



Vacant Lot for Sale or Lease | SE Corner of Campbell and Weaver Rd., Springfield, MO 65810

# LAND FOR SALE OR LEASE

- Surrounded by retail and restaurants
- Highly visible corner
- Traffic counts in excess of 40,000 cars daily

EST. 1909

Mitchell Jenkins, MBA | 417.881.0600 | mitchell@rbmurray.com  
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600



commercial & industrial real estate services



## Executive Summary



### PROPERTY SUMMARY

<b>Sale Price:</b>	\$1,748,032 / \$13.90 PSF
<b>Lease Rate:</b>	\$5,000 per month (NNN)
<b>Taxes:</b>	\$6,023.07 (2016)
<b>Lot Size:</b>	2.89± Acres / 125,757.72± SF
<b>Available:</b>	Immediately
<b>Utilities:</b>	All available
<b>Zoning:</b>	General Retail
<b>Market:</b>	SW Springfield

### PROPERTY OVERVIEW

Now available for sale or lease, hard corner lot off South Campbell and Weaver Road. The property is surrounded by retail and restaurants. Conveniently located on a highly visible corner with traffic counts on Campbell south of El Camino Alto in excess of 40,000 cars per day. Zoned GR - General Retail. All utilities available. Contact listing agent for more information.

### PROPERTY HIGHLIGHTS

- Surrounded by retail and restaurants
- Highly visible corner
- Traffic counts in excess of 40,000 cars daily
- Zoned General Retail
- All utilities available

### Traffic Counts

Campbell South of El Camino Alto	40,970 (2010)
Weaver West of National	2,047 (2011)

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

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Available Spaces

Lease Rate: \$5,000 PER MONTH (NNN)  
Lease Type: NNN

Total Space: 125,757 SF  
Lease Term: Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Vacant Lot at Weaver Rd. and Campbell	Retail	\$5,000 PER MONTH	NNN	2.887 ACRES	Negotiable	2.887± acres available for land lease at \$5,000 per month (NNN). Tenant responsible for taxes, insurance, and maintenance.

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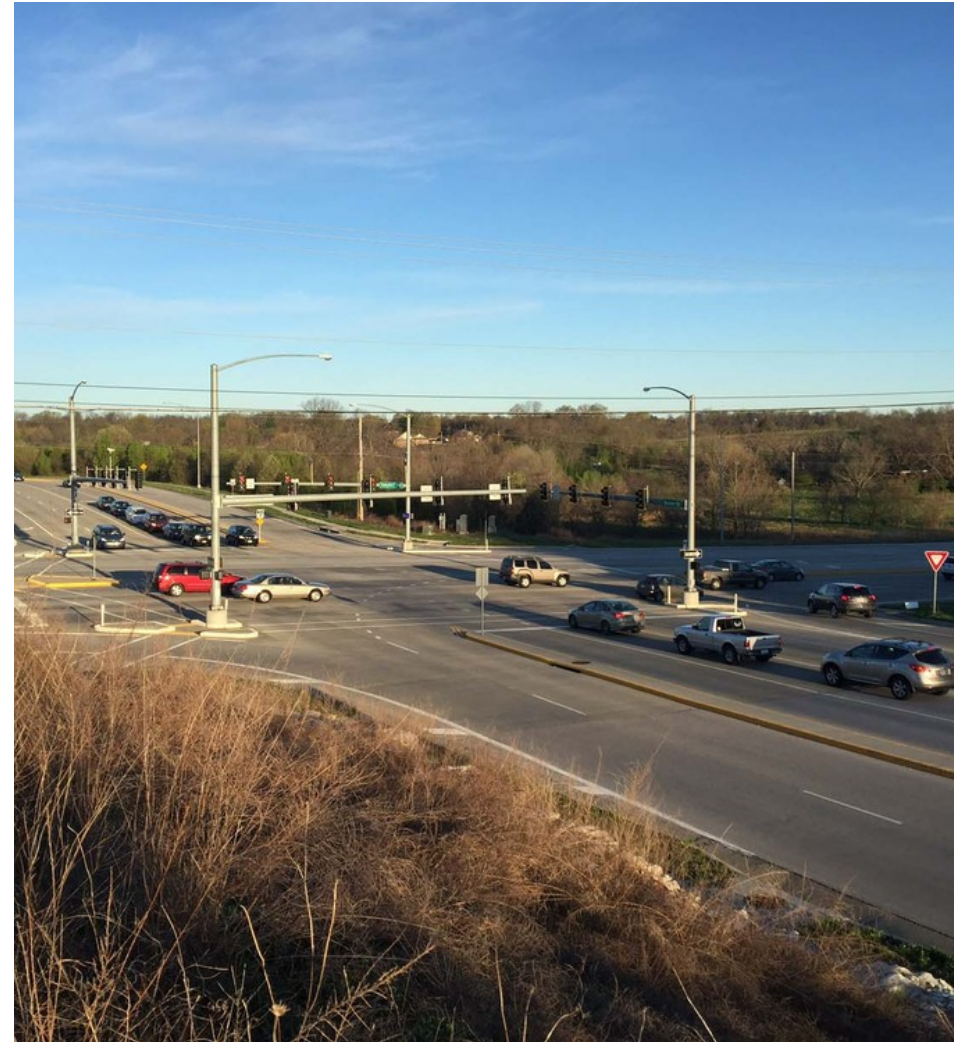


