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7,711 SF FREESTANDING RESTAURANT - FOR SALE

1249 E. Kingsley St., Springfield, MO 65804



HIGHLIGHTS

- 7,711 SF Freestanding Restaurant
- Lot Size: 1.80 Acres / 78,408 SF
- FF&E Included
- Zoned PD: PD-12, Amendment 12
- Parking Spaces: 147
- 2020 Real Estate Taxes: \$24,086.41
- Pylon Signage: Located on the NW corner of the site, with James River Fwy (US-60) exposure.
- Kingsley Frontage: 341.6'
- High Volume Traffic Count: James River Freeway (US-60) 56,601, National Ave. at Kingsley 27,412
- Sales Price: \$1,800,000.00



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SRB5490-2948

1221 East Kingsley
Springfield, Greene County, Missouri

RAPID ROBERTS, INC

Lee Engineering & Associates, L.L.C.
1200 E. Woodhurst Dr., Suite D200
Springfield, Missouri 65807
417-886-9336 (phone)
417-886-9336 (fax)
lee@leeengineering.biz

Missouri State Certificate of Authority
Engineering #005015504
Land Surveying #200902020

Engineering with Integrity

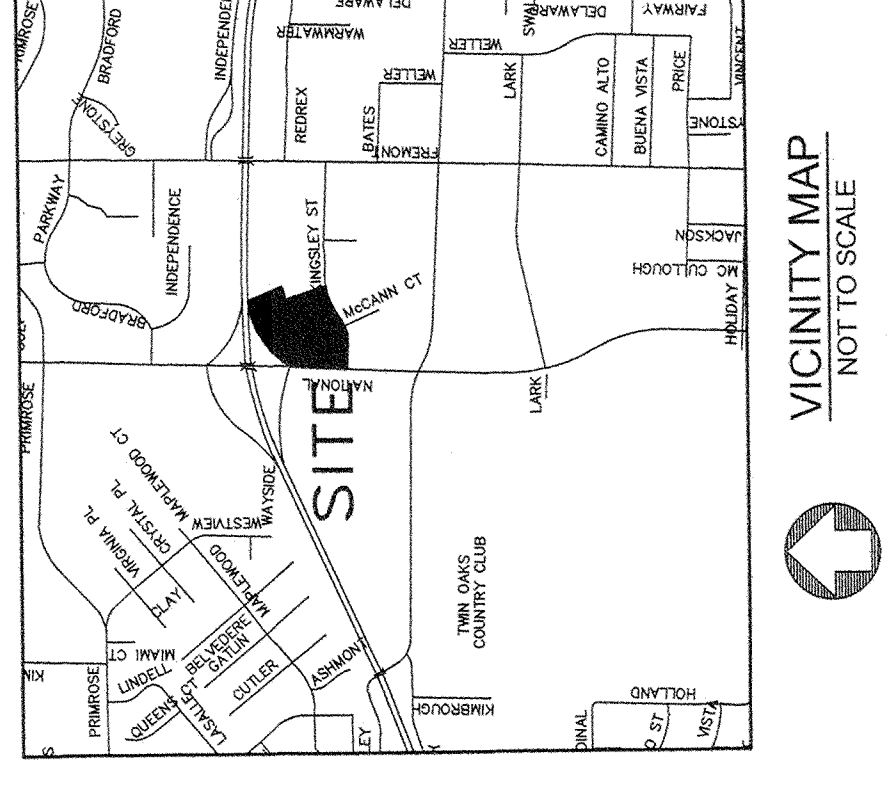
SEAL

DATE: 2018-08-31
SHEET: 1 OF 1
PROJECT: 1757
FILE: 127 - 08 - National-Kickapoo

