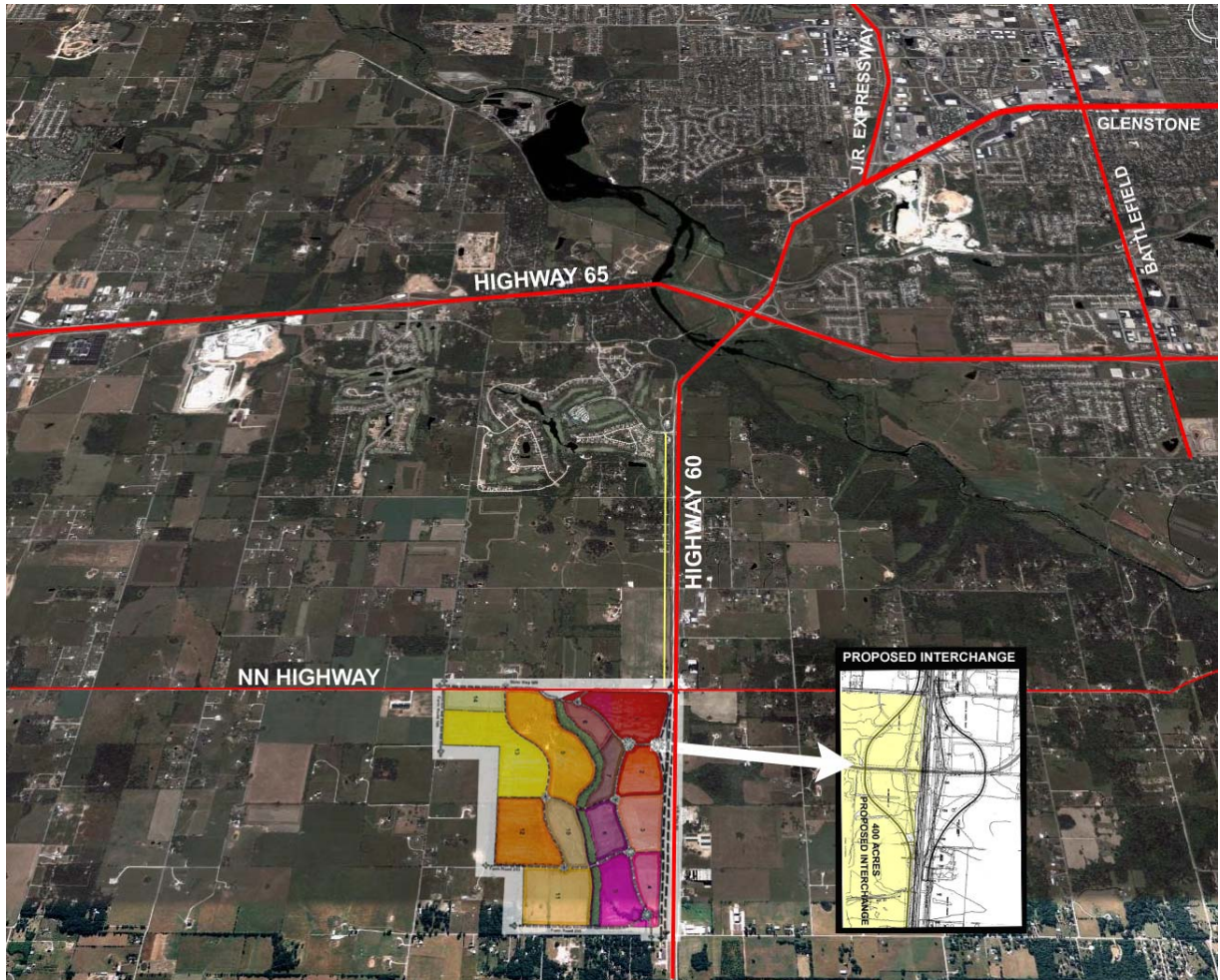


456 Acre Planned Development - TIF Available Future Highway Interchange Location US Highway 60, Springfield, Missouri



Mixed Use Planned Development with one mile of frontage on Highway 60 in Springfield, Missouri. Zoning supports over 200 acres of commercial use. TIF financing available for construction of new interchange.

- **Springfield MSA - 400,000**
- **3 Mile Average Household Income: \$120,328**
- **10 Mile Population: 226,300, Avg. HH Income: \$59,965, Median HH Income: \$43,101**
- **Highway 60 Traffic Count - 29,167 CPD**

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2225 S. Blackman Road
Springfield, MO 65809
417.881.0600 - phone
417.882.0541 - fax
rob@rbmurray.com

