

Commercial Development Land for Sale

17.4+- acres at Battlefield Rd. & US 65
Springfield, MO



Property

- Combined traffic count: 80,199*
- Current zoning PD 226
- 17.4 acres
- \$8.00 psf
- Topo & other documents available
- Approx. 1315 ft. of Hwy. 65 frontage

* Source: City of Springfield, MO, 2005 & 2007 counts

Highlights

The best remaining large tract in the desirable Southeast quadrant of Springfield, MO. This site is located in front of the new Jack Henry & Associates Springfield campus with approximately 300 current employees as well as future expansion. There are recent improvements made to Battlefield Rd. at the entrance of this tract as well as an expansion of US 65 to six lanes from Interstate 44 to U.S. Hwy 60, which is currently under construction. The property sits approximately 2.2 miles from The Battlefield Mall, a Simon Property.

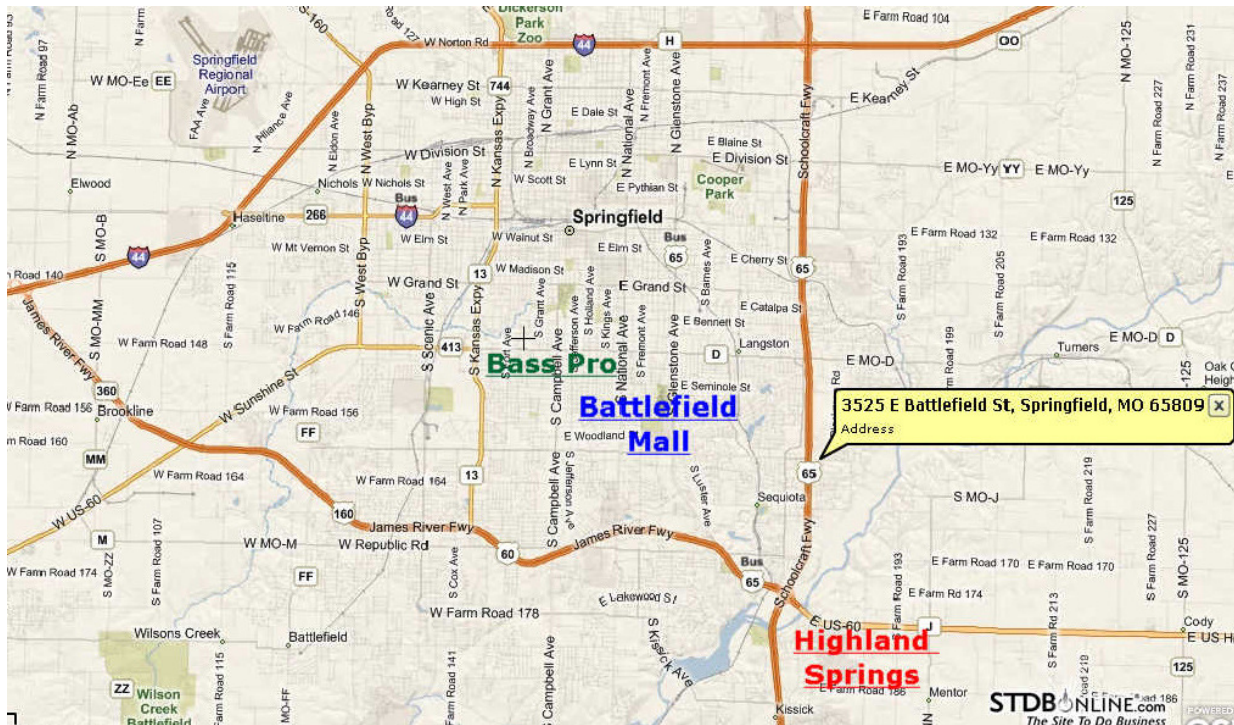
Demographics**

	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
Population:	39,272	99,567	269,582
Avg. HH Income:	\$73,192	61,800	\$57,952

Springfield Metro Pop: 426,144 according to Springfield Area Chamber of Commerce

**Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography

Location Map



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