



**3750 S. Campbell
Springfield, MO 65807**

www.billbeall.com

± 1,722 SF Building — HC Zoned Site: FOR SALE



HIGHLIGHTS

- ± 1,722 SF Building
- ± 0.6887 Acre = 30,000 SF Tract
- Zoned HC: Highway Commercial
- Located near the intersection of S. Campbell Ave. & Primrose St.
- Traffic Count: 38,984 (Campbell S. of Powell)
- 2018 Real Estate Taxes: \$5,120.49
- Sales Price: \$650,000.00

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

(417) 887-5535 email: beall@billbeall.com

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± 1,722 SF Building & ± 0.6887 Acre HC Zoned Site - FOR SALE

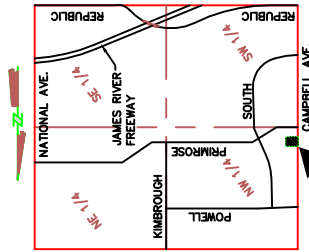


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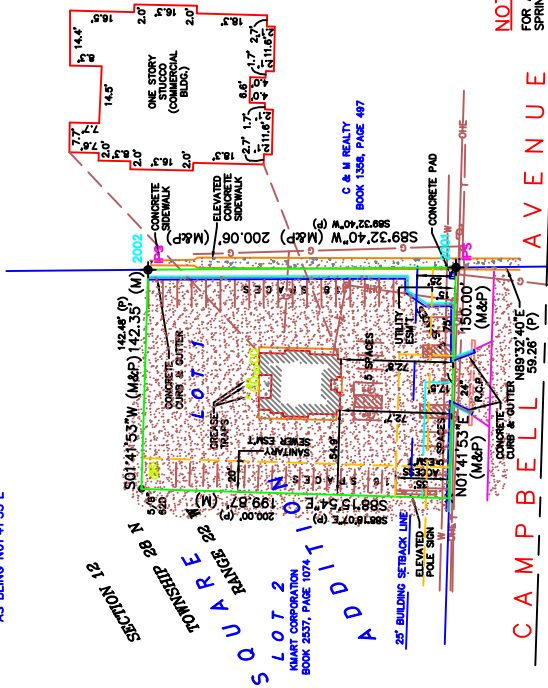
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ALTA / ACSM SURVEY



SECTION 12
TOWNSHIP 28 N
RANGE 22 E
LOCATION MAP
SCALE 1" = 200'

ACCEPTED THE EAST RIGHT OF WAY LINE OF CAMPBELL STREET AS BEING N01°41'53"E



DESCRIPTION

ALL OF LOT ONE (1) OF THE AMENDED FINAL PLAT OF TOWN SQUARE ADDITION, SPRINGFIELD, GREENE COUNTY, MISSOURI.

LEGEND

- = EXISTING IRON PIN EXCEPT AS NOTED
- = 5/8" IRON PIN SET CAPPED "LS-267D"
- X = X IN CONCRETE
- ☆ = POWER POLE
- ☆ = LIGHT POLE
- ☆ = FIRE HYDRANT
- ☆ = SEWER MANHOLE
- ☆ = SIGN
- = OVERHEAD ELECTRIC LINE
- S— = SAN. SEWER LINE
- G— = GAS LINE
- T— = TELEPHONE LINE
- Y— = CLEAN OUT
- OO =



= ASPHALT

= CONCRETE

= MEASURED

= PLAT

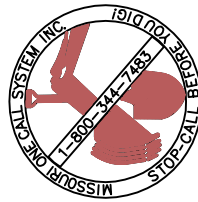
NOTES

FOR ADDITIONAL UTILITY INFORMATION CONTACT:

- SPRINGFIELD PUBLIC WORKS 840 BOONVILLE SPRINGFIELD, MISSOURI 65802 (417) 864-1000
- SPRINGFIELD CITY UTILITIES CUSTOMER SERVICE/ELECTRIC-GAS-WATER 301 E. CENTRAL, SPRINGFIELD, MISSOURI 65802 (417) 831-8311
- SOUTHWESTERN BELL TELEPHONE COMPANY ADMINISTRATIVE OFFICE - MARK WALKER 600 ST. LOUIS, SPRINGFIELD, MISSOURI 65906 (417) 836-2474
- A.T. & T. CABLE OF SPRINGFIELD 1533 S. ENTERPRISE SPRINGFIELD, MISSOURI 65804 (417) 875-5500

DECLARATION

I HEREBY CERTIFY TO GILLENWATERS & COMPANY, INC., BANK OF AMERICA, AND BILL BEALL COMPANY, THAT THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL SURVEY PLAT AS SHOWN ON THE STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1989 AND IS A "URBAN" SURVEY. THE EASEMENTS SHOWN ON THIS SURVEY ARE BASED UPON COMMITMENT POLICY NO. 29-56768 FE5650, PREPARED BY FIRST ESCROW INC.



