

38,654' Campus on 7 acres of HC | Springfield, MO

For Lease \$7.00/SF or For Sale \$2,700,000



Offering Highlights

- We are pleased to offer a two level 38,654' property on 7 acres in the heart of Springfield, MO
- High profile location of Walnut Lawn and South Campbell
- Includes the two level 38,654' building on 7 acres (Zoned HC)
- See aerial site plan in this marketing package

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38,654' on a 7 park like acres on Walnut Lawn & Campbell

200 E. Walnut Lawn • Springfield, MO 65807



Investment Overview

Total Land Area	7 Acres
Total Building Area	38,654 Square Feet
Lease Rate	\$7.00/SF
Purchase Price	\$2,700,000
Lease Type	NNN
Floor Plate	+/- 20,000 ft. each
Elevator	Yes
HC Zoning	Highway Commercial
Market	Springfield
Cross Streets	Walnut Lawn / Campbell
Annual Taxes	\$43,912.49 (2014)

Property Overview

Property

We are pleased to offer a two level 38,654' property on 7 acres in the heart of Springfield, MO
High profile location of Walnut Lawn and South Campbell
Includes the two level 38,654' building on 7 acres
See aerial site plan in this marketing package.

The main building, former Mercy Health Fitness Center, has two +/- 20,000' floor plates, elevator access and overlooks a park like setting of excess land.

HC - Highway Commercial Zoning.

For Lease \$7.00 per Square Foot Net.

ALSO For Sale at \$2,700,000.

Please call, text or e-mail the listing agent today to schedule your showing. Thank you!

Location

Located on Walnut Lawn and Campbell Ave in Springfield Missouri. Neighbors include Gordmans, Walmart Supercenter, Payless, Taco Bell and many other local and national retailers.

Mike Fusek, CCIM serves as Senior Advisor for SVN Commercial in the Springfield Missouri metro area.
Top 4% NationalAdvisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

Presented by

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ATTACHMENT 3
CONDITIONAL OVERLAY DISTRICT PROVISIONS
ZONING CASE Z-40-2015 & CONDITIONAL OVERLAY DISTRICT NO. 102

The requirements of Section 36-421 of the Springfield Zoning Ordinance shall be modified herein for development within this district.

Use Limitations: The following use limitations apply to property at 3410 South Campbell Avenue (Youngblood Kia Tract) and property at 202 East Walnut Lawn Street (Mercy Health Tract):

1. No vehicular garage door openings on any building shall be located within 200 feet of any residential district.
2. No motor vehicle repair or maintenance work shall take place outdoors within one-hundred fifty (150) feet of the boundary of any residential district.

Traffic Study: The following modifications apply to property located at 202 East Walnut Lawn Street (Mercy Health Tract).

A traffic study is required at the time of development based on the actual use of the property with the guideline listed below;

The current zoning allows 121,000 square feet of fitness center use on 202 East Walnut Lawn Street. Traffic studies or public improvements are not required by the developer if the traffic increase from the proposed development does not exceed the traffic which would be generated by 121,000 square feet of fitness center use.

Permitted Uses:

The following uses are prohibited within property located east of the west line of Maryvale Estates as extended south across this property, also defined as approximately 392 feet west of the northwest corner of lot 14 of Arrowhead Estates:

- A. Ambulance Services
- B. Any residential dwellings existing at the time the district is mapped. As conforming uses, such a dwelling can be expanded or, if destroyed, replaced with another dwelling of the same type within eighteen (18) months of being destroyed.
- C. Automobile service garages.
- D. Automobile service stations.
- E. Automobile washing businesses, including automatic, coin-operated, and moving line facilities.
- F. Awning and canvas sales and rental.
- G. Bed and Breakfast.
- H. Boarding, rooming and lodging houses.

