

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
2018 Taxes = \$8,617.78 (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
2018 Taxes = \$22,555.60



Vacant Land: 3506 N. Glenstone

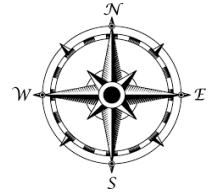
#881206114003C
18 Acres = 784,080 SF:
7.46 Acres = Zoned GR – General Retail
10.54 Acres = Zoned R-LD – Residential Low Density (multi-family)
(10.54 Acres includes 2.73 Acres in the floodplain (zone AE) (unusable) leaves 7.81 usable R-LD)
Frontage: 735'
City of Springfield
Billboard Income = \$900.00 / year
2018 Taxes = \$4,426.81

Vacant Land: 3352 N. Glenstone

#881206114005
9.85 Acres = 429,066 SF
City of Springfield
Frontage = 335'
Zoned = R-SF
2018 Taxes \$14.44



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VACANT LAND

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

7.46 Acres Zoned General Retail

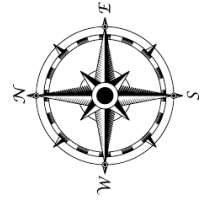
9.54 Acres Zoned Residential Single Family *Separate Tract



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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)

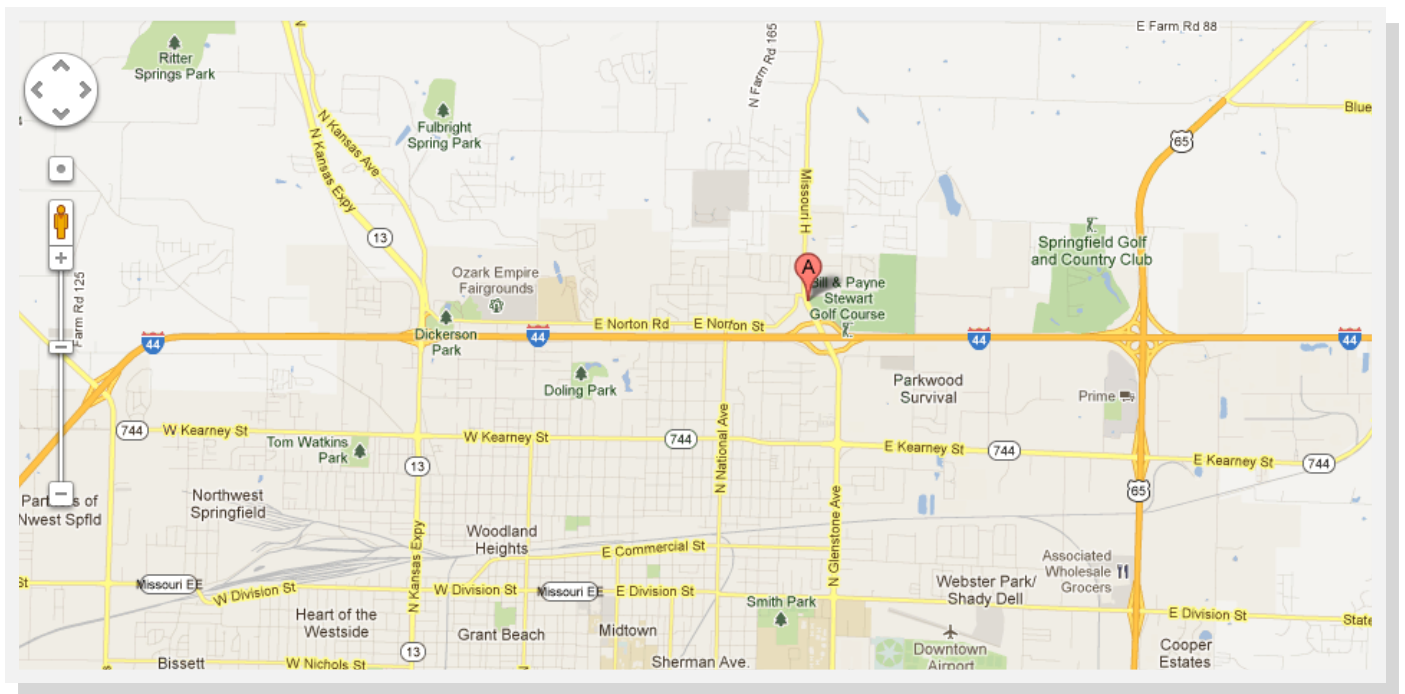
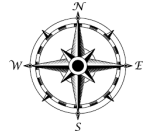
9.85 Acre Tract:

- Zoned Residential Single Family



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Business Summary

3550 N Glenstone Ave, Springfield, Missouri, 65803
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 37.25778
 Longitude: -93.26490

