

NEW CONSTRUCTION RETAIL IN NIXA

163 E TRACKER RD
NIXA, MO 65714

Lee McLean III, SIOR, CCIM
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Property Summary



OFFERING SUMMARY

BUILDING SIZE:	8,175 SF
LEASE RATE:	\$10.00/SF (NNN)
NNN ESTIMATE:	TBD
AVAILABLE SF:	1,625 - 4,875 SF
ZONING:	General Commercial
MARKET:	Nixa
YEAR BUILT:	2023
CROSS STREETS:	Tracker Rd and Main St

PROPERTY OVERVIEW

Thank you for viewing this new Walker Heights Development with retail for lease in Nixa, Mo. Total size of strip center is 8,125 SF with 3 units still available at 1,625 SF each, which can be combined. This retail center is being constructed along with hundreds of apartment units in the same development. Landlord to provide white-box or allowance based upon qualified tenants and acceptable terms. For lease beginning at \$10.00 /SF NNN for first year with rate increasing over the initial term.

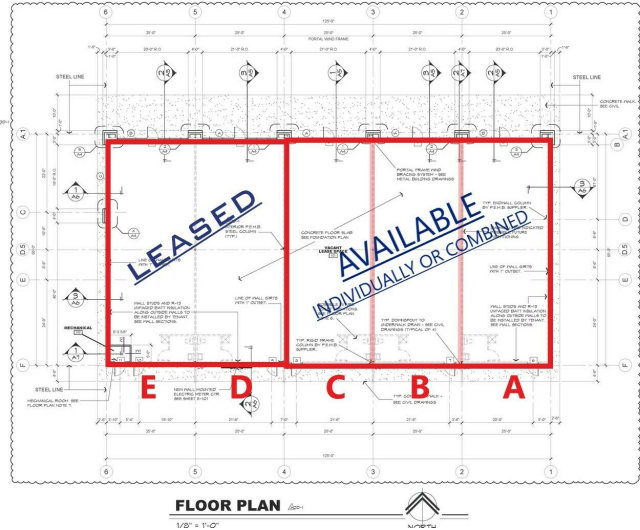
To preview this space or others please call, text or email the listing agent. Thank you.

LOCATION OVERVIEW

Located in Nixa, Mo at the intersection of Tracker Rd & Main St. Neighboring businesses include Great Southern Bank, Southernwood Apartments, Garage Experts, CrossFit, North Point Church and many other local and national companies.

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

Lease Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,625 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE [SF]	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite A	Available	1,625 SF	NNN	\$10.00 SF/yr	-
Suite B	Available	1,625 SF	NNN	\$10.00 SF/yr	-
Suite C	Available	1,625 SF	NNN	\$10.00 SF/yr	-