CAUTION

INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.

RICK WILSON
REGISTRATION NO. LS 1970

AREA
0.67 ACRES
29,217 SQ. FT.

PREPARED FOR
GILLENWATERS & COMPANY
SOUTH CAMPBELL
SPRINGFIELD, MISSOURI

WILSON SURVEYING CO., INC.
Surveying / Engineering / Land Planning
921 BOONVILLE AVENUE
SPRINGFIELD, MO. 65802
TEL. 417-562-7870 FAX 417-622-7874

PRINTS ISSUED

DATE

DRAWN BY
AW
CREW CHIEF
CHECKED
DW
DATE
02-20-01
SCALE
1" = 50'
JOB NO.
01002
DRAWING NO.
WC-103-454
SHEET
1 OF 1

SURVEYORS' NOTES

ALL AREA NOT SHOWN AS CONCRETE, GRAVEL OR ASPHALT IS GRASS COVER.
THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR AN URBAN CLASS PROPERTY.
THE PROPERTY SHOWN HEREON LIES IN A FEMA IDENTIFIED FLOOD ZONE C, ACCORDING TO FLOOD INSURANCE MAP 200148, PANEL NO. 0088, EFFECTIVE OCTOBER 16, 1991. AS SUCH IT IS NOT IN AN IDENTIFIED 100 YEAR FLOOD HAZARD AREA.
CURRENT ZONING IS GR, GENERAL RETAIL.
PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY AGREEMENT TO WILLIAMS PIPELINE COMPANY RECORDED IN BOOK 1762, PAGE 311.
PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY DEED IN FAVOR OF THE CITY OF SPRINGFIELD FOR A SANITARY SEWER RECORDED IN BOOK 1866, PAGE 586.
PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY IN FAVOR OF GILLENWATERS COMPANY RECORDED IN BOOK 1999, PAGE 1471.
PROPERTY IS NOT AFFECTED BY RIGHT-OF-WAY IN FAVOR OF GILLENWATERS COMPANY RECORDED IN BOOK 2014, PAGE 1391.

SOURCE OF DESCRIPTION

BOOK 1750, PAGE 1278

RESOURCE MATERIALS USED FOR BOUNDARY DETERMINATION

AMENDED FINAL PLAT OF TOWN SQUARE ADDITION

**3750 S. Campbell
Springfield, MO 65807**



View to the South

View to the North



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Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.14866
Longitude: -93.29583