	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
	Businesses	Employees	Businesses	Employees	Businesses	Employees
Data for all businesses in area						
Total Businesses:	147		1,649		4,488	
Total Employees:	2,054		34,061		93,402	
Total Residential Population:	6,429		35,391		93,850	
Employee/Residential Population Ratio (per 100 Residents)	32		96		100	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	5	3.4%	40	2.4%	92	2.0%
Construction	6	4.1%	123	7.5%	1,868	5.5%
Manufacturing	0	0.0%	90	5.5%	3,276	9.6%
Transportation	4	2.7%	84	5.1%	1,796	5.3%
Communication	0	0.0%	13	0.8%	257	0.8%
Utility	0	0.0%	7	0.4%	51	0.1%
Wholesale Trade	1	0.7%	93	5.6%	2,831	8.3%
Retail Trade Summary	34	23.1%	369	22.4%	7,675	22.5%
Home Improvement	3	2.0%	25	1.5%	297	0.9%
General Merchandise Stores	2	1.4%	17	1.0%	960	2.8%
Food Stores	6	4.1%	32	2.1%	321	0.9%
Auto Dealers, Gas Stations, Auto Aftermarket	6	4.1%	85	5.2%	955	2.8%
Apparel & Accessory Stores	0	0.0%	8	0.5%	40	0.1%
Furniture & Home Furnishings	5	3.4%	28	1.7%	185	0.5%
Eating & Drinking Places	6	4.1%	93	5.6%	1,858	5.5%
Miscellaneous Retail	5	3.4%	82	5.0%	3,060	9.0%
Finance, Insurance, Real Estate Summary	23	15.6%	123	7.5%	670	2.0%
Banks, Savings & Lending Institutions	3	2.0%	34	2.1%	340	1.0%
Securities Brokers	2	1.4%	13	0.8%	49	0.1%
Insurance Carriers & Agents	8	5.4%	24	1.5%	68	0.2%
Real Estate, Holding, Other Investment Offices	11	7.5%	52	3.2%	214	0.6%
Services Summary	68	46.3%	606	36.7%	13,471	39.5%
Hotels & Lodging	11	7.5%	27	1.6%	592	1.7%
Automotive Services	0	0.0%	83	5.0%	789	2.3%
Motion Pictures & Amusements	6	4.1%	38	2.3%	931	2.7%
Health Services	13	8.8%	44	2.7%	2,768	8.1%
Legal Services	1	0.7%	6	0.4%	43	0.1%
Education Institutions & Libraries	3	2.0%	36	2.2%	2,437	7.2%
Other Services	35	23.8%	372	22.6%	5,911	17.4%
Government	0	0.0%	33	2.0%	1,735	5.1%
Unclassified Establishments	6	4.1%	67	4.1%	8	0.0%
Totals	147	100.0%	1,649	100.0%	34,061	100.0%
			4,488	100.0%	93,402	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.