- I. Bus Stations.
- J. Campgrounds and recreational vehicle parts.
- K. Cemeteries.
- L. Household resource recovery collection centers, screened from all residential districts and public right-of-way in conformance with section 36-480, Screening and Fencing.
- M. Manufactured housing (mobile home) and trailer sales, leasing and service with no storage.
- N. Other towers other than wireless facilities, less than one-hundred (100) feet in height, and related facilities.
- O. Public service and public utility uses, as follow:
 - 1. Tier 1 wireless facilities in accordance with Section 36-466, Telecommunication Towers.
 - 2. Tier III wireless facilities in accordance with Section 36-466, Telecommunication Towers, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
 - 3. Tier IV wireless facilities in accordance with Section 36-466, Telecommunications Towers, provided wireless towers are setback from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.
 - 4. Water reservoirs, water standpipes, and elevated and ground-level water storage tanks.
- P. Taxi dispatch yards and offices.
- Q. Temporary Lodging Use Group.
- R. Overnight shelters or transitional service shelters for fifty (50) or fewer residents, which are located at least five hundred (500) feet from a residential district, as measured from property lines provided that no overnight shelter or transitional service shelter shall locate within a two thousand (2,000) foot radius of another transitional service shelter, soup kitchen, overnight shelter, substance abuse treatment facility or community correctional facility as measured from property lines, in accordance with Section 36-363 (10). In no event shall a Certificate of Occupancy be issued for a transitional service shelter herein if it is less than one thousand (1,000) feet from an elementary or secondary school as measured from property lines.

Use Limitations: The following improvements/conditions are necessary to accommodate the proposed development of this property located east of the west line of Maryvale Estates as extended south across this property, also defined as approximately 392 feet west of the northwest corner of lot 14 of Arrowhead Estates:

- 1. The owner will keep all existing driveway locations. No new driveway locations will be permitted

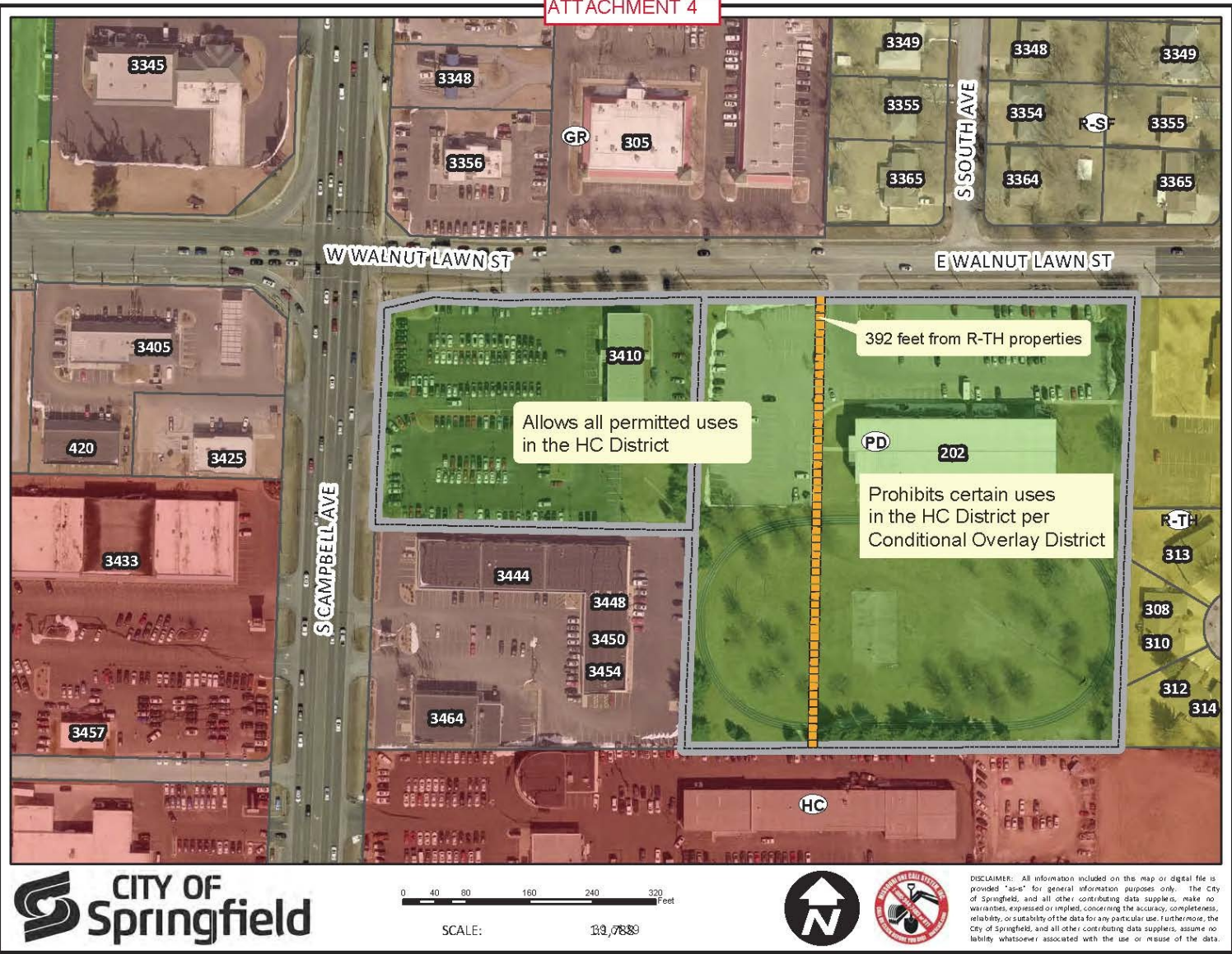
Bulk and Intensity of Use Restrictions: Development located east of the west line of Maryvale Estates as extended south across this property, also defined as approximately 392 feet west of the northwest corner of lot 14 of Arrowhead Estates shall adhere to the following requirements:

