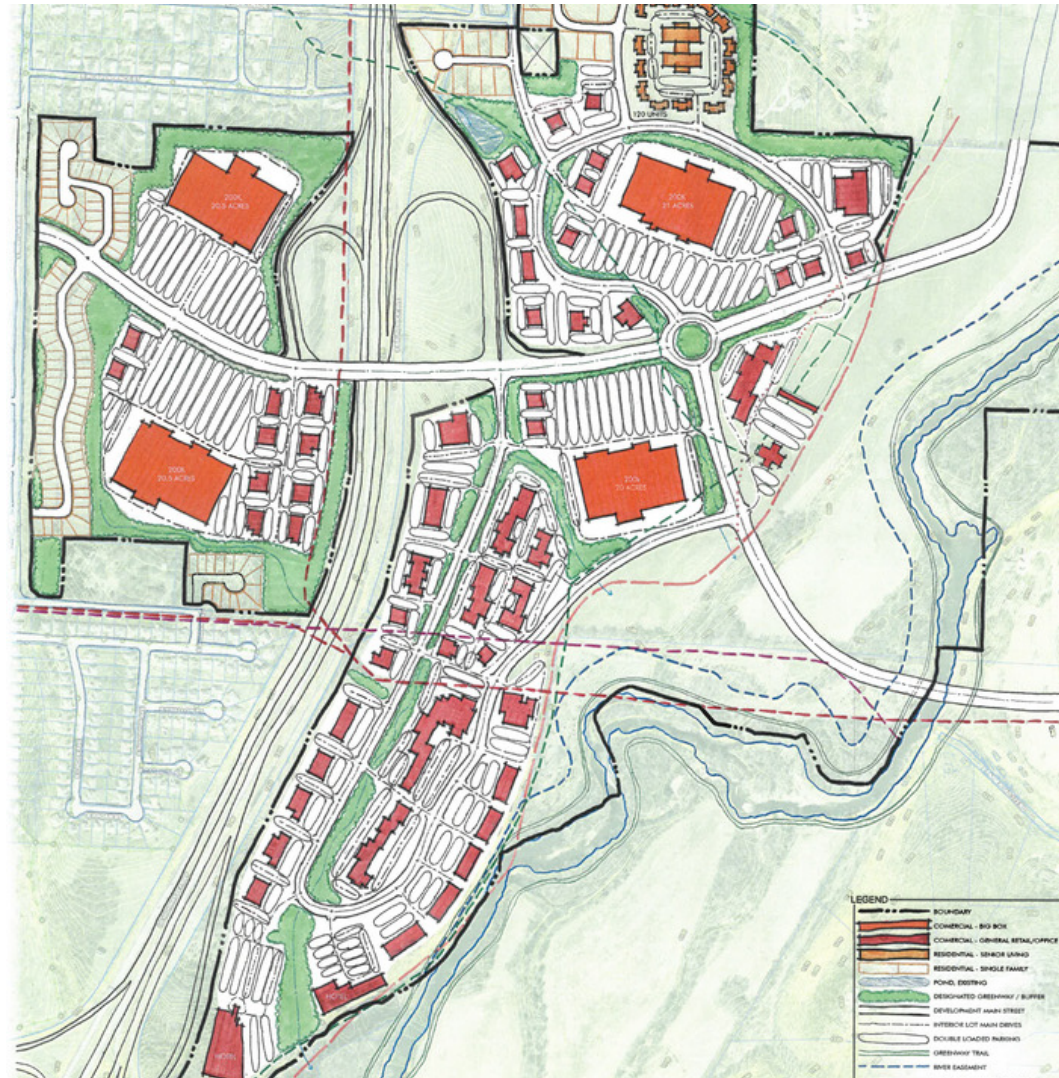
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

