

## Income Producing - Valley Water Mill Center Development

Valley Water Mill Center  
N. Glenstone @ Valley Water Mill Rd.  
Springfield, MO 65803

Sales Price: \$4,200,000.00



The Valley Water Mill Center Development is located just north of I-44 at the intersection of N. Glenstone and Valley Water Mill Rd.. The development is comprised of a 2,400 SF convenience store, 18,000 SF strip center and 27.85 acres of additional development land.

FOR ADDITIONAL INFORMATION PLEASE CONTACT

Bill Beall Co., Inc.

2921 S. National Ave., Springfield, MO 65804

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



## Valley Water Mill Center Inc.

### Property History

Valley Water Mill Center Inc. is a family-owned neighborhood commercial property owned by Valley Water Mill Center, Inc.

The property was purchased from the L.W. Hughes estate in 1976, consisting of approximately 26 acres and an old gas station. Valley Water Mill Center has since converted the gas station into a convenience store (Kum & Go) and has developed Phase I of a commercial strip center with 12 units of 1,500 square feet, 18,000 total. Currently, the center is 92% occupied.

Valley Water Mill Center has become a “go-to” destination, for north side residents, particularly because of its tenants. Kum & Go remains a very active convenience store for the North Glenstone area residents, Dollar General occupies 10,500 sq. ft., one of their largest stores in the Springfield area, and Neighborhood Pizza has a solid reputation as one of the best lunch crowd and take-home restaurants in the area.

Valley Water Mill Center has approximately 18-20 acres remaining for development.

**Kum & Go: 1700 E. Valley Water Mill Rd**

#881206114003A  
Tenant: Kum & Go Store #557  
2,400 SF – 60x40 – convenience store built 1987  
.35 Acres = 15,246 SF  
Zoned: GR – General Retail  
City of Springfield  
2017 Taxes = \$8,544.01 (tenant NNN expense)



**Strip Center: 3550 N. Glenstone**

#881206114003B  
18,000 SF – 300 x 60  
3 Acres = 130,680 SF  
Built: 2001  
Zoned: GR – General Retail  
Detention: Located to the east of the building's south end  
City of Springfield  
2017 Taxes = \$22,362.50



**Vacant Land: 3506 N. Glenstone**

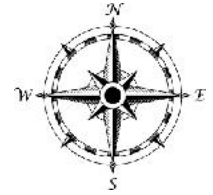
#881206114003C  
18 Acres = 784,080 SF:  
7.46 Acres = Zoned GR – General Retail  
10.54 Acres = Zoned R-LD – Residential Low Density (multi-family)  
(10.54 Acres includes 2.73 Acres in the floodplain (zone AE) (unusable) leaves 7.81 usable R-LD)  
Frontage: 735'  
City of Springfield  
Billboard Income = \$900.00 / year  
2017 Taxes = \$4,388.90

**Vacant Land: 3352 N. Glenstone**

#881206114005  
9.85 Acres = 429,066 SF  
City of Springfield  
Frontage = 335'  
Zoned = R-SF  
2017 Taxes \$14.29



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**VACANT LAND**

10.54 Acres Zoned Low Density Multi-Family (18 Units per Acre)

7.46 Acres Zoned General Retail

9.54 Acres Zoned Residential Single Family \*Separate Tract



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**Valley Water Mill Center - 2 Tracts**

**21.35 Acre Tract:**

- 0.35 Acre Convenience Store - Zoned General Retail, N. Glenstone Frontage (Split Tax Parcel)
- 3.0 Acre Strip Center - Zoned General Retail , N. Glenstone Frontage (Split Tax Parcel)
- 7.46 Acres Vacant Land - Zoned General Retail, N. Glenstone Frontage
- 10.54 Acres Vacant - Zoned Residential Low Density, Valley Water Mill Frontage (18 Units Per Acre)