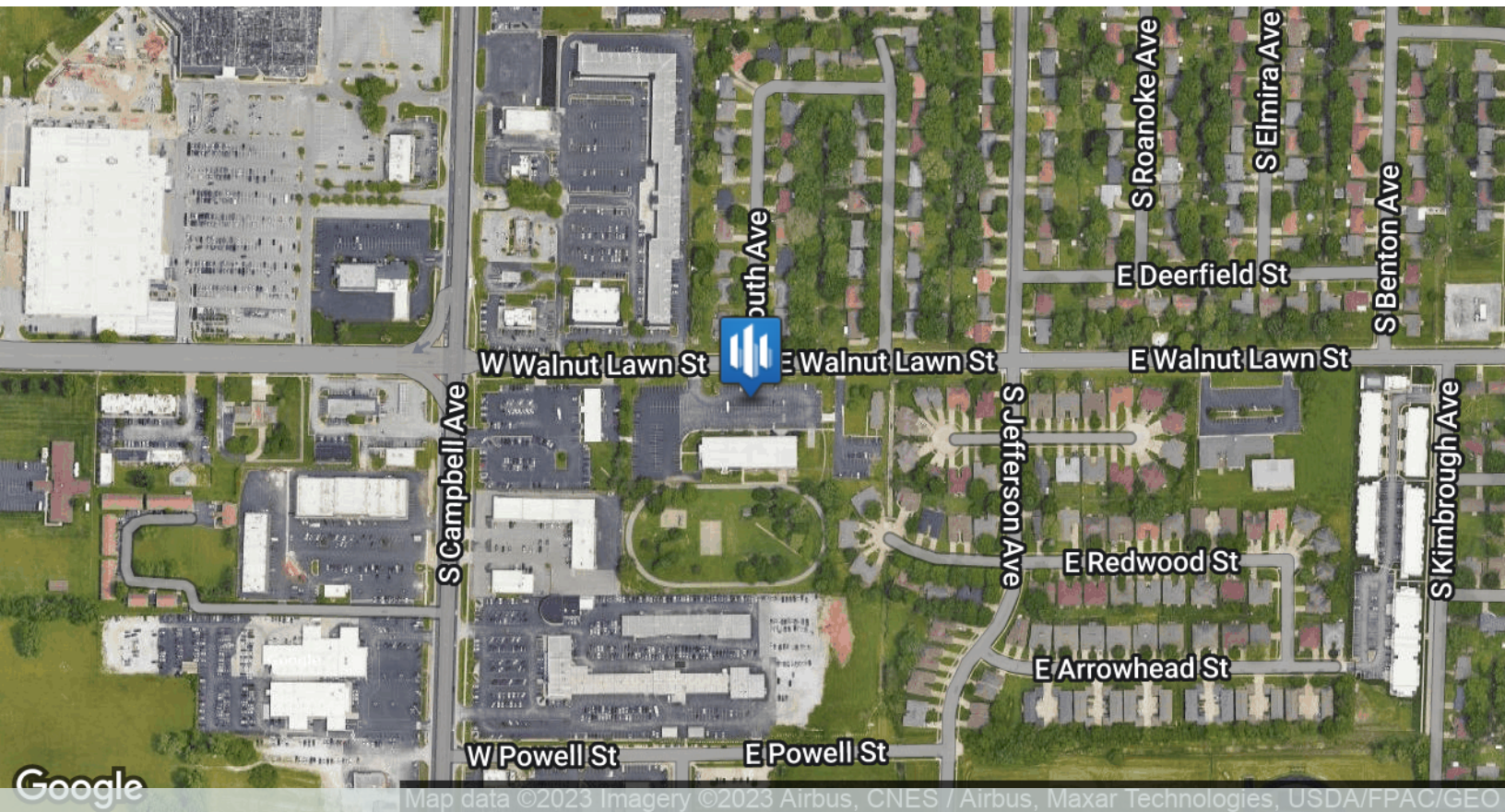
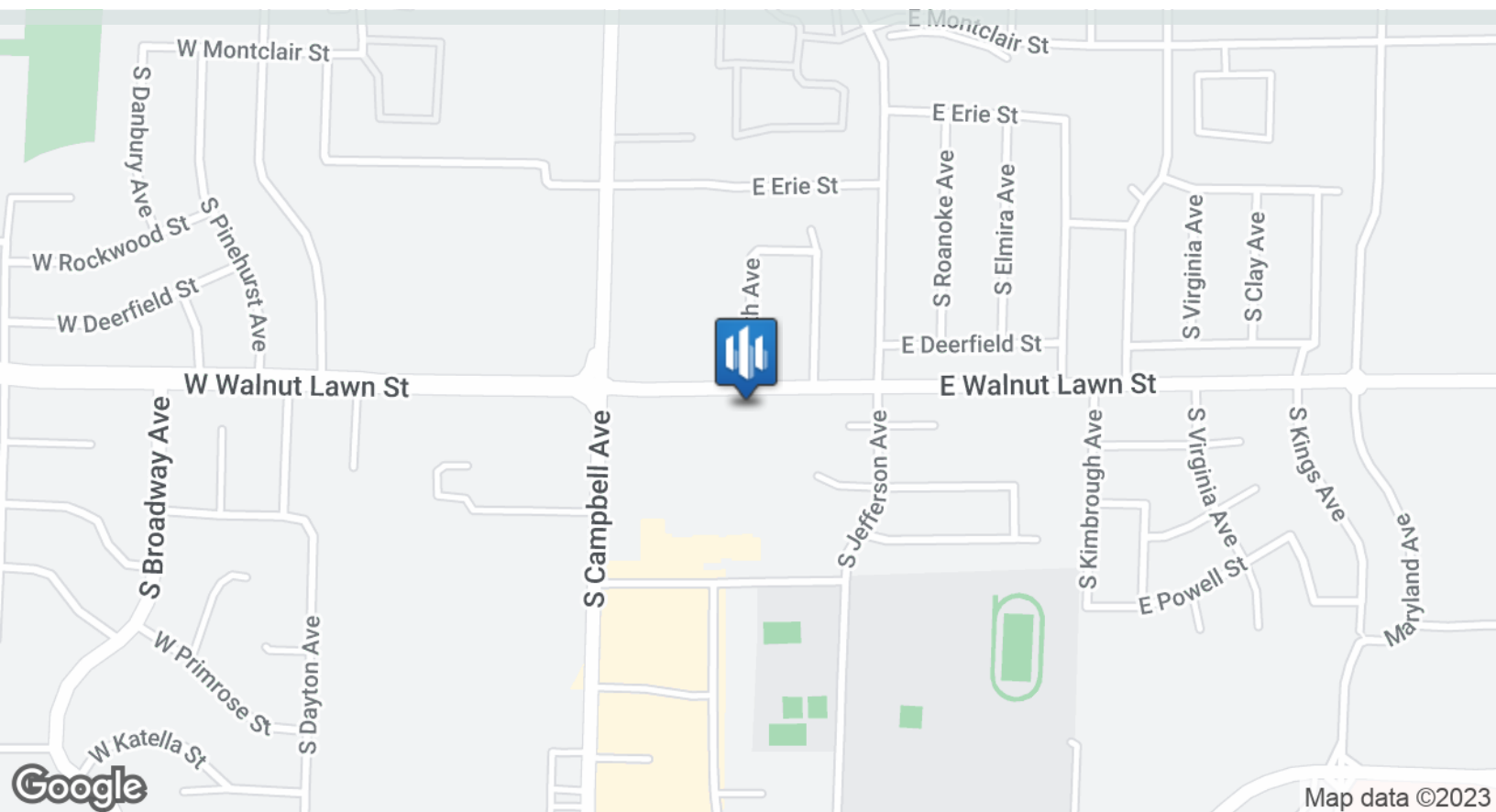
1. Retail sales use group shall be limited to 14,000 square feet of which 7,000 square feet can be used for eating and drinking establishment use group. All office uses which are also found in the retail sales use group or eating and drinking establishment use group are permitted without these restrictions.