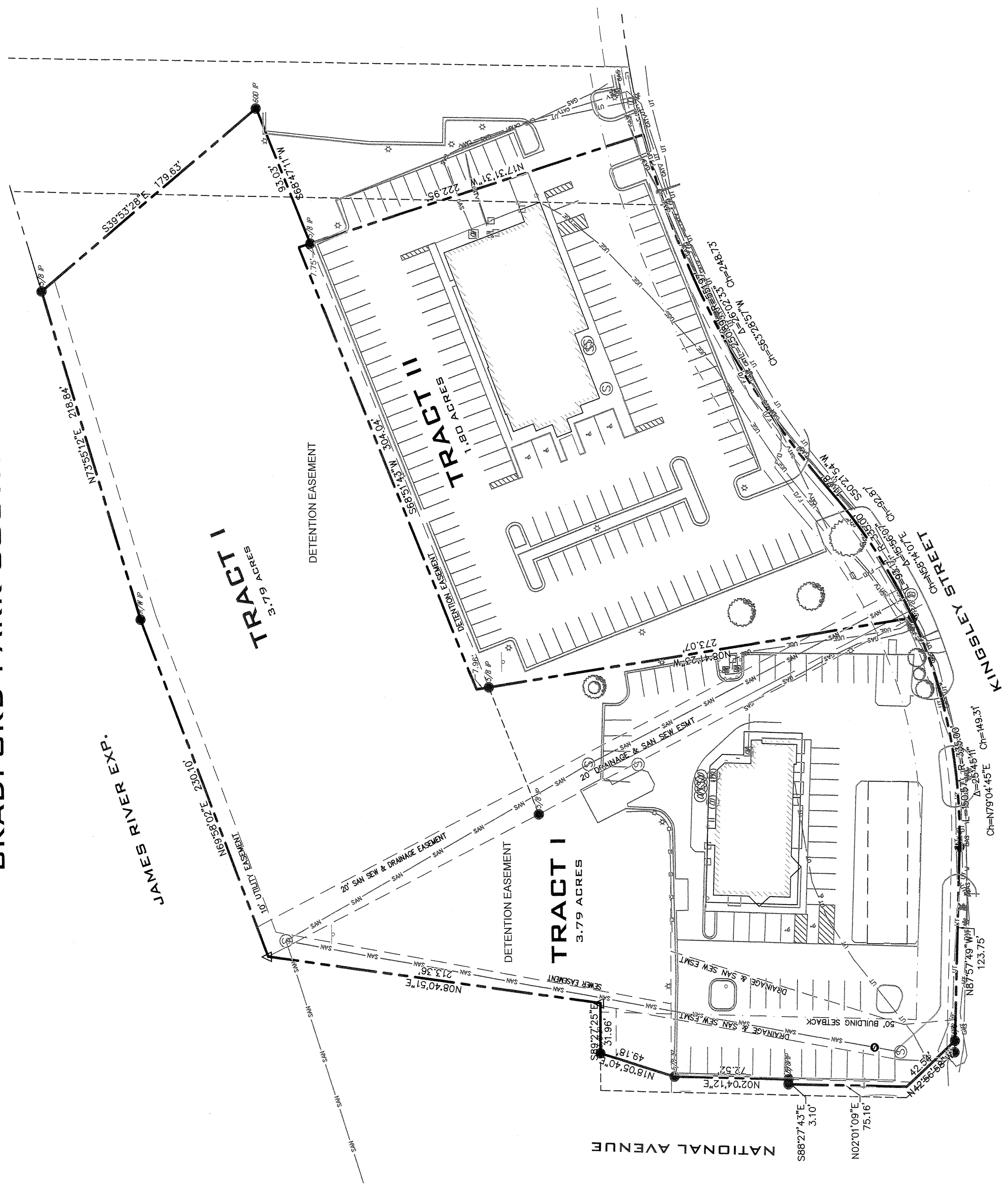
03388-18 11 Sep 2018 03:26:14PM

REAL ESTATE DOCUMENT
GREENE COUNTY, MISSOURI
RECORDERS CERTIFICATION
Book 2018
Page 03388-18
1 page
RECORDED BY: [Signature]
RECORDERS OF DEEDS

Admin-33388-18



LOT LINE ADJUSTMENT
BRADFORD PARK SOUTH PHASE 3



LEGEND

- FOUND IRON PIN
- SET IRON PIN OR MARKER AS NOTED
- △ R/W MARKER
- BOUNDARY LINE
- R/W LINE
- EASEMENT LINE
- SETBACK LINE
- (M) MEASURED
- (P) PLAT
- (D) DEED
- (R) RECORD
- ☆ LIGHT POLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LINE
- UTILITY POLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- GUY WIRE
- PHONE/COMMUNICATION MANHOLE
- PHONE PEDESTAL
- CABLE TV RISER
- UNDERGROUND PHONE
- OVERHEAD PHONE
- FIBER OPTIC LINE
- WATER VALVE
- WATER METER
- WATER LINE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- GAS LINE
- FENCE LINE (AS NOTED)
- ROAD SIGN (STOP, SPEED LIMIT, ETC)
- XFMTR
- ICV
- STORMWATER CURB INLET

STATION "KICKAPOO"
N: 145877.617m
E: 429817.020m
ELEV: 390.320m
GRID FACTOR: 0.99993730
DISTANCES SHOWN ARE GROUND DISTANCES

BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE VIA GPS TIES TO STATION "KICKAPOO".