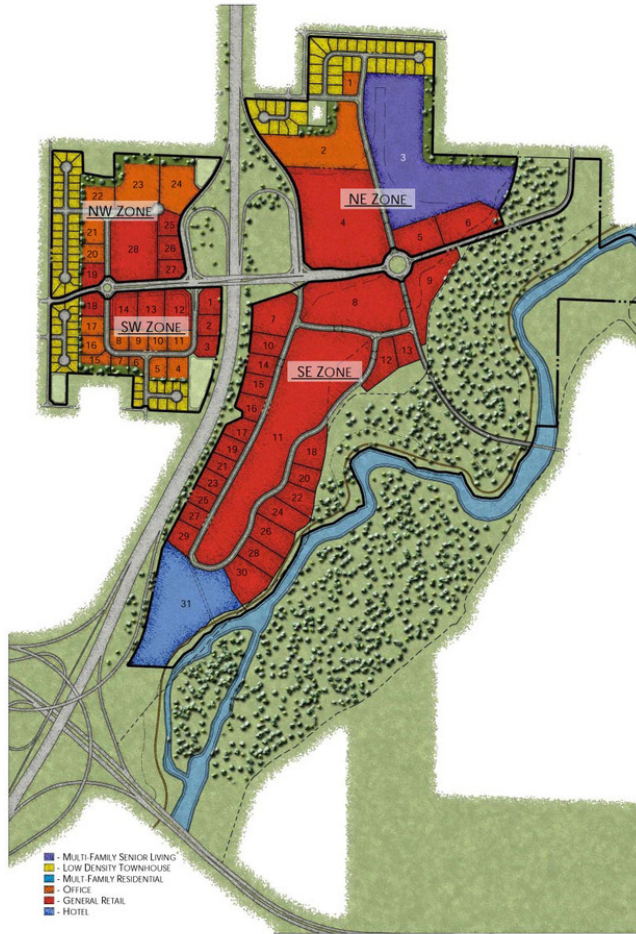
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