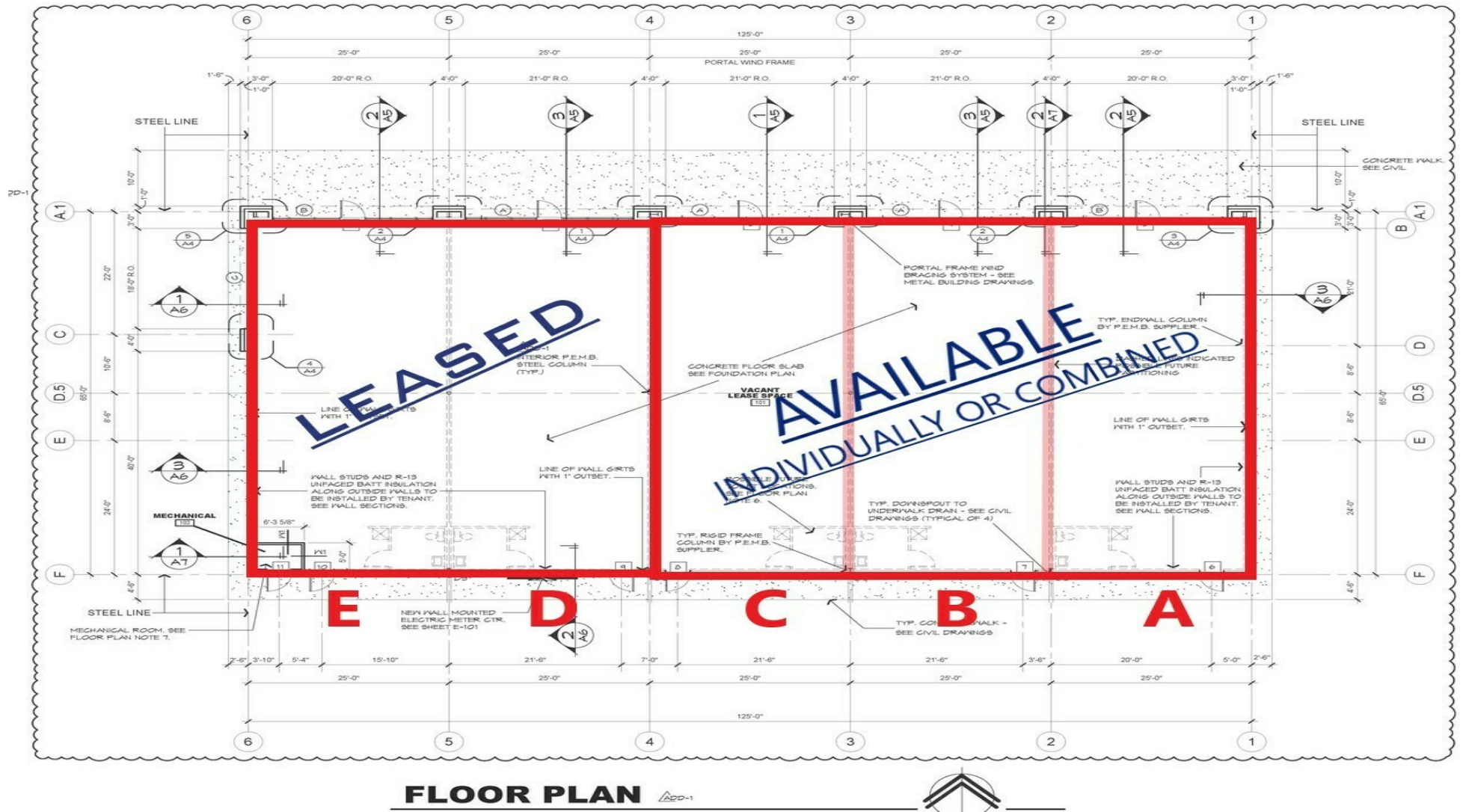
Interior Photos



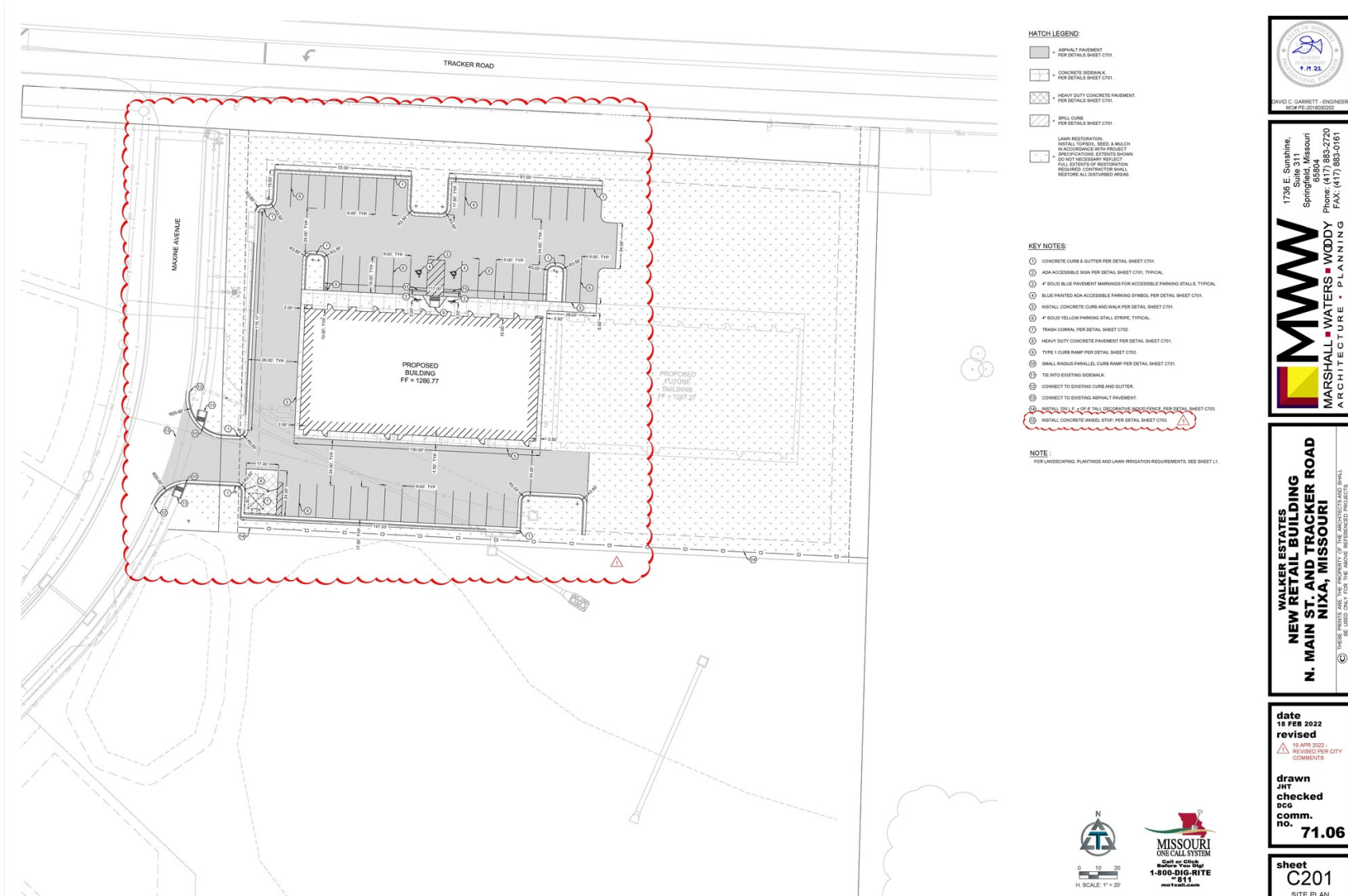
Interior Photos



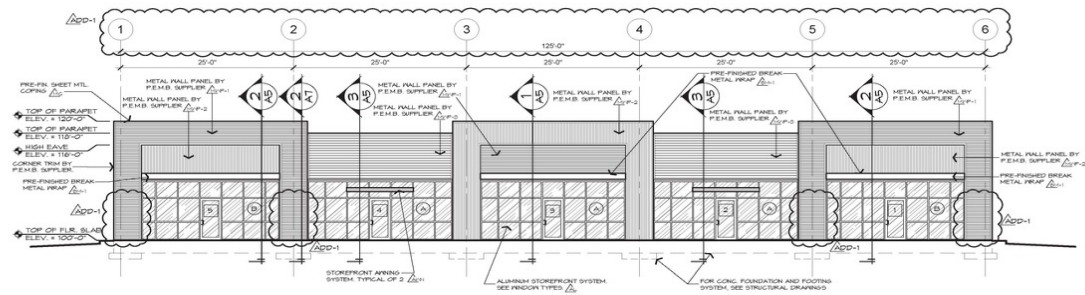
Floor Plan



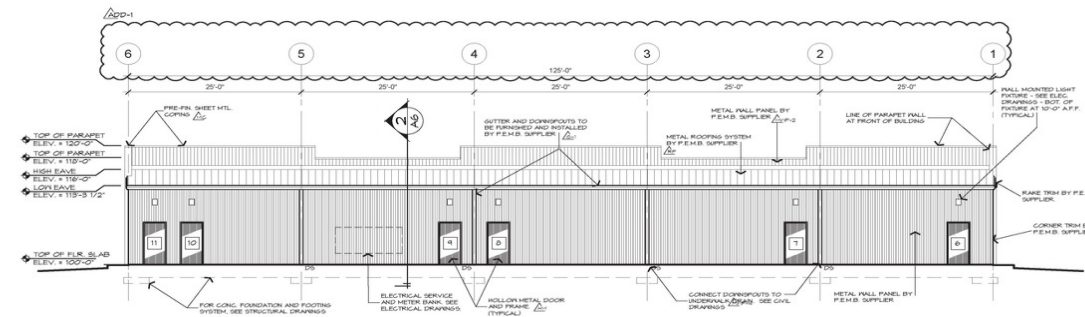
Site Plan



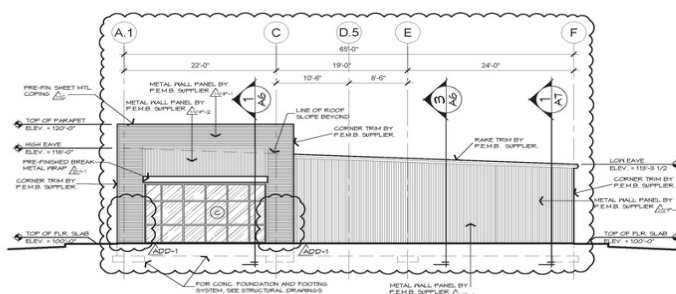
Elevations



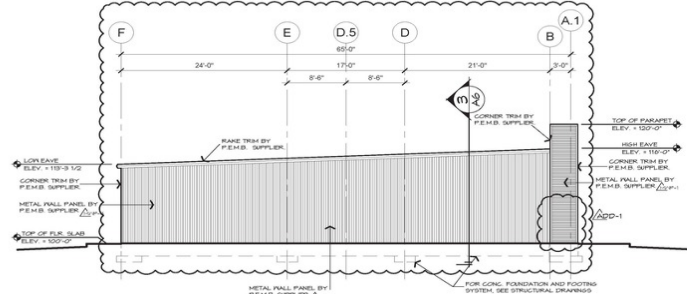
NORTH ELEVATION
1/8" = 1'-0" A2 ΔBD-1



SOUTH ELEVATION
1/8" = 1'-0" A2 ΔBD-1



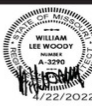
WEST ELEVATION
1/8" = 1'-0" A2 ΔBD-1



EAST ELEVATION
1/8" = 1'-0" A2 ΔBD-1

FINISH MATERIALS SCHEDULE