DECLARATION BY SURVEYOR:
I hereby declare to Rapid Roberts, Inc that the information contained hereon is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR30-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection of the premises. Easements shown are those written, provided or evident from surface features and may not be all inclusive. Apparent ownerships as shown are based on information provided by others and do not represent an opinion as to Title.

This plat of survey is an instrument of service and is protected under U.S. Copyright Law. It is not to be used by anyone other than the party or parties named on this plat unless it has been updated and recertified by Lee Engineering & Associates, L.L.C.

BY: [Signature]
DON RAY BERRY, PROFESSIONAL LAND SURVEYOR
STATE OF MISSOURI LICENSE NO. 2004017829

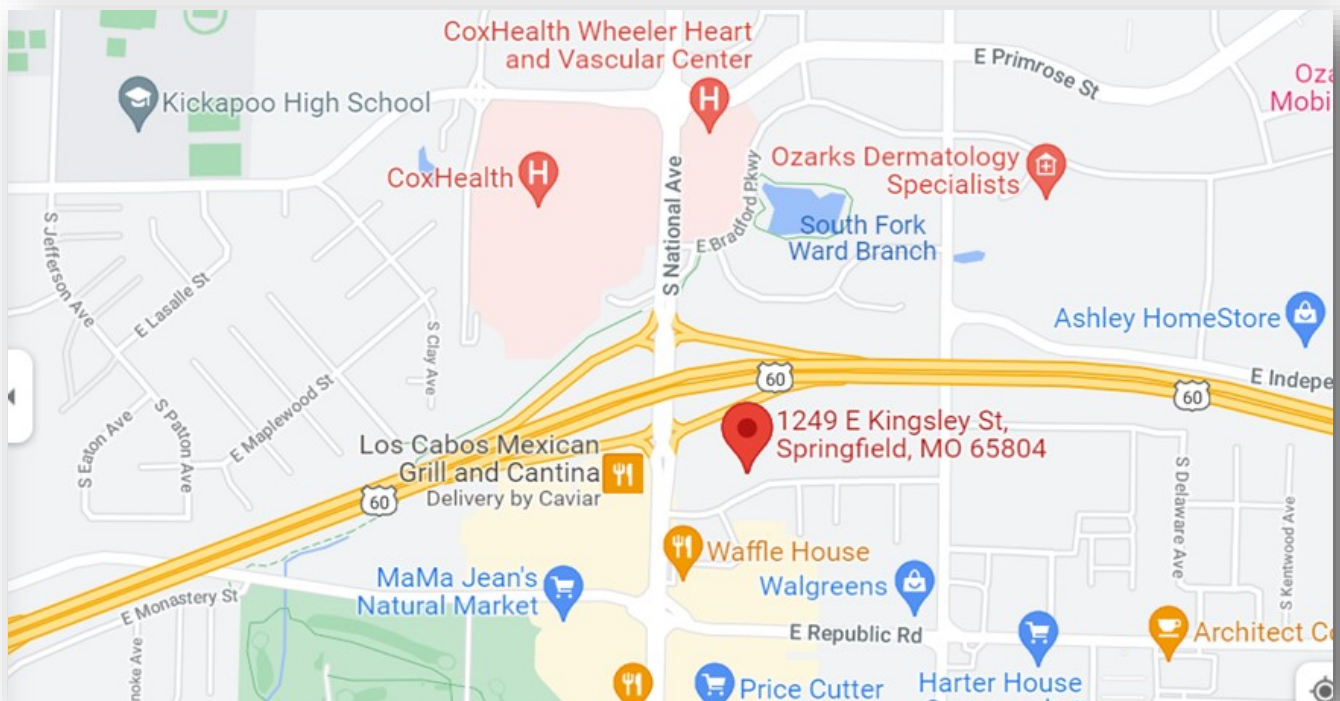
DATE: August 2018

DESCRIPTION -

TRACT I
All that part of Lots One and Two of Bradford Park South Phase Three in the City of Springfield, Greene County, Missouri being more particularly described as follows: BEGINNING at an existing right-of-way marker on the South right-of-way line of James River Expressway (U.S. Highway 360), said point being the common corner between Lots One and Two of said Bradford Park South Phase Three, thence, North 69°58'02" East, along and with the South right-of-way line of said James River Expressway, a distance of 230.10 feet to an existing right-of-way marker; thence, North 73°55'12" East, continuing along and with said South line, a distance of 218.84 feet to an existing iron pin; thence, South 39°53'28" East, leaving said South line, a distance of 179.63 feet to an existing 60d nail; thence, South 68°47'11" West, a distance of 93.03 feet to an existing iron pin; thence, North 08°41'23" East, a distance of 7.96 feet to an existing iron pin on the common line between Lots One and Two; thence, South 08°41'23" West, along and with said common line, a distance of 273.07 feet to an existing iron pin; thence, North 02°01'09" East, a distance of 49.18 feet to an existing iron pin on the East right-of-way line of National Avenue; thence, along and with the East line of said National Avenue the following six (6) courses: to an existing iron pin; thence, South 88°27'43" East, a distance of 31.96 feet to an existing iron pin; thence, North 02°04'12" East, a distance of 72.52 feet; thence, North 18°05'40" East, a distance of 49.18 feet to an existing iron pin; thence, South 89°27'25" East, a distance of 31.96 feet to an existing right-of-way marker; thence, North 08°40'51" East, a distance of 213.36 feet to an existing right-of-way marker and the POINT OF BEGINNING, containing 3.79 acres, more or less, being subject to easements, restrictions or rights-of-way, if any.

TRACT II