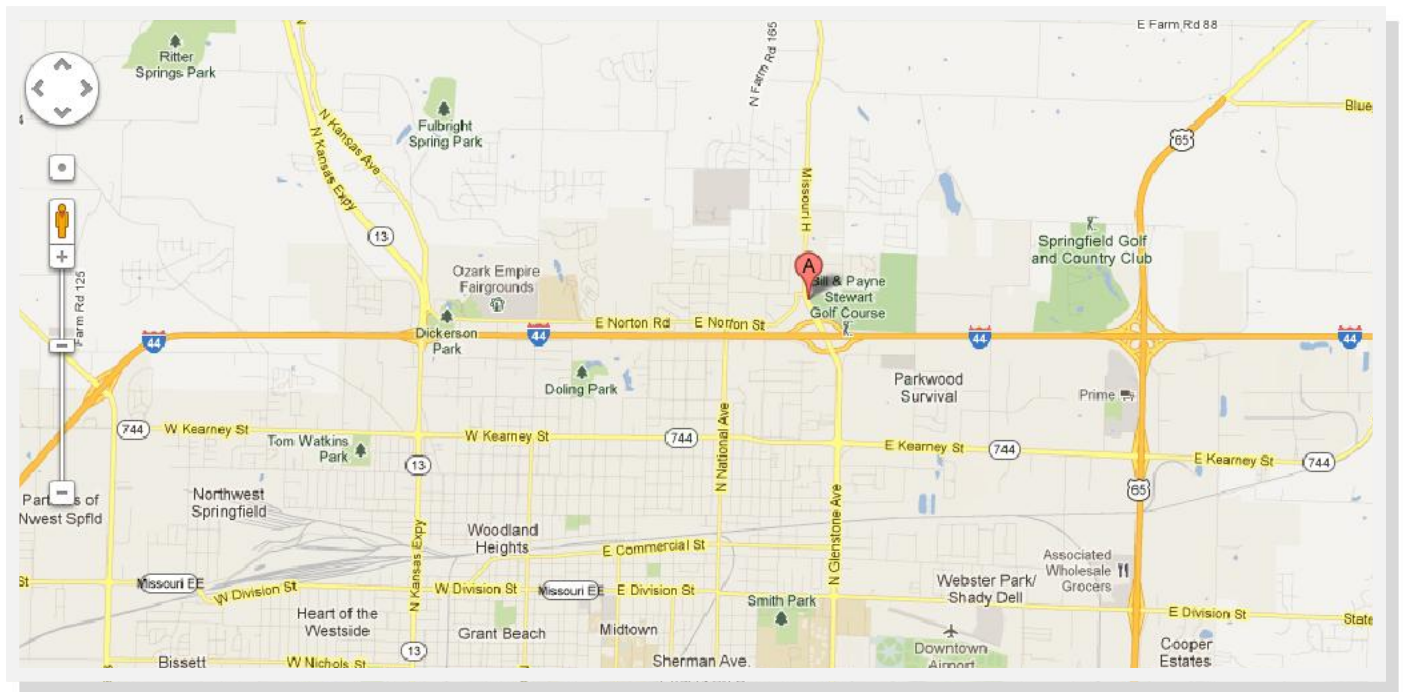
**9.85 Acre Tract:**

- Zoned Residential Single Family



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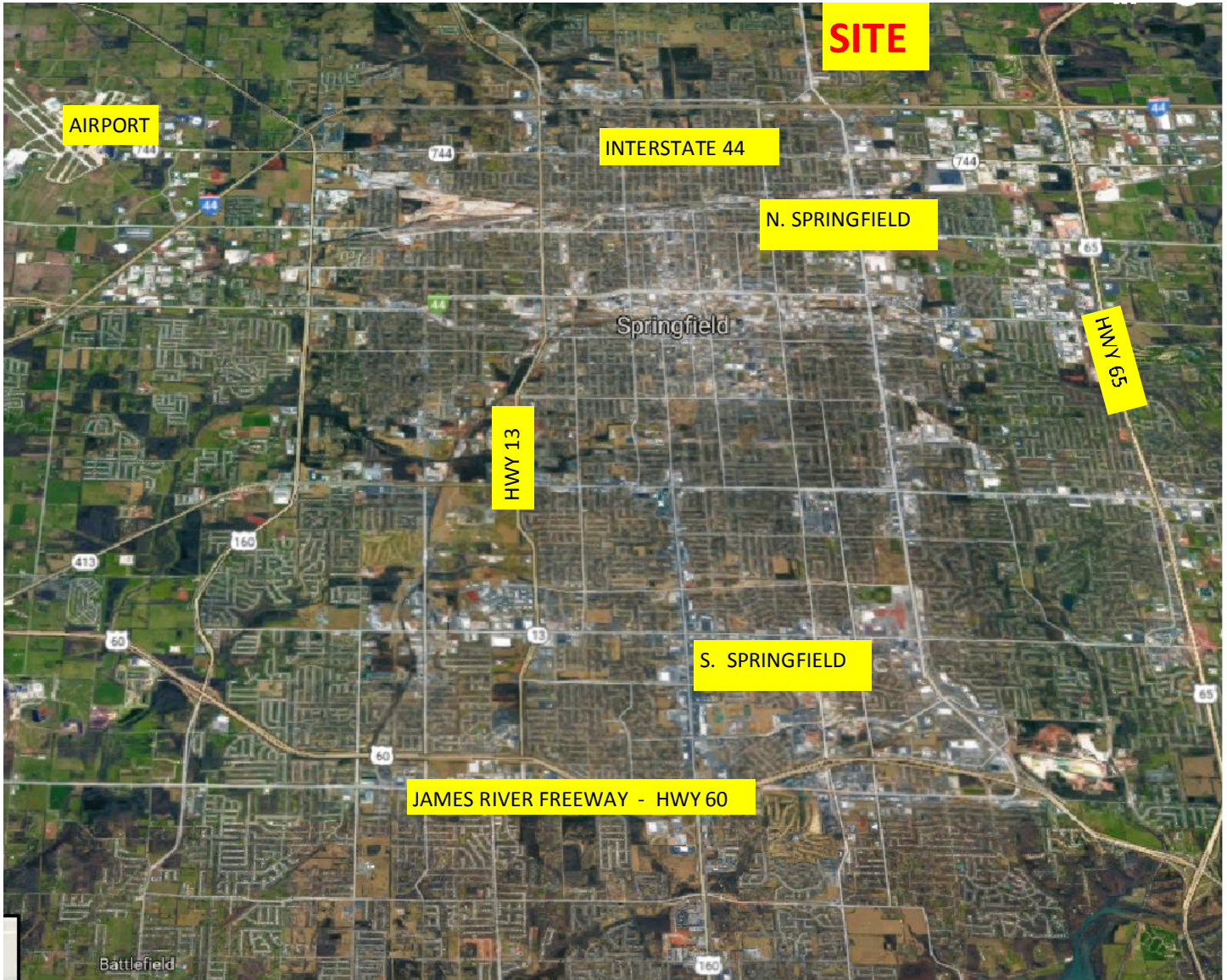
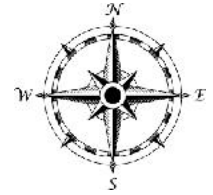


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