ΔBD-1	METAL WALL PANEL EQUAL TO MBI 7.2 PANEL IN BURNISH SLATE. INSTALL IN HORIZONTAL DIRECTION. VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
ΔBD-2	METAL WALL PANEL EQUAL TO SCHULTE BUILDING SYSTEMS PER WALL PANEL IN GALVALUME. INSTALL IN VERTICAL DIRECTION. VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
ΔBD-3	METAL WALL PANEL EQUAL TO MBI 7.2 PANEL IN RUSTIC RED. INSTALL IN HORIZONTAL DIRECTION. VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
ΔBD-4	METAL WALL PANEL EQUAL TO SCHULTE BUILDING SYSTEMS PER WALL PANEL. INSTALL IN VERTICAL DIRECTION. COLOR: LIGHT STONE. VERIFY COLOR WITH OWNER PRIOR TO ORDERING.
ΔL	ALUMINUM STOREFRONT SYSTEM - DARK BRONZE ANODIZED FINISH - SEE WINDOW TYPES, SHEET A3.
ΔG	METAL CORING BY METAL BUILDING SUPPLIER - PREFINISHED METAL - COLOR TO BE DARK BRONZE TO MATCH WINDOW SYSTEM.
ΔR	ROOF PANEL - PREFINISHED METAL ROOF PANEL BY METAL BUILDING MANUFACTURER - COLOR TO BE SELECTED BY ARCHITECT. RAKE AND GABLE TRIMS TO MATCH ROOF COLOR.
ΔS-1	PREFINISHED GUTTER AND DOWNSPOUTS BY METAL BUILDING SUPPLIER. COLOR TO BE SELECTED BY OWNER.
ΔM-1	PREFINISHED BREAK METAL WRAP OVER ARMATURE BARRIER ON EXTERIOR SHEATHING MATERIAL. COLOR: DARK BRONZE.