All that part of Lot Two of Bradford Park South Phase Three in the City of Springfield, Greene County, Missouri being more particularly described as follows: BEGINNING at an existing right-of-way marker on the South right-of-way line of James River Expressway (U.S. Highway 360), said point being the common corner between Lots One and Two of said Bradford Park South Phase Three, thence, North 69°58'02" East, along and with the South right-of-way line of said James River Expressway, a distance of 230.10 feet to an existing right-of-way marker; thence, North 73°55'12" East, continuing along and with said South line, a distance of 218.84 feet to an existing iron pin; thence, South 39°53'28" East, leaving said South line, a distance of 179.63 feet to an existing 60d nail; thence, South 68°47'11" West, a distance of 93.03 feet to an existing iron pin and the POINT OF BEGINNING; thence, South 17°31'31" East, a distance of 222.95 feet to an existing iron pin on the North right-of-way line of Kingsley Avenue; thence, South 63°28'57" West and chord length of 248.73 feet, an arc distance of 11.78 feet; thence, South 50°21'54" West, continuing along and with said North line, a distance of 11.78 feet; thence, Southwesterly, along and with a 92.87 foot radius curve to the right, having a chord bearing of South 58°14'07" West and chord length of 92.87 feet, an arc distance of 93.03 feet to an existing iron pin at the corner between Lots One and Two; thence, North 08°41'23" West, along and with the common line between said Lots One and Two, a distance of 273.07 feet to an existing iron pin; thence, continue North 08°41'23" West, a distance of 7.96 feet; thence, North 68°51'43" East, a distance of 304.04 feet; thence, South 17°31'31" East, a distance of 7.75 feet; thence, South 68°51'43" West, a distance of 304.04 feet; thence, North 08°41'23" East, a distance of 7.96 feet to an existing iron pin on the common line between Lots One and Two; thence, South 08°41'23" West, along and with said common line, a distance of 273.07 feet to an existing iron pin; thence, North 02°01'09" East, a distance of 49.18 feet to an existing iron pin on the East right-of-way line of National Avenue; thence, along and with the East line of said National Avenue the following six (6) courses: to an existing iron pin; thence, South 88°27'43" East, a distance of 31.96 feet to an existing iron pin; thence, North 02°04'12" East, a distance of 72.52 feet; thence, North 18°05'40" East, a distance of 49.18 feet to an existing iron pin; thence, South 89°27'25" East, a distance of 31.96 feet to an existing right-of-way marker; thence, North 08°40'51" East, a distance of 213.36 feet to an existing right-of-way marker and the POINT OF BEGINNING, containing 1.180 acres, more or less, being subject to easements, restrictions or rights-of-way, if any.