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**100 Years**  
SINCE 1909

Additional Photos



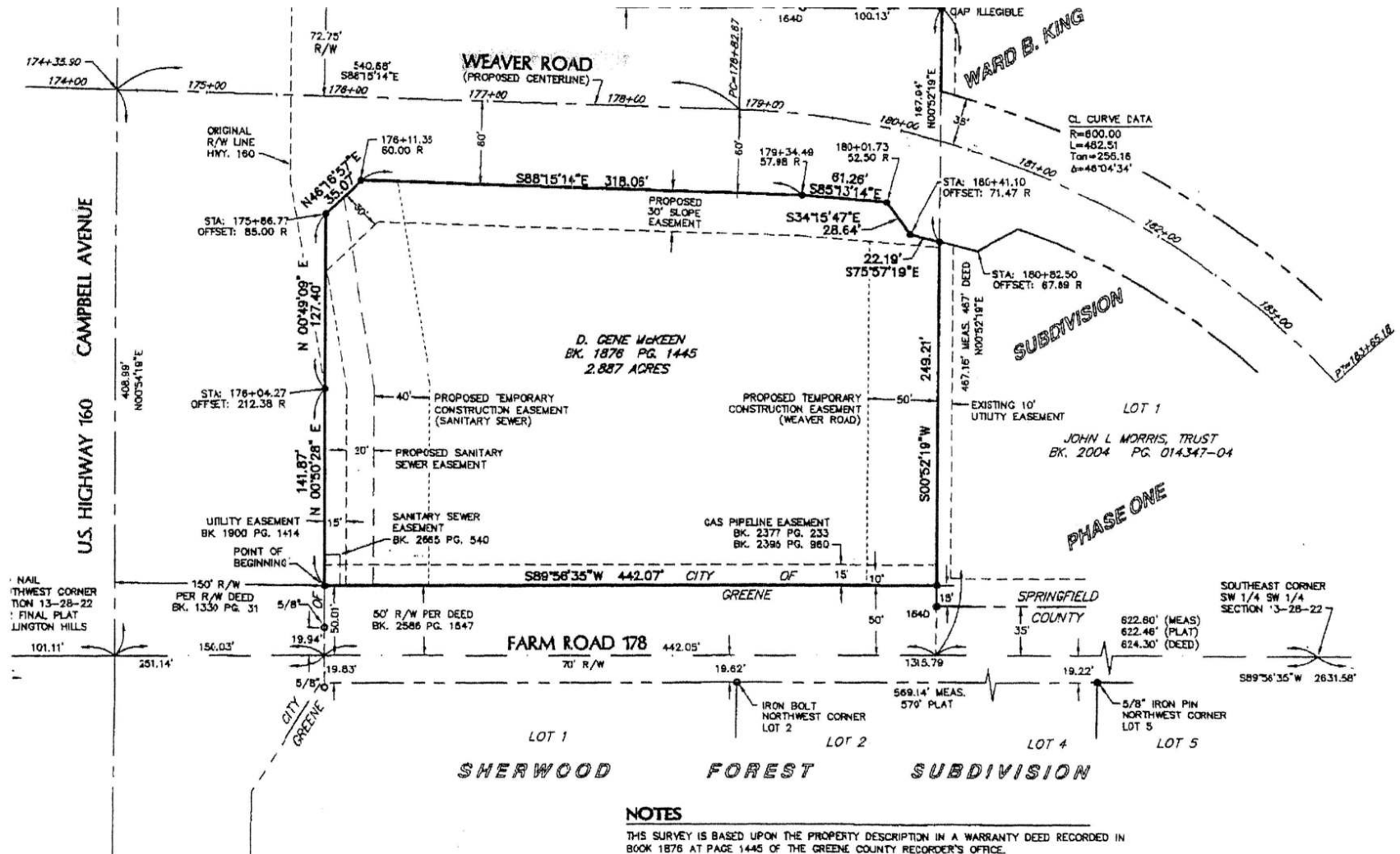
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SINCE 1909