ΔX	OVERLAP SHINGLE SYSTEM BY STOREFRONT SUPPLIER. EQUAL TO KANVEER VERBOUELL. COLOR: DARK BRONZE.
ΔM	PAINTED HOLLOW METAL DOOR AND FRAME. PAINT EQUAL TO "INTERVILLUM" AUTO ENAMEL (SEMIGLOSS PAINT). COLOR TO MATCH WALL PANELS - PROVIDE TOUCH-UP PRIMER AND TWO COATS PAINT.



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WALKER ESTATES
NEW RETAIL BUILDING
N. MAIN ST. AND TRACKER ROAD
NIXA, MISSOURI

date
FEB 10, 2022
revised
ΔBD-1 22 April, 202

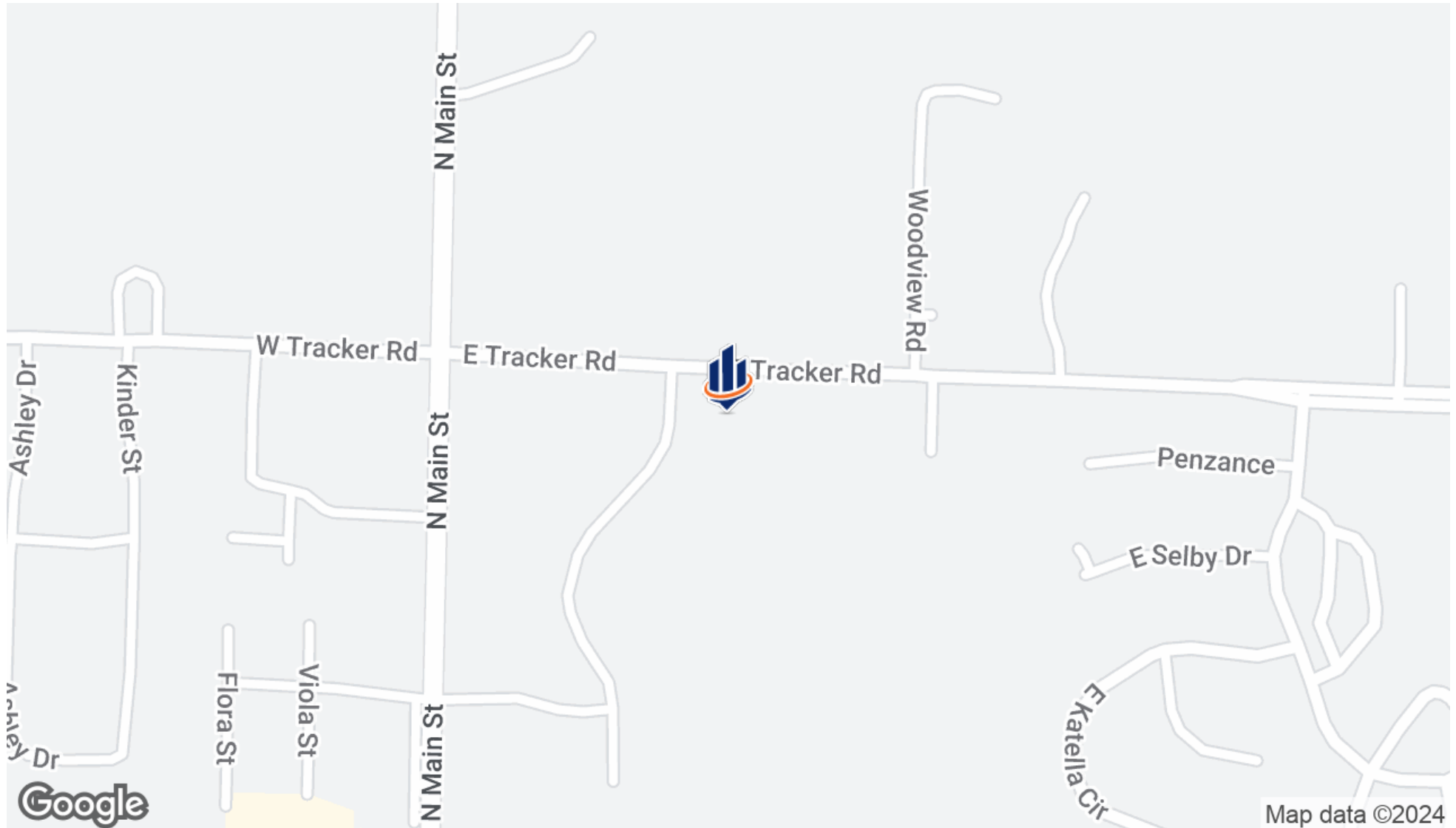
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sheet
A2