	1 mile						3 miles						5 miles					
	Businesses		Employees		Businesses		Employees		Businesses		Employees		Businesses		Employees			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
Data for all businesses in area																		
Total Businesses:	773		773		4,615		4,615		8,351		8,351		148,864		148,864			
Total Employees:	16,196		16,196		83,315		83,315		166,443		166,443		89		89			
Total Residential Population:	8,911		8,911		74,614		74,614											
Employee/Residential Population Ratio (per 100 Residents)	182		182		112		112											
by SIC Codes																		
Agriculture & Mining	9	1.2%	34	0.2%	74	1.6%	287	0.3%	159	1.9%	954	0.6%						
Construction	21	2.7%	77	0.5%	195	4.2%	1,317	1.6%	417	5.0%	2,927	2.0%						
Manufacturing	8	1.0%	33	0.2%	66	1.4%	1,204	1.4%	180	2.2%	5,321	3.6%						
Transportation	13	1.7%	168	1.0%	78	1.7%	785	0.9%	153	1.8%	1,774	1.2%						
Communication	12	1.6%	118	0.7%	65	1.4%	1,219	1.5%	116	1.4%	3,089	2.1%						
Utility	0	0.0%	0	0.0%	4	0.1%	430	0.5%	18	0.2%	753	0.5%						
Wholesale Trade	13	1.7%	63	0.4%	111	2.4%	1,776	2.1%	257	3.1%	4,976	3.3%						
Retail Trade Summary	186	24.1%	3,893	24.0%	1,087	23.6%	21,296	25.6%	1,821	21.8%	31,939	21.5%						
Home Improvement	5	0.6%	47	0.3%	31	0.7%	585	0.7%	77	0.9%	1,033	0.7%						
General Merchandise Stores	3	0.4%	459	2.8%	40	0.9%	3,019	3.6%	67	0.8%	3,498	2.3%						
Food Stores	17	2.2%	483	3.0%	97	2.1%	1,471	1.8%	165	2.0%	3,735	2.5%						
Auto Dealers, Gas Stations, Auto Aftermarket	29	3.8%	1,331	8.2%	98	2.1%	2,202	2.6%	209	2.5%	4,365	2.9%						
Apparel & Accessory Stores	12	1.6%	40	0.2%	113	2.4%	1,162	1.4%	144	1.7%	1,453	1.0%						
Furniture & Home Furnishings	12	1.6%	111	0.7%	82	1.8%	754	0.9%	124	1.5%	962	0.6%						
Eating & Drinking Places	65	8.4%	1,185	7.3%	332	7.2%	7,051	8.5%	572	6.8%	10,671	7.2%						
Miscellaneous Retail	44	5.7%	237	1.5%	293	6.3%	5,052	6.1%	463	5.5%	6,222	4.2%						
Finance, Insurance, Real Estate Summary	111	14.4%	954	5.9%	709	15.4%	7,295	8.8%	1,153	13.8%	10,388	7.0%						
Banks, Savings & Lending Institutions	29	3.8%	527	3.3%	140	3.0%	1,844	2.2%	203	2.4%	2,452	1.6%						
Securities Brokers	13	1.7%	41	0.3%	101	2.2%	510	0.6%	142	1.7%	933	0.6%						
Insurance Carriers & Agents	37	4.8%	139	0.9%	219	4.7%	1,240	1.5%	339	4.1%	1,984	1.3%						
Real Estate, Holding, Other Investment Offices	32	4.1%	247	1.5%	249	5.4%	3,701	4.4%	469	5.6%	5,019	3.4%						
Services Summary	368	47.6%	10,788	66.6%	1,997	43.3%	46,581	55.9%	3,514	42.1%	79,626	53.5%						
Hotels & Lodging	3	0.4%	47	0.3%	24	0.5%	379	0.5%	52	0.6%	1,021	0.7%						
Automotive Services	12	1.6%	119	0.7%	73	1.6%	528	0.6%	179	2.1%	1,203	0.8%						
Motion Pictures & Amusements	18	2.3%	179	1.1%	140	3.0%	1,118	1.3%	251	3.0%	2,062	1.4%						
Health Services	111	14.4%	8,072	49.8%	452	9.8%	32,311	38.8%	572	6.8%	40,365	27.1%						
Legal Services	21	2.7%	92	0.6%	109	2.4%	621	0.7%	227	2.7%	2,244	1.5%						
Education Institutions & Libraries	10	1.3%	334	2.1%	66	1.4%	1,988	2.4%	177	2.1%	11,486	7.7%						
Other Services	194	25.1%	1,944	12.0%	1,134	24.6%	9,637	11.6%	2,055	24.6%	21,246	14.3%						
Government	3	0.4%	58	0.4%	31	0.7%	869	1.0%	170	2.0%	6,840	4.6%						
Unclassified Establishments	29	3.8%	11	0.1%	199	4.3%	255	0.3%	393	4.7%	277	0.2%						
Totals	773	100.0%	16,196	100.0%	4,615	100.0%	83,315	100.0%	8,351	100.0%	148,864	100.0%						

Source: Copyright 2018 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2018.
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.



Business Summary

3600 S Campbell Ave, Springfield, Missouri, 65807
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 37.14866
Longitude: -93.29583