Survey





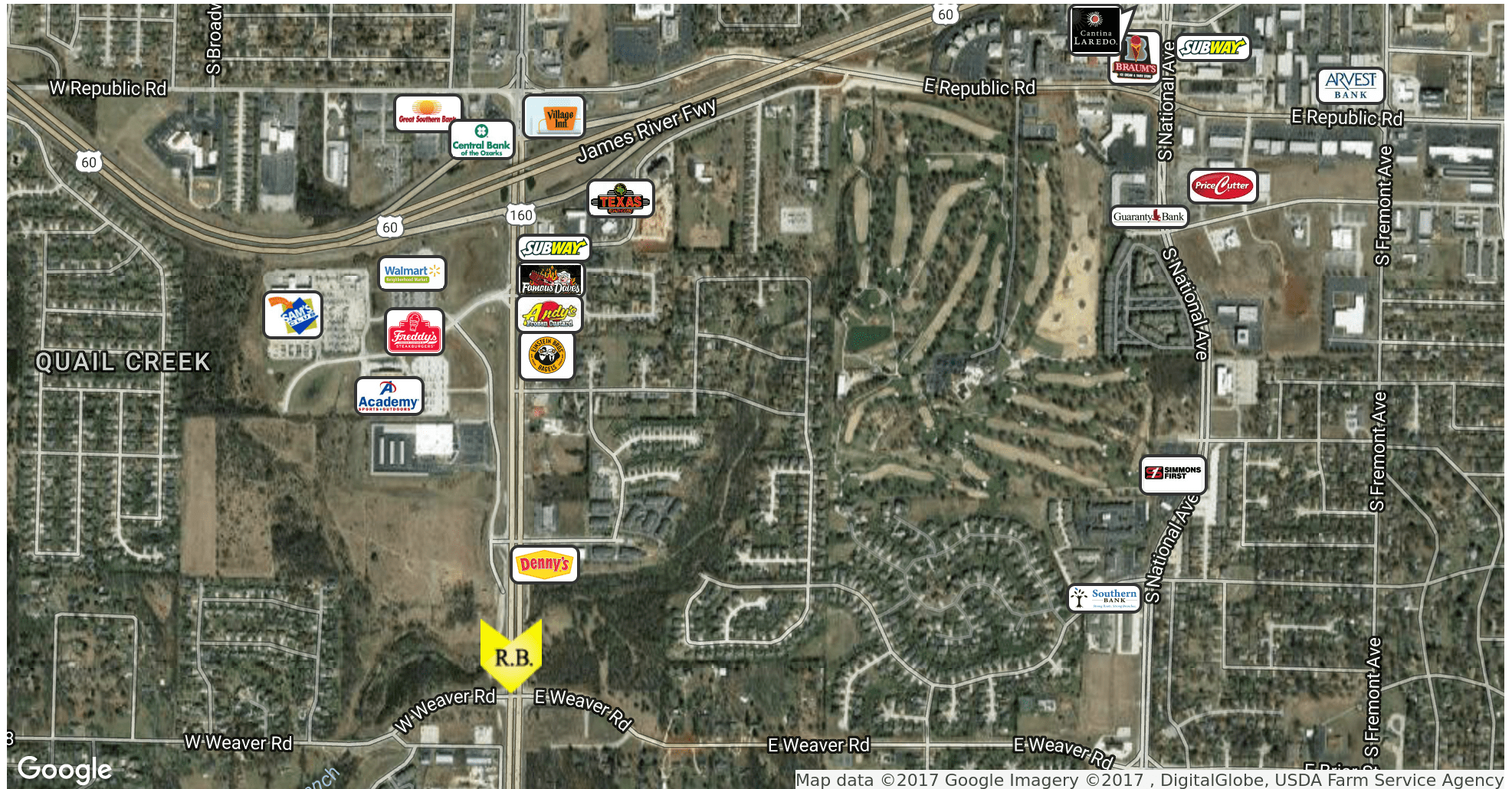
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### Retail Map