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Springfield, MO 65804



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Business Summary

1249 E Kingsley St, Springfield, Missouri, 65804
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.14051
Longitude: -93.27634

	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Data for all businesses in area						
Total Businesses:	1,008		4,196		7,635	
Total Employees:	25,708		92,854		140,049	
Total Residential Population:	6,695		62,835		156,825	
Employee/Residential Population Ratio (per 100 Residents)	384		148		89	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	9	0.9%	36	0.1%	136	1.8%
Construction	21	2.1%	200	0.8%	354	4.6%
Manufacturing	10	1.0%	489	1.9%	1,185	1.3%
Transportation	12	1.2%	233	0.9%	126	1.7%
Communication	6	0.6%	67	0.3%	469	0.5%
Utility	0	0.0%	0	0.0%	180	0.2%
Wholesale Trade	14	1.4%	120	0.5%	205	2.7%
Retail Trade Summary	208	20.6%	3,916	15.2%	1,742	22.8%
Home Improvement	7	0.7%	275	1.1%	668	0.7%
General Merchandise Stores	9	0.9%	597	2.3%	2,706	2.9%
Food Stores	22	2.2%	341	1.3%	1,559	1.7%
Auto Dealers, Gas Stations, Auto Aftermarket	8	0.8%	252	1.0%	1,666	1.8%
Apparel & Accessory Stores	12	1.2%	98	0.4%	1,080	1.2%
Furniture & Home Furnishings	20	2.0%	228	0.9%	690	0.7%
Eating & Drinking Places	77	7.6%	1,671	6.5%	6,733	7.3%
Miscellaneous Retail	53	5.3%	453	1.8%	3,895	4.2%
Finance, Insurance, Real Estate Summary	197	19.5%	2,385	9.3%	6,755	7.3%
Banks, Savings & Lending Institutions	32	3.2%	346	1.3%	1,654	1.8%
Securities Brokers	35	3.5%	221	0.9%	572	0.6%
Insurance Carriers & Agents	53	5.3%	478	1.9%	1,185	1.3%
Real Estate, Holding, Other Investment Offices	77	7.6%	1,340	5.2%	3,343	3.6%
Services Summary	491	48.7%	18,163	70.7%	61,771	66.5%
Hotels & Lodging	6	0.6%	121	0.5%	442	0.5%
Automotive Services	4	0.4%	45	0.2%	378	0.4%
Motion Pictures & Amusements	25	2.5%	223	0.9%	1,002	1.1%
Health Services	159	15.8%	10,571	41.1%	38,876	41.9%
Legal Services	34	3.4%	249	1.0%	873	0.9%
Education Institutions & Libraries	13	1.3%	271	1.1%	1,979	2.1%
Other Services	250	24.8%	6,683	26.0%	18,220	19.6%
Government	2	0.2%	12	0.0%	330	0.4%
Unclassified Establishments	38	3.8%	86	0.3%	345	0.4%
Totals	1,008	100.0%	25,708	100.0%	92,854	100.0%
			4,196	100.0%	7,635	100.0%
					140,049	100.0%

Source: Copyright 2021 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2021.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.