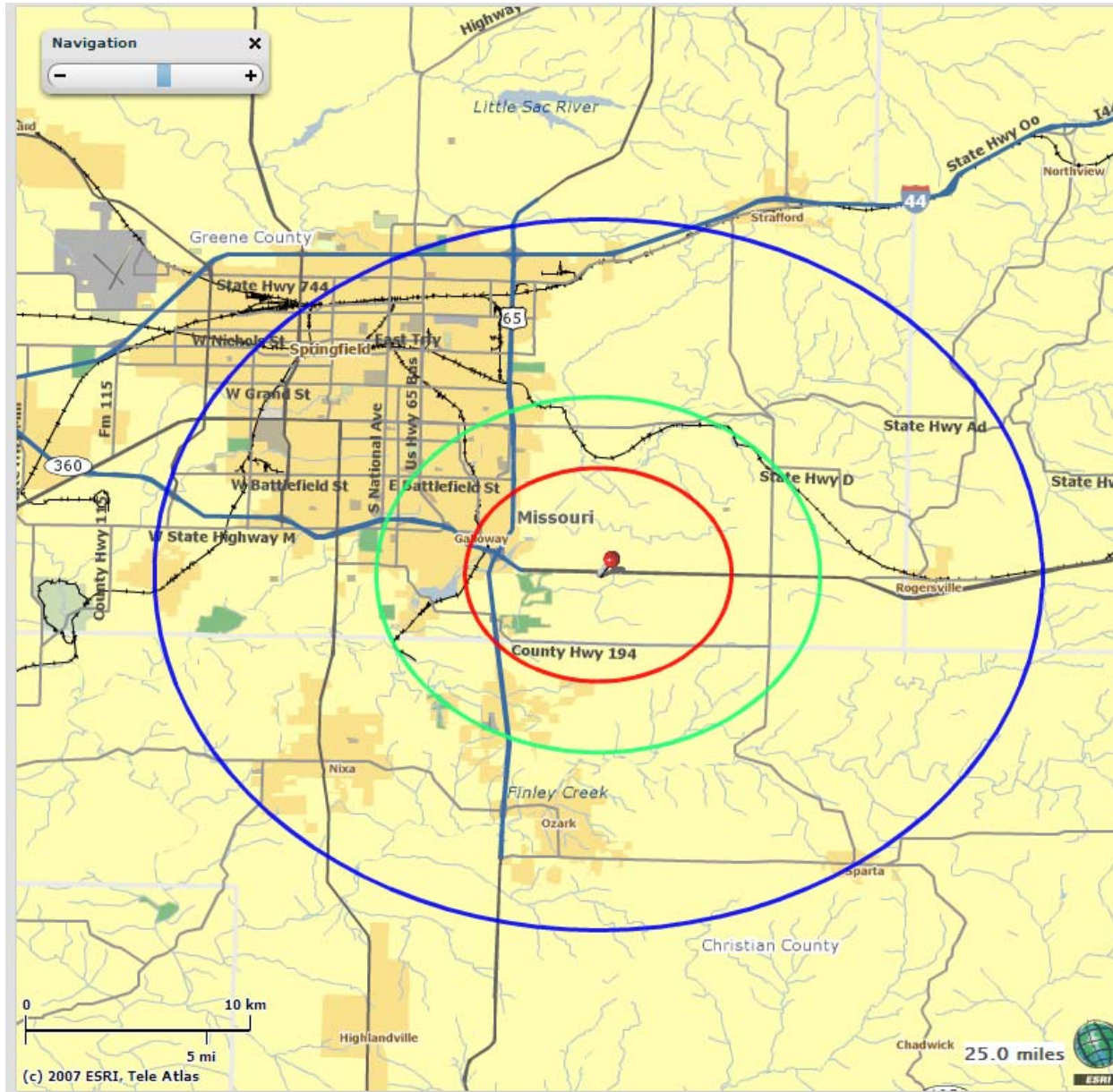
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DEVELOPMENT PLAN



PARCEL	DEVELOPMENT SUMMARY PROPOSED USE	AREA (ACRES)	DENSITY OR F.A.R.
1	HC – HIGHWAY COMMERCIAL	40	0.25 FAR
2	HC – HIGHWAY COMMERCIAL	24	0.25 FAR
3	HC – HIGHWAY COMMERCIAL	26	0.25 FAR
4	HC – HIGHWAY COMMERCIAL	18	0.25 FAR
5	R-HD HIGH DENSITY MULTI-FAMILY RES. 0-1 OFFICE DISTRICT	38	15 U/A 0.25 FAR
6	GR – GENERAL RETAIL R-TH TOWNHOUSE RESIDENTIAL RESIDENTIAL OVER RETAIL OFFICE OVER RETAIL	25	0.25 FAR 10 U/A 1.0 FAR 1.0 FAR
7	GR – GENERAL RETAIL R-HD HIGH DENSITY MULTI-FAMILY RES. RESIDENTIAL OVER RETAIL OFFICE OVER RETAIL	20	0.25 FAR 15 U/A 1.0 FAR 1.0 FAR
8	GR – GENERAL RETAIL R-HD HIGH DENSITY MULTI-FAMILY RES. RESIDENTIAL OVER RETAIL OFFICE OVER RETAIL	20	0.25 FAR 15 U/A 1.0 FAR 1.0 FAR
9	R-SF SINGLE-FAMILY RESIDENTIAL	58	6 U/A
10	R-SF SINGLE-FAMILY RESIDENTIAL	22	6 U/A
11	R-SF SINGLE-FAMILY RESIDENTIAL	46	3.5 U/A
12	R-SF SINGLE-FAMILY RESIDENTIAL	45	3.5 U/A
13	R-SF SINGLE-FAMILY RESIDENTIAL	58	3.5 U/A
14	LB LIMITED BUSINESS (NEIGHBORHOOD COM.)	16	0.25 FAR
TOTAL		456 AC.	

* F.A.R = FLOOR AREA RATIO
U/A = UNITS PER ACRE



Year 2006		<u>3 Mile</u>	<u>5 Mile</u>	<u>15 Mile</u>
Population		2,906.00	9,498.00	279,523.00
Median Age		43.9	41.8	34.9
Avg. HH Size		2.53	2.35	2.29
Median HH Income	\$	76,391	\$ 58,593	\$ 43,101
Avg. HH Income	\$	120,328	\$ 88,803	\$ 59,965

****Springfield Cost of Living Index - 89.4%**