Aerial Map



Location Map



Demographics Map & Report

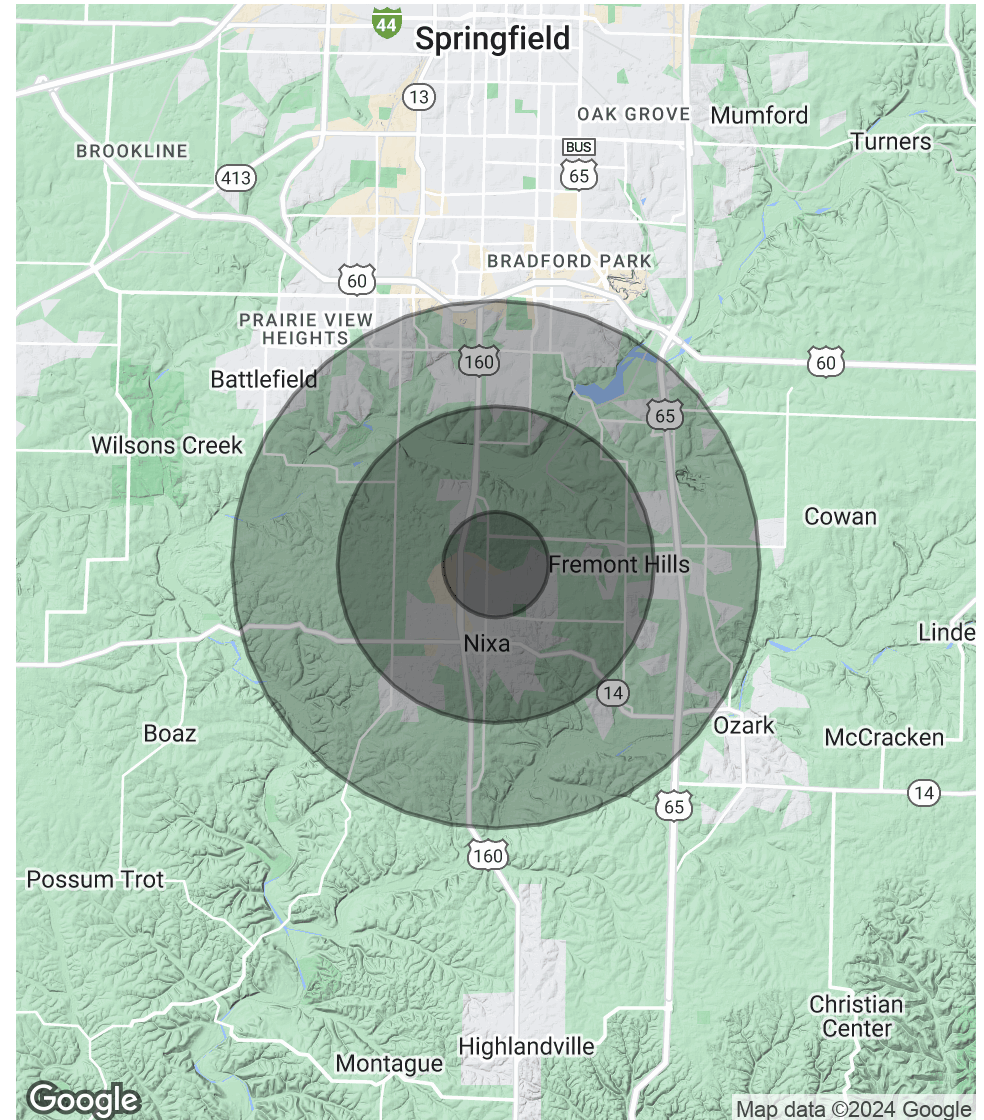
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,380	29,850	66,984
Average Age	35.5	37.0	40.4
Average Age (Male)	33.3	36.0	39.2
Average Age (Female)	36.1	37.3	40.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,613	11,654	27,709
# of Persons per HH	2.8	2.6	2.4
Average HH Income	\$71,931	\$78,568	\$84,607
Average House Value	\$144,189	\$192,963	\$216,775