Bufferyards: The following additional bufferyards are required on property located east of the west line of Maryvale Estates as extended south across this property, also defined as approximately 392 feet west of the northwest corner of lot 14 of Arrowhead Estates:

A type "E" bufferyard is required adjacent to the northern property line. The bufferyard shall be at least twenty five (25) feet wide and a four (4) foot high earthen berm shall be provided between the eastern most driveway to Walnut Lawn Street and the eastern property line.

ATTACHMENT 4



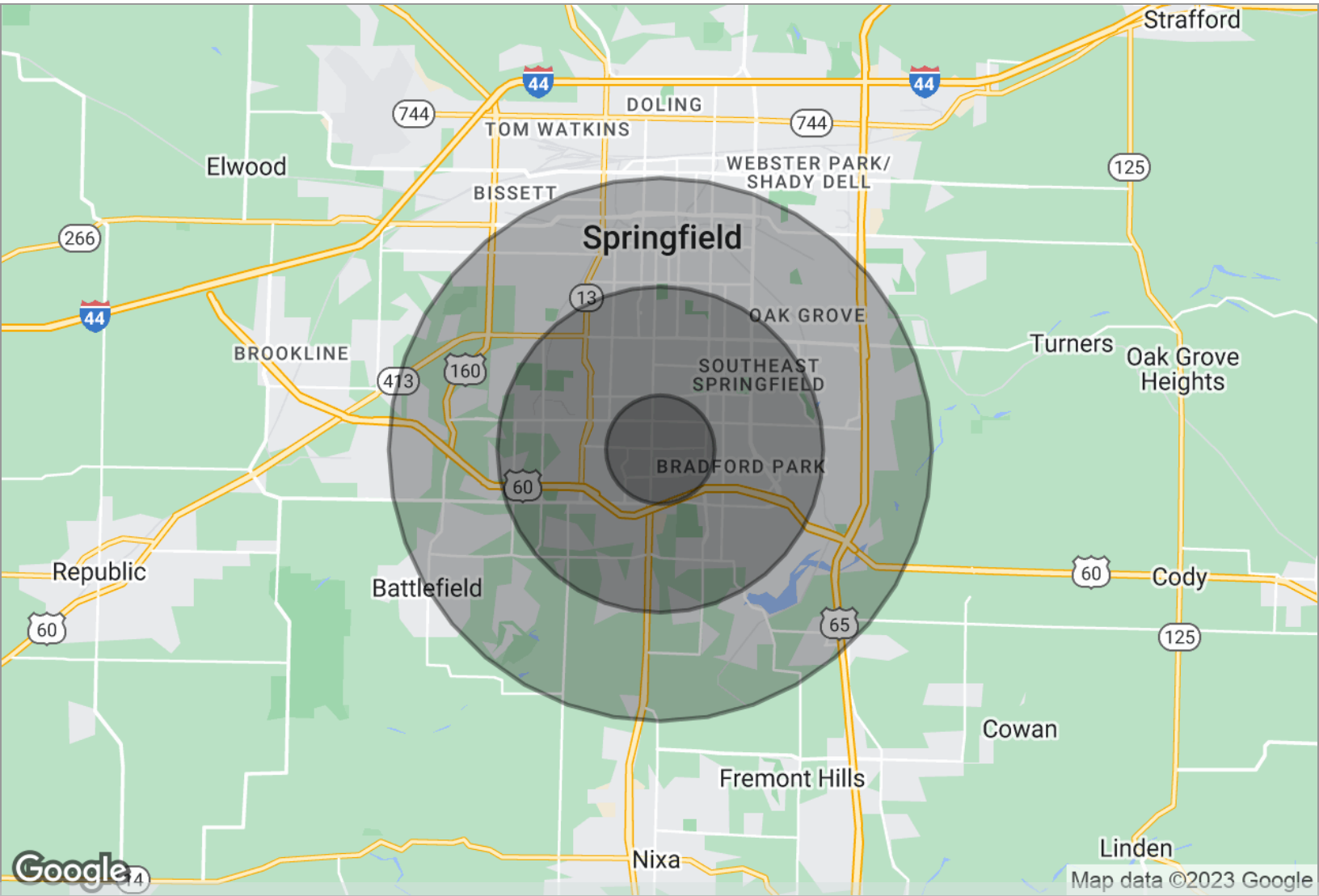


200 E. Walnut Lawn | Springfield, MO 65807

For Sale | \$2,700,000

	1 Mile	3 Miles	5 Miles
Total Population	10,770	67,795	169,628
Total Number of Households	5,657	32,817	74,643
Total Number of Persons per Household	1.9	2.1	2.3
Average House Value		\$153,706	\$164,244
Average Household Income	\$42,503	\$50,519	\$51,265
Median Age	39.6	38.5	35.4
Median Age - Male	35.3	36.2	33.9
Median Age - Female	41.6	40.7	36.6
Total Population - White	9,590	61,558	153,302
Total Percent - White	89.0%	90.8%	90.4%
Total Population - Black	263	1,877	5,853
Total Percent - Black	2.4%	2.8%	3.5%
Total Population - Asian	389	1,854	3,814
Total Percent - Asian	3.6%	2.7%	2.2%
Total Population - Hawaiian	0	0	116
Total Percent - Hawaiian	0.0%	0.0%	0.1%
Total Population - Indian	144	310	652
Total Percent - Indian	1.3%	0.5%	0.4%
Total Population - Other	246	528	1,284
Total Percent - Other	2.3%	0.8%	0.8%
Total Population - Hispanic	503	1,954	4,453
Total Percent - Hispanic	4.7%	2.9%	2.6%

* Demographic information provided by BuildOut, Inc.



200 E. Walnut Lawn | Springfield, MO 65807

Radius Map

	1 Mile	3 Miles	5 Miles
Total Population	10,770	67,795	169,628
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Average Household Income	\$42,503	\$50,519	\$51,265
Median Age	39.6	38.5	35.4

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Mike Fusek, CCIM

Senior Advisor

SVN | Rankin Company, LLC

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 25+ years of experience in investment property analysis that enables him to help investors wisely choose the "right property" that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client's needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri and Florida. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2018, 2017, 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,700 National Advisors.

Disclaimer | Confidentiality

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Sperry Van Ness or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is the Sperry Van Ness Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to Sperry Van Ness.

Neither the Sperry Van Ness Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by Sperry Van Ness with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the Sperry Van Ness Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations

and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the Sperry Van Ness Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment 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 Investment 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 Sperry Van Ness 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.