Site Plan



Zoning Map/Uses



Entire Project

ZONE MAP
60/65 DEVELOPMENT



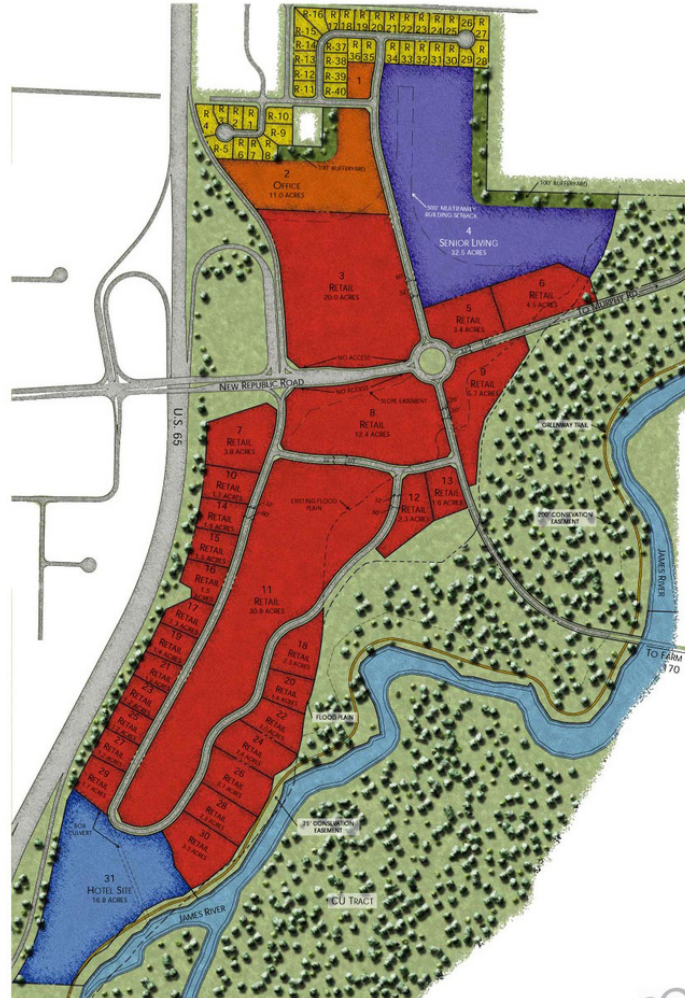
West side

60/65 DEVELOPMENT-WEST SIDE



HIGHWAY 65 | HIGHWAY 60 DEVELOPMENT
HIGHWAY 65 | HIGHWAY 60, SPRINGFIELD, MO 65804

Zoning Map/Uses



60/65 DEVELOPMENT-EAST SIDE

Demographics

INSIDE SPRINGFIELD

Demographic Profile

SPRINGFIELD MISSOURI
REGIONAL • ECONOMIC • PARTNERSHIP

springfieldregion.com

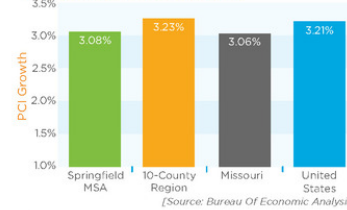
INCOME & WAGE RATES

IN THE SPRINGFIELD METRO AREA



[Source: USDC, Bureau Of Economic Analysis, Bureau Of The Census]
[*USDC, Bureau of the Census, American Community Survey, 2015]

PER CAPITA INCOME GROWTH



Office & Clerical	National	Springfield
Administrative Assistant	\$27.84	\$23.09
General Office Clerk	\$15.97	\$13.16
Receptionist	\$14.00	\$11.25
Office Manager	\$27.85	\$25.58

Professional & Technical	National	Springfield
Accountant / Auditor	\$36.89	\$29.05
Computer Programmer	\$40.95	\$31.43
Mechanical Engineer	\$43.17	\$31.04
Marketing Manager	\$69.30	\$57.65
Human Resources Manager	\$57.79	\$52.04

Manufacturing & Maintenance	National	Springfield
Maintenance & Repair Worker	\$18.92	\$16.40
Janitor	\$12.99	\$11.77
First Line Supervisor (Prod. & Oper.)	\$29.54	\$25.04
Tool / Die Maker	\$24.81	\$23.54
Sheet Metal Worker	\$24.56	\$19.00

Miscellaneous	National	Springfield
Welder	\$20.41	\$18.24
Truck Driver (Light/Delivery)	\$16.73	\$15.74
Mail Clerk	\$14.70	\$14.81
Training & Development Specialist	\$30.45	\$22.89
Customer Service Representative	\$16.91	\$14.75

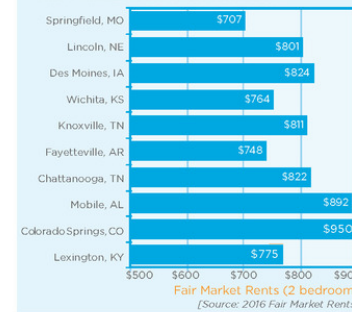
[Source: Bureau Of Labor Statistics]

HOUSING

AVERAGE HOME SALES PRICE TRENDS

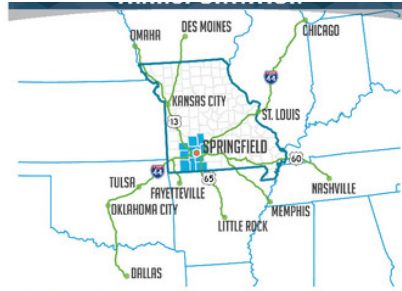


FAIR MARKET RENTS COMPARISON



Demographics

Airline	Connection	Flights Daily
American	Dallas/Ft. Worth	7
American	Chicago	4
American	Charlotte	2
United	Chicago	4
United	Denver	3
United	Houston	2
Delta	Atlanta	4
Allegiant	Orlando	4 weekly
Allegiant	Tampa	4 weekly
Allegiant	Phoenix	3 weekly
Allegiant	Destin	2 weekly
Allegiant	Ft. Myers	2 Weekly
Allegiant	Las Vegas	2 weekly



DISTANCES TO SPRINGFIELD

City	Miles	Days/Rail	City	Miles	Days/Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

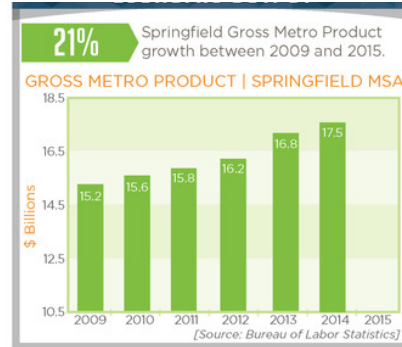


- Runways are 7,003 ft. and 8,000 ft. in length. The airport offers general aviation (24 hrs.) and cargo services which include FedEx, UPS and Airborne Express as well as U.S. Customs office and a Foreign Trade Zone.
- Springfield offers direct flights to 6 of the 10 busiest airports in the country
- The Branson Airport (BKG) offers low-cost flights to Austin, Denver, Houston, and New Orleans.