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%	6	0.1%	20	0.0%	22	0.3%	258	0.2%
Mining	1	0.1%	4	0.0%	3	0.1%	14	0.0%	4	0.0%	27	0.0%
Utilities	0	0.0%	0	0.0%	2	0.0%	383	0.5%	8	0.1%	530	0.4%
Construction	24	3.1%	122	0.8%	220	4.8%	1,472	1.8%	456	5.5%	3,140	2.1%
Manufacturing	11	1.4%	48	0.3%	77	1.7%	1,298	1.6%	197	2.4%	4,978	3.3%
Wholesale Trade	13	1.7%	61	0.4%	107	2.3%	1,749	2.1%	248	3.0%	4,922	3.3%
Retail Trade	115	14.9%	2,622	16.2%	724	15.7%	14,008	16.8%	1,201	14.4%	20,960	14.1%
Motor Vehicle & Parts Dealers	24	3.1%	1,302	8.0%	78	1.7%	2,091	2.5%	173	2.1%	4,155	2.8%
Furniture & Home Furnishings Stores	10	1.3%	105	0.6%	47	1.0%	427	0.5%	71	0.9%	557	0.4%
Electronics & Appliance Stores	2	0.3%	6	0.0%	33	0.7%	296	0.4%	47	0.6%	355	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	5	0.6%	47	0.3%	31	0.7%	581	0.7%	74	0.9%	1,006	0.7%
Food & Beverage Stores	11	1.4%	394	2.4%	66	1.4%	1,231	1.5%	127	1.5%	3,454	2.3%
Health & Personal Care Stores	17	2.2%	121	0.7%	90	2.0%	1,193	1.4%	121	1.4%	1,661	1.1%
Gasoline Stations	5	0.6%	29	0.2%	20	0.4%	112	0.1%	37	0.4%	210	0.1%
Clothing & Clothing Accessories Stores	13	1.7%	43	0.3%	138	3.0%	1,288	1.5%	174	2.1%	1,601	1.1%
Sport Goods, Hobby, Book, & Music Stores	7	0.9%	31	0.2%	62	1.3%	2,996	3.6%	95	1.1%	3,281	2.2%
General Merchandise Stores	3	0.4%	459	2.8%	40	0.9%	3,019	3.6%	67	0.8%	3,498	2.3%
Miscellaneous Store Retailers	16	2.1%	82	0.5%	108	2.3%	766	0.9%	189	2.3%	1,111	0.7%
Nonstore Retailers	2	0.3%	2	0.0%	11	0.2%	10	0.0%	27	0.3%	71	0.0%
Transportation & Warehousing	3	0.4%	132	0.8%	37	0.8%	438	0.5%	86	1.0%	1,205	0.8%
Information	18	2.3%	171	1.1%	112	2.4%	2,055	2.5%	227	2.7%	4,919	3.3%
Finance & Insurance	79	10.2%	708	4.4%	467	10.1%	3,644	4.4%	697	8.3%	5,437	3.7%
Central Bank/Credit Intermediation & Related Activities	28	3.6%	523	3.2%	142	3.1%	1,833	2.2%	209	2.5%	2,451	1.6%
Securities, Commodity Contracts & Other Financial	14	1.8%	47	0.3%	106	2.3%	568	0.7%	149	1.8%	1,000	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	37	4.8%	139	0.9%	220	4.8%	1,242	1.5%	340	4.1%	1,986	1.3%
Real Estate, Rental & Leasing	49	6.3%	266	1.6%	288	6.2%	3,204	3.8%	546	6.5%	4,561	3.1%
Professional, Scientific & Tech Services	86	11.1%	527	3.3%	465	10.1%	3,290	3.9%	894	10.7%	7,411	5.0%
Legal Services	22	2.8%	126	0.8%	125	2.7%	780	0.9%	246	2.9%	2,410	1.6%
Management of Companies & Enterprises	1	0.1%	26	0.2%	8	0.2%	490	0.6%	14	0.2%	515	0.3%
Administrative & Support & Waste Management & Remediation	21	2.7%	190	1.2%	174	3.8%	1,557	1.9%	324	3.9%	3,728	2.5%
Educational Services	14	1.8%	358	2.2%	97	2.1%	1,915	2.3%	214	2.6%	11,443	7.7%
Health Care & Social Assistance	133	17.2%	8,858	54.7%	579	12.5%	34,526	41.4%	786	9.4%	44,241	29.7%
Arts, Entertainment & Recreation	10	1.3%	143	0.9%	86	1.9%	1,038	1.2%	172	2.1%	1,823	1.2%
Accommodation & Food Services	71	9.2%	1,302	8.0%	368	8.0%	7,586	9.1%	639	7.7%	11,857	8.0%
Accommodation	3	0.4%	47	0.3%	24	0.5%	379	0.5%	52	0.6%	1,021	0.7%
Food Services & Drinking Places	68	8.8%	1,255	7.7%	345	7.5%	7,207	8.7%	587	7.0%	10,837	7.3%
Other Services (except Public Administration)	91	11.8%	585	3.6%	565	12.2%	3,504	4.2%	1,051	12.6%	9,783	6.6%
Automotive Repair & Maintenance	4	0.5%	51	0.3%	55	1.2%	409	0.5%	142	1.7%	984	0.7%
Public Administration	3	0.4%	58	0.4%	31	0.7%	869	1.0%	171	2.0%	6,848	4.6%
Unclassified Establishments	29	3.8%	11	0.1%	199	4.3%	255	0.3%	393	4.7%	277	0.2%
Total	773	100.0%	16,196	100.0%	4,615	100.0%	83,315	100.0%	8,351	100.0%	148,864	100.0%

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