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Location Maps



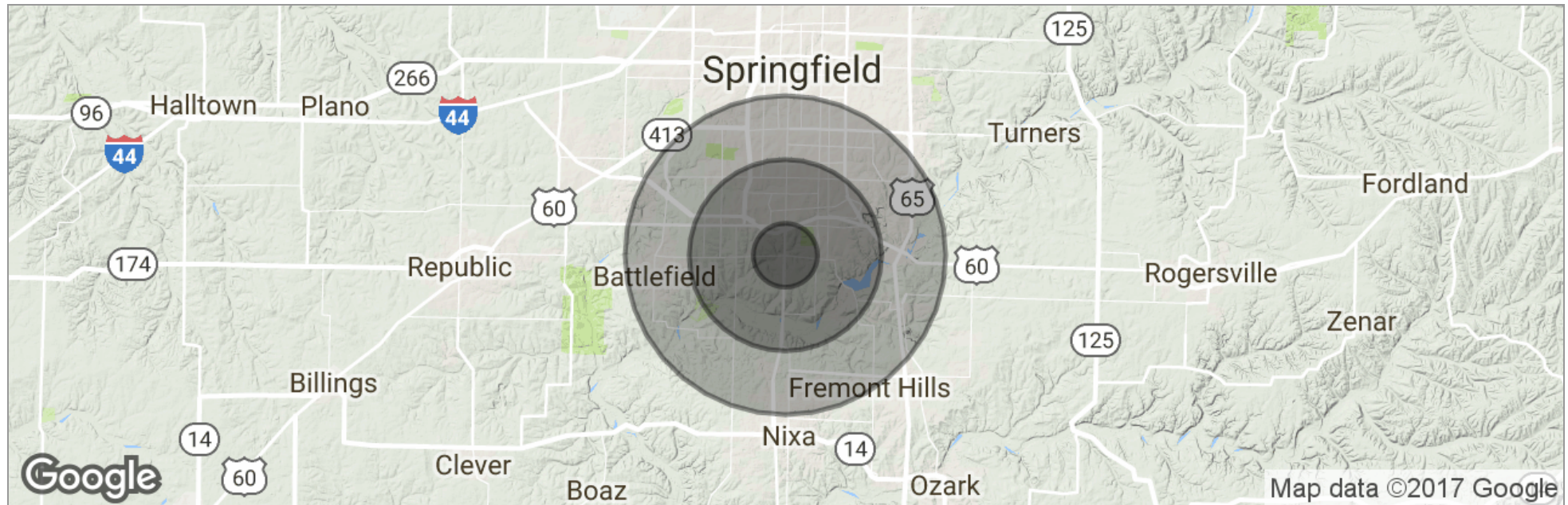


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,599	48,299	122,650
Population Density	1,464	1,708	1,562
Median Age	40.1	39.7	38.0
Median Age (Male)	39.3	38.0	36.3
Median Age (Female)	41.9	41.0	39.6
Total Households	1,998	22,608	55,041
# of Persons Per HH	2.3	2.1	2.2
Average HH Income	\$72,421	\$58,958	\$59,351
Average House Value	\$194,753	\$193,153	\$184,188

\* Demographic data derived from 2010 US Census



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Advisor Bio

**MITCHELL JENKINS, MBA**  
**Sales & Leasing Associate**



2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
C 417.576.4124  
mitchell@rbmurray.com  
MO #2014018512

**Professional Background**

As Southwest Missouri's only commercial real estate professional with a Masters in Business Administration (M.B.A.) Mitchell is uniquely qualified to understand and implement clients and their business's operational real estate needs. Mitchell specializes in commercial sales, leasing, investment disposition, and tenant representation. As an associate for R.B. Murray Company, Mitchell is fulfilling his aspiration to influence and impact economic growth in Southwest Missouri.

Mitchell earned his Masters of Business Administration (M.B.A.) degree from Missouri State University, undergoing a rigorous program studying operations management, economic and market trend analysis, ethics training, leadership theory, and budget management.

Prior to completing his M.B.A., Mitchell graduated from Hillcrest High School, where he received first team all-state honors as Quarterback for the football team and helped lead the men's basketball program to its second state championship. He later accepted a full scholarship as Quarterback for the Missouri State University (MSU) Bears football program. Mitchell later transferred to Evangel University. He finished his undergrad studies and received magna cum laude honors while playing football for the Crusaders.

Mitchell currently serves an active role in the Rotaract of Springfield, a service club whose primary goal is to serve the needs of Springfield's youth at Great Circle. He also volunteers his time, with his fiancé, at the Betty & Bobby Allison Miracle League Ball Field.

**Memberships & Affiliations**

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