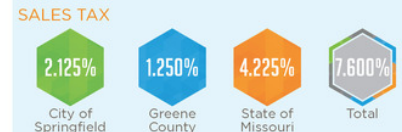
UTILITIES & TELECOMMUNICATION

- Electric, water, and natural gas are provided through City Utilities of Springfield within the city limits and the general vicinity. www.cityutilities.net
- Sewer service is provided by the City of Springfield within the urban service area. www.springfieldmo.gov
- Electric service in the outlying areas is provided by Ozark Electric Cooperative, Southwest Electric Cooperative, Webster Electric Cooperative and White River Valley Electric Cooperative.
- AT&T is the primary provider of telecommunications infrastructure and services. Many other companies also provide similar services throughout the Springfield area.
- Fiber optic services are available within the city limits and in additional areas of increased development. High-speed internet, Sonet rings and redundant capabilities are also available in these areas.
- Numerous companies, including Verizon, Sprint and AT&T, have long distance points of presence (POP's) located in Springfield. Mostly POP's are situated within the downtown/center city area.
- Metro Ethernet fiber services are available to the business community from SpringNet, the broadband business division of City Utilities. It provides self-healing private networking and Internet access connectivity at speeds of up to 1 Gbps.



TAXES

- INCOME TAX**
- Missouri Income Tax: Graduated rate; highest is \$315 plus 6% over \$9,000. Parts of the federal taxes paid are subtracted from the net income to determine the state taxable income.
 - Missouri Corporate Income Tax: 6.25%; 50% of the federal taxes paid is subtracted from the net income to determine the net taxable income earned in Missouri.



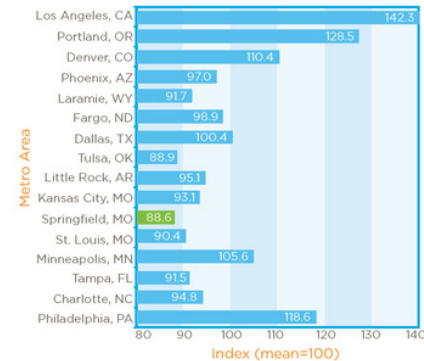
- PROPERTY TAX**
- Real Property Tax: \$5.4805 per \$100 of assessed value. (A \$1.04 surcharge is added to commercial property.) Property is assessed at the following percentages of their appraised value: commercial - 32%; residential - 19%; agricultural - 12%
 - Personal Property Tax: \$5.4805 per \$100 of assessed value. Assessed valuation is one-third (33.3%).

Springfield R-12 School District	\$4,110
City of Springfield	\$0.6177
Ozarks Technical Community College	\$0.1500
Springfield-Greene County Library	\$0.2471
Greene County	\$0.1137
Roads & Bridges	\$0.1137
Senior Services	\$0.0500
Sheltered Workshop	\$0.0473
State of Missouri	\$0.0300
Total	\$5.4805