* Demographic data derived from 2020 ACS - US Census



Advisor Bio 1



LEE MCLEAN III, SIOR, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM has had a passion for commercial real estate for as long as he can remember. After attending Drury University Lee immediately followed that passion into the industry. He has an extensive understanding of real estate development having worked as a key decision maker for McLean Enterprises, Inc, a family owned commercial & residential real estate development company. McLean Enterprises, Inc. developed hotels, shopping centers and other commercial properties all over the country. During his time there he managed the company portfolio, sales activity as well as the ground-up development.

When Lee moved his focus to the brokerage side of the business, he was the primary brokerage associate for Plaza Realty & Management Services, Inc. which was the commercial real estate and management arm of the John Q. Hammons Companies. During his time in brokerage, Lee has gained expertise in retail, office, industrial and commercial land properties with a determination to add value for all of his clients. Lee holds two designations: Certified Commercial Investment Member [CCIM] which focuses on the investment segment of the commercial real estate industry and earned the Society of Industrial and Office REALTORS® designation [SIOR] given to top producers in industrial and office.

In 2015, Lee began working at SVN Rankin Co formerly known as Sperry Van Ness. Lee does business with clients in the Southwest Missouri market as well as national corporate and franchise companies. A dedication for win-win negotiation and representation has allowed Lee to become a local expert in working for and partnering with some of the largest companies and brokerage firms in the country including CBRE and others. Some previous clients and customers include Springfield Underground, The Erlen Group, US Postal Service, Ripley's Believe It or Not, The Andy Williams estate, US Federal Properties Co., Triple S Properties, Dollar General, KraftHeinz Co. and many more.

Lee consistently ranks in the top of over 1,600 agents within SVN International earning him national honors annually among his peers.

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]
Named the CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri [2018]
Top 3% Advisor in SVN International - SVN President's Circle Recipient [2017, 2019, 2022 & 2023]
Top 10% Advisor in SVN International - SVN Achiever Award Recipient [2016]

EDUCATION

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 Memorandum 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 Memorandum 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.