



INSIDE SPRINGFIELD

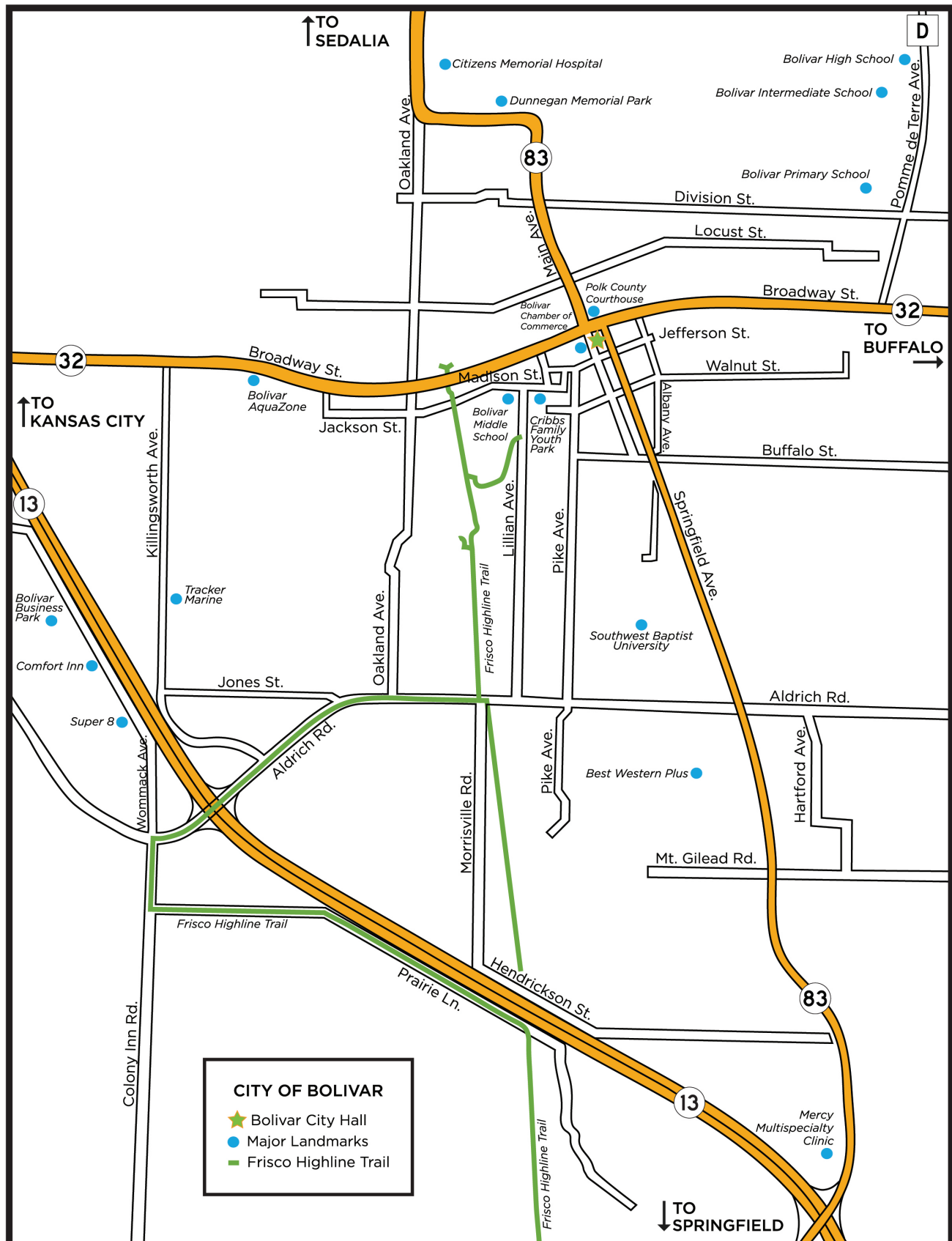
City of Bolivar Overview

SPRINGFIELD
MISSOURI

REGIONAL • ECONOMIC • PARTNERSHIP

springfieldregion.com

COMMUNITY MAP



BOLIVAR, MISSOURI DATA



11,038

City limits population for
the City of Bolivar
U.S. Census Bureau, July 2018

3.2%

Current unemployment
rate for Polk County
*U.S. Bureau of Labor Statistics,
October 2019*

236,207

Current total workforce in
the Springfield MSA
*USDC Bureau of Labor Statistics,
October 2019*

EDUCATIONAL DATA

2,823

Bolivar Public Schools Enrollment

92%

Bolivar Public Schools Graduation Rate

1,379

Total undergraduate enrollment at
Southwest Baptist University (SBU)

693

Total graduate enrollment at SBU
Bolivar campus only

100%

Bolivar Technical College NCLEX pass
rate for nursing students

TOP EMPLOYERS

CITY OF BOLIVAR EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
Citizens Memorial Healthcare	2,089
Bolivar R-1 School System	350
Southwest Baptist University	345
Walmart	325
Duck Creek Technologies	200
Tracker / White River Marine	190
City of Bolivar	163
Woods Supermarket	129
Polk County	82
Southwest Electric Coop	80

AVAILABLE SITES

BOLIVAR BUSINESS PARK

1700 S. Wommack Ave.

SIZE: +/- 70 acres

PURCHASE RATE: \$25,000 per acre



NOTES: Shovel-ready, Missouri Certified Site with 70 +/- acres available for industrial use | Located in an Enhanced Enterprise Zone for qualifying companies and within Polk County's Opportunity Zone | Site is located in close proximity and easy access to Missouri Highway 13 and within 30 miles of Springfield and Interstate 44 | Bolivar is part of the Springfield Metropolitan Statistical Area

CONTACT: Gail Noggle, Executive Director at Economic Development Alliance | 417.328.5811



FORMER POLK COUNTY BANK

101 S. Main Ave.

SIZE: 16,000 sq. ft.

PURCHASE RATE: \$275,000

NOTES: Iconic building which was completely remodeled in the 1950s | Features 3 floors, 4 vaults, and 16,000 sq. ft. of commercial space | Located in downtown Bolivar, seated on the beautiful square since 1900

CONTACT: Davis Properties | 417.862.9100



FORMER TETERS WAREHOUSE

4830 S. 130TH Road, Bolivar MO 65613

SIZE: 101,250 sq. ft.

LEASE/PURCHASE RATE: \$2.85 NNN / \$2,400,000

NOTES: Building touts 18-foot eaves and columns every 25' and 100' | Sits on a 7.38-acre parcel with adjacent land up to 35 acres available for expansion | Features concrete floor with a wet sprinkler system and 14 dock doors | Easy access to Highway 13

CONTACT: Todd Chambers
Chambers Real Estate | 417-889-4444



REAL ESTATE REPORT

INDUSTRIAL REPORT

Submarket	Inventory (SF)	Total Available (SF)	Vacancy Rate (%)
Flex	49,945	4,125	8.3%
Warehouse	817,129	115,283	14.1%
TOTAL	867,074	119,408	12.7%

OFFICE REPORT

Class	Inventory (SF)	Total Available (SF)	Vacancy Rate (%)
A	24,000	0	0.0%
B	80,399	0	0.0%
C	98,015	0	0.0%
TOTAL	226,494	0	0.0%

RETAIL REPORT

Submarket	Inventory (SF)	Total Available (SF)	Vacancy Rate (%)
General Retail	935,196	30,206	2.1%
Neighborhood Center	137,874	52,211	33.2%
Strip Center	46,500	0	0.0%
TOTAL	1,119,570	82,417	5.8%

Site: CoStar, 3rd Quarter 2019



BOLIVAR AT-A-GLANCE



A. Southwest Baptist University
C. Douglas, Haun & Heidemann, P.C.
E. Bolivar High School Culinary Arts Program

B. The Ella Carothers Dunnegan Gallery of Art
D. Silo Ridge Golf & Country Club
F. Mercy Multispecialty Clinic

COMMUNITY CONTACT

Springfield's regional partners stand prepared to streamline your approach to business development. If you need assistance with customized training, utility rate comparisons, or tax credits and abatements, don't hesitate to contact the appropriate member of our team, listed below.



SPRINGFIELD AREA CHAMBER OF COMMERCE & SPRINGFIELD BUSINESS DEVELOPMENT CORPORATION

Danny Perches

Project Manager, Economic Development
202 S. John Q. Hammons Parkway
Springfield, Missouri 65806
417.862.5567 | danny@springfieldchamber.com



CITY OF BOLIVAR, MISSOURI & ECONOMIC DEVELOPMENT ALLIANCE

Gail Noggle

Director of Economic Development & Executive Director
345 S. Main Ave.
Bolivar, Missouri 65613
417.328.5811 | gnoggle@bolivar.mo.us