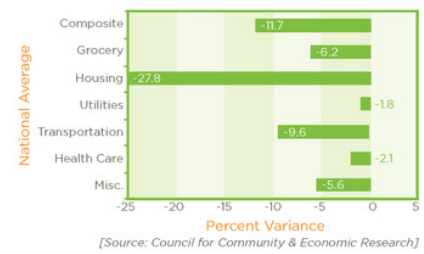


COST OF LIVING

COST OF LIVING INDEX COMPARISON



COST OF LIVING CATEGORIES



Demographics

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

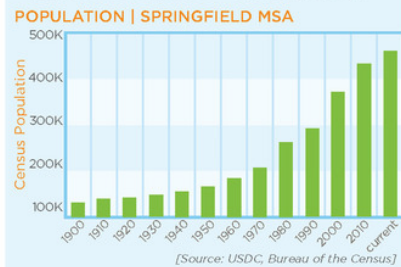
WELL-KNOWN COMPANIES

- 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

POPULATION

458,930 Current Springfield Metro Area Population

5.1% Metro Area Annual Population Growth



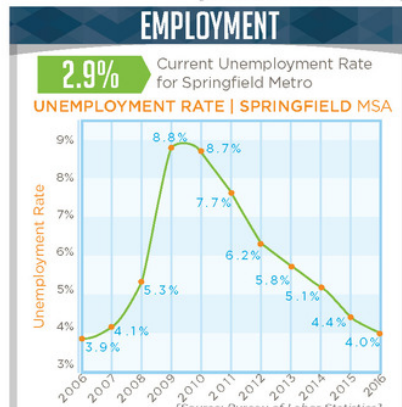
167,319 Springfield City Limits

1,039,960 *Springfield's Economic Area

626,456 **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, Laclade, 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)



SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
Mercy Health Springfield Community	10,460
CoxHealth Systems	10,069
Walmart Stores, Inc.	3,717
Springfield Public Schools	3,000
Bass Pro Shops Tracker Marine	2,434
United States Government	2,400
State of Missouri	2,331
City of Springfield	2,251
Missouri State University	2,018
Citizens Memorial Healthcare	1,900
SRC Holdings	1,500
Chase Card Services	1,450
O'Reilly Auto Parts	1,200
Prime, Inc.	1,195
Oxford Healthcare	1,189
Ozarks Technical Community College	1,145
TeleTech	1,030
City Utilities of Springfield	983
Burlington Northern Santa Fe Railroad	975
Burrell Behavioral Health	940
Kraft Heinz Company	938
American National Property & Casualty Co.	910
Expedia, Inc.	900
Jack Henry & Associates, Inc.	899
General Council of the Assemblies of God	850
Greene County	800

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
Cox Hospital	866
Cox Medical Center South (CoxHealth)	649
Lakeland Behavioral Health System	122
Meyer Orthopedic & Rehabilitation Hospital	86
Cox North Hospital (CoxHealth)	75
Mercy Rehabilitation Hospital Springfield	60
Mercy Orthopedic Hospital Springfield	48
Select Specialty Hospital	44
Ozarks Community Hospital	15

Springfield's health care system offers every specialty listed by the American Medical Association.

The health care sector employs nearly 32,000 people and provides an annual economic impact of \$4.5 billion.



COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	49,657
Missouri State University	24,116
Ozarks Technical Community College	13,260
Drury University	3,569
Southwest Baptist University - SBU	2,692
Evangel University	2,120
Columbia College	1,200
Cox College of Nursing & Health Sciences	855
SBU - Springfield Campus (includes Mercy College of Nursing)	732
Baptist Bible College	351
Bryan University	289*
Midwest Technical Institute	252*
Vatterott College	221