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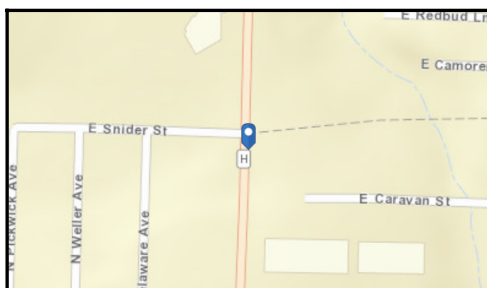
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Latitude: 37.25778
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.7%	179	8.7%	5	0.3%	261	0.8%	14	0.3%	482	0.5%
Mining	0	0.0%	0	0.0%	3	0.2%	27	0.1%	5	0.1%	75	0.1%
Utilities	0	0.0%	0	0.0%	1	0.1%	7	0.0%	1	0.0%	10	0.0%
Construction	7	4.8%	16	0.8%	134	8.1%	2,008	5.9%	321	7.2%	3,723	4.0%
Manufacturing	2	1.4%	6	0.3%	94	5.7%	3,278	9.6%	241	5.4%	8,302	8.9%
Wholesale Trade	1	0.7%	5	0.2%	92	5.6%	2,828	8.3%	272	6.1%	7,357	7.9%
Retail Trade	26	17.7%	236	11.5%	266	16.1%	5,780	17.0%	653	14.5%	12,035	12.9%
Motor Vehicle & Parts Dealers	4	2.7%	16	0.8%	76	4.6%	907	2.7%	175	3.9%	3,215	3.4%
Furniture & Home Furnishings Stores	2	1.4%	61	3.0%	14	0.8%	126	0.4%	37	0.8%	261	0.3%
Electronics & Appliance Stores	1	0.7%	4	0.2%	10	0.6%	50	0.1%	24	0.5%	122	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	3	2.0%	72	3.5%	25	1.5%	294	0.9%	57	1.3%	621	0.7%
Food & Beverage Stores	7	4.8%	45	2.2%	28	1.7%	314	0.9%	70	1.6%	1,955	2.1%
Health & Personal Care Stores	2	1.4%	7	0.3%	18	1.1%	127	0.4%	37	0.8%	332	0.4%
Gasoline Stations	3	2.0%	14	0.7%	9	0.5%	48	0.1%	18	0.4%	103	0.1%
Clothing & Clothing Accessories Stores	0	0.0%	0	0.0%	10	0.6%	45	0.1%	34	0.8%	135	0.1%
Sport Goods, Hobby, Book, & Music Stores	0	0.0%	0	0.0%	18	1.1%	2,712	8.0%	52	1.2%	3,392	3.6%
General Merchandise Stores	2	1.4%	10	0.5%	17	1.0%	960	2.8%	36	0.8%	1,299	1.4%
Miscellaneous Store Retailers	1	0.7%	5	0.2%	41	2.5%	191	0.6%	100	2.2%	487	0.5%
Nonstore Retailers	1	0.7%	1	0.0%	1	0.1%	5	0.0%	11	0.2%	112	0.1%
Transportation & Warehousing	2	1.4%	12	0.6%	69	4.2%	1,770	5.2%	127	2.8%	2,970	3.2%
Information	1	0.7%	3	0.1%	27	1.6%	368	1.1%	118	2.6%	2,605	2.8%
Finance & Insurance	12	8.2%	39	1.9%	72	4.4%	457	1.3%	185	4.1%	1,447	1.5%
Central Bank/Credit Intermediation & Related Activities	3	2.0%	15	0.7%	35	2.1%	340	1.0%	76	1.7%	682	0.7%
Securities, Commodity Contracts & Other Financial	2	1.4%	4	0.2%	13	0.8%	49	0.1%	36	0.8%	385	0.4%
Insurance Carriers & Related Activities; Funds, Trusts &	8	5.4%	20	1.0%	24	1.5%	68	0.2%	73	1.6%	380	0.4%
Real Estate, Rental & Leasing	13	8.8%	25	1.2%	103	6.2%	512	1.5%	280	6.2%	1,303	1.4%
Professional, Scientific & Tech Services	7	4.8%	199	9.7%	94	5.7%	1,846	5.4%	351	7.8%	5,060	5.4%
Legal Services	1	0.7%	1	0.0%	10	0.6%	76	0.2%	79	1.8%	1,301	1.4%
Management of Companies & Enterprises	0	0.0%	0	0.0%	2	0.1%	11	0.0%	9	0.2%	44	0.0%
Administrative & Support & Waste Management & Remediation	8	5.4%	17	0.8%	70	4.2%	876	2.6%	191	4.3%	3,767	4.0%
Educational Services	3	2.0%	74	3.6%	40	2.4%	2,432	7.1%	121	2.7%	10,688	11.4%
Health Care & Social Assistance	16	10.9%	685	33.3%	80	4.9%	3,466	10.2%	213	4.7%	11,038	11.8%
Arts, Entertainment & Recreation	3	2.0%	29	1.4%	25	1.5%	977	2.9%	87	1.9%	1,695	1.8%
Accommodation & Food Services	17	11.6%	390	19.0%	123	7.5%	2,461	7.2%	305	6.8%	5,475	5.9%
Accommodation	11	7.5%	232	11.3%	27	1.6%	592	1.7%	46	1.0%	1,096	1.2%
Food Services & Drinking Places	6	4.1%	158	7.7%	96	5.8%	1,869	5.5%	259	5.8%	4,378	4.7%
Other Services (except Public Administration)	22	15.0%	140	6.8%	252	15.3%	2,955	8.7%	643	14.3%	8,719	9.3%
Automotive Repair & Maintenance	0	0.0%	0	0.0%	63	3.8%	586	1.7%	148	3.3%	1,280	1.4%
Public Administration	0	0.0%	0	0.0%	33	2.0%	1,735	5.1%	148	3.3%	6,584	7.0%
Unclassified Establishments	6	4.1%	0	0.0%	67	4.1%	8	0.0%	205	4.6%	25	0.0%
Total	147	100.0%	2,054	100.0%	1,649	100.0%	34,061	100.0%	4,488	100.0%	93,402	100.0%

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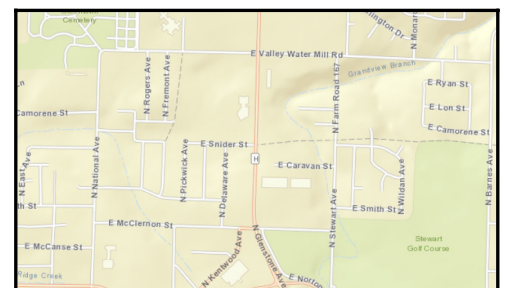
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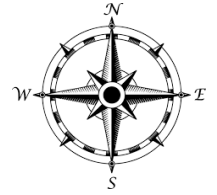
Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2018).

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