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Prepared by Esri
Latitude: 37.14051
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.1%	3	0.0%	7	0.2%	24	0.0%	18	0.2%	69	0.0%
Mining	1	0.1%	2	0.0%	4	0.1%	77	0.1%	5	0.1%	89	0.1%
Utilities	0	0.0%	0	0.0%	1	0.0%	174	0.2%	7	0.1%	487	0.3%
Construction	28	2.8%	237	0.9%	169	4.0%	1,157	1.2%	398	5.2%	2,925	2.1%
Manufacturing	12	1.2%	538	2.1%	70	1.7%	1,353	1.5%	183	2.4%	4,803	3.4%
Wholesale Trade	14	1.4%	120	0.5%	72	1.7%	654	0.7%	198	2.6%	3,349	2.4%
Retail Trade	125	12.4%	2,147	8.4%	662	15.8%	11,936	12.9%	1,140	14.9%	18,138	13.0%
Motor Vehicle & Parts Dealers	7	0.7%	247	1.0%	50	1.2%	1,633	1.8%	126	1.7%	3,459	2.5%
Furniture & Home Furnishings Stores	13	1.3%	174	0.7%	37	0.9%	373	0.4%	55	0.7%	489	0.3%
Electronics & Appliance Stores	6	0.6%	27	0.1%	27	0.6%	257	0.3%	46	0.6%	363	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	7	0.7%	275	1.1%	33	0.8%	668	0.7%	67	0.9%	1,030	0.7%
Food & Beverage Stores	12	1.2%	229	0.9%	55	1.3%	1,297	1.4%	108	1.4%	2,044	1.5%
Health & Personal Care Stores	21	2.1%	163	0.6%	88	2.1%	1,156	1.2%	130	1.7%	1,559	1.1%
Gasoline Stations	1	0.1%	5	0.0%	7	0.2%	33	0.0%	23	0.3%	106	0.1%
Clothing & Clothing Accessories Stores	13	1.3%	100	0.4%	130	3.1%	1,187	1.3%	166	2.2%	1,549	1.1%
Sport Goods, Hobby, Book, & Music Stores	11	1.1%	168	0.7%	54	1.3%	1,940	2.1%	84	1.1%	3,199	2.3%
General Merchandise Stores	9	0.9%	597	2.3%	51	1.2%	2,706	2.9%	86	1.1%	2,977	2.1%
Miscellaneous Store Retailers	20	2.0%	161	0.6%	104	2.5%	681	0.7%	193	2.5%	1,265	0.9%
Nonstore Retailers	5	0.5%	1	0.0%	26	0.6%	7	0.0%	55	0.7%	97	0.1%
Transportation & Warehousing	5	0.5%	44	0.2%	31	0.7%	396	0.4%	69	0.9%	838	0.6%
Information	14	1.4%	130	0.5%	85	2.0%	1,067	1.1%	189	2.5%	4,232	3.0%
Finance & Insurance	121	12.0%	1,052	4.1%	414	9.9%	3,437	3.7%	626	8.2%	5,114	3.7%
Central Bank/Credit Intermediation & Related Activities	30	3.0%	337	1.3%	125	3.0%	1,619	1.7%	204	2.7%	2,254	1.6%
Securities, Commodity Contracts & Other Financial	38	3.8%	236	0.9%	106	2.5%	631	0.7%	153	2.0%	1,144	0.8%
Insurance Carriers & Related Activities; Funds, Trusts &	53	5.3%	478	1.9%	183	4.4%	1,187	1.3%	268	3.5%	1,715	1.2%
Real Estate, Rental & Leasing	68	6.7%	1,211	4.7%	266	6.3%	2,691	2.9%	517	6.8%	3,810	2.7%
Professional, Scientific & Tech Services	124	12.3%	5,725	22.3%	493	11.7%	13,525	14.6%	908	11.9%	16,667	11.9%
Legal Services	41	4.1%	331	1.3%	148	3.5%	1,055	1.1%	238	3.1%	1,624	1.2%
Management of Companies & Enterprises	2	0.2%	28	0.1%	8	0.2%	504	0.5%	9	0.1%	514	0.4%
Administrative & Support & Waste Management & Remediation	32	3.2%	392	1.5%	136	3.2%	1,244	1.3%	289	3.8%	3,242	2.3%
Educational Services	19	1.9%	318	1.2%	85	2.0%	1,907	2.1%	190	2.5%	6,106	4.4%
Health Care & Social Assistance	184	18.3%	11,044	43.0%	568	13.5%	40,668	43.8%	772	10.1%	46,149	33.0%
Arts, Entertainment & Recreation	16	1.6%	164	0.6%	67	1.6%	899	1.0%	142	1.9%	1,916	1.4%
Accommodation & Food Services	87	8.6%	1,849	7.2%	346	8.2%	7,350	7.9%	610	8.0%	11,269	8.0%
Accommodation	6	0.6%	121	0.5%	25	0.6%	442	0.5%	52	0.7%	903	0.6%
Food Services & Drinking Places	81	8.0%	1,727	6.7%	322	7.7%	6,908	7.4%	558	7.3%	10,366	7.4%
Other Services (except Public Administration)	115	11.4%	604	2.3%	536	12.8%	3,117	3.4%	973	12.7%	6,730	4.8%
Automotive Repair & Maintenance	3	0.3%	41	0.2%	38	0.9%	336	0.4%	113	1.5%	1,071	0.8%
Public Administration	2	0.2%	12	0.0%	21	0.5%	330	0.4%	101	1.3%	2,972	2.1%
Unclassified Establishments	38	3.8%	86	0.3%	153	3.6%	345	0.4%	291	3.8%	631	0.5%
Total	1,008	100.0%	25,708	100.0%	4,196	100.0%	92,854	100.0%	7,635	100.0%	140,049	100.0%

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