*2014-2015 enrollment numbers

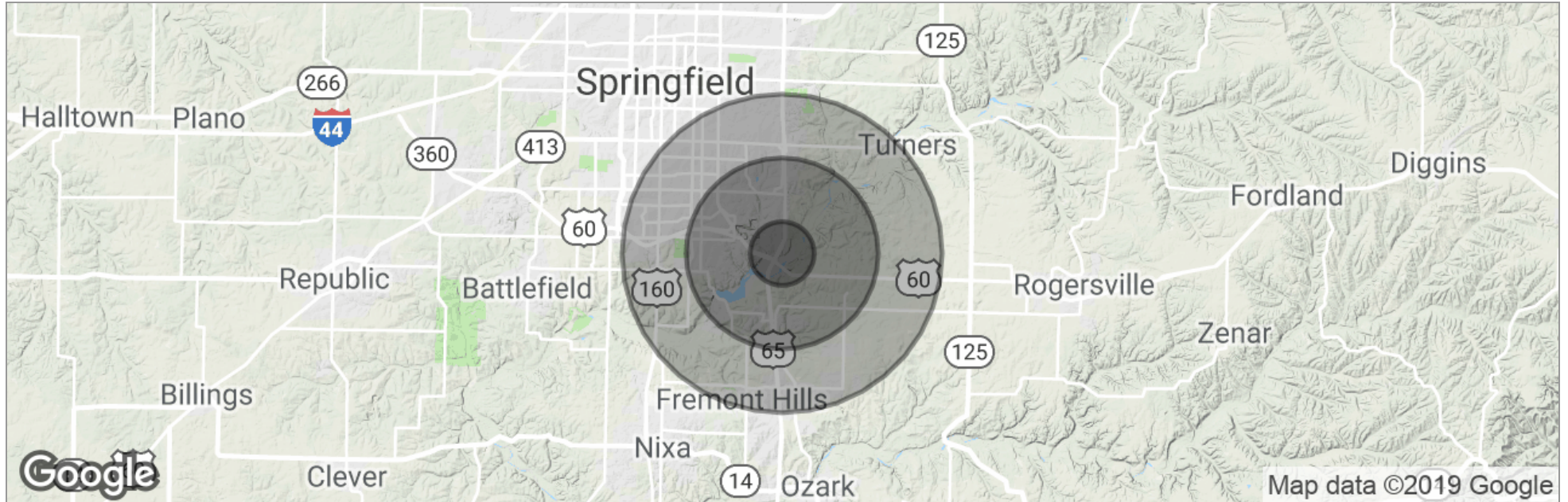
SCHOOLS

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

58.5% Percentage of faculty that have a Master's Degree.

TYPE	SCHOOL	ENROLLED
Public Elementary	36	12,217
Public Middle School	10	5,542
Public High School	5	7,125
Private Elem. / Middle	12	1,754
Private High School	7	289

Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,996	37,598	103,719
Population Density	1,590	1,330	1,321
Median Age	39.9	41.4	38.4
Median Age (Male)	36.8	39.0	36.5
Median Age (Female)	42.1	43.3	40.2
Total Households	2,329	17,305	47,015
# of Persons Per HH	2.1	2.2	2.2
Average HH Income	\$62,777	\$66,655	\$61,786
Average House Value	\$205,196	\$210,092	\$212,506

* Demographic data derived from 2010 US Census

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

MIXED-USE
DEVELOPMENT
FOR SALE

HIGHWAY 65 | HIGHWAY 60 DEVELOPMENT HIGHWAY 65 | HIGHWAY 60, SPRINGFIELD, MO 65804



Location Maps



David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com
Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio & Contact 1

DAVID C. MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.6300
dave@rbmurray.com
MO #1999022973

Professional Background

David has over 30 years experience serving clients in the commercial real estate market. He graduated cum laude from Southwest Missouri State University in 1973, with a degree in Economics. Dave was one of the first Certified Commercial Investment Members (CCIM) in southwest Missouri.

In 1996, he was invited to become a member of the Society of Industrial and Office Realtors (SIOR), making him the first member of both the CCIM and SIOR organizations in Southwest Missouri. As an active member in Springfield's business community, Dave presently serves on the real estate advisory committee for the Community Foundation of the Ozarks where he serves as an advisor for real estate issues. Recently, he served as a panelist for the Chamber of Commerce Economic Conference and the Ozarks Regional Economic Partnership, serving a 10 county trade area.

Currently, Dave serves on the Advisory Board of Directors for Commerce Bank of Springfield. Previously he has served on the board of directors at Mercantile/US Bank where he chaired the Executive Loan, Trust and Audit committees. Dave was a director of Hickory Hills Country Club and served as a division chairman for the United Way. He was also a member of the task force that rezoned the City of Springfield and was a member of the Vision 20/20 Program.

Memberships & Affiliations

Certified Commercial Investment Members (CCIM); Society of Industrial and Office Realtors (SIOR)

EST. 1909

Advisor Bio & Contact 2

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Vice President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.766.4226
F 417.882.0541
ryan@rbmurray.com
MO #2007030465

Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM