



19,000 SQ. FT. COMMERCIAL LOT

726 E. LIBERTY STREET
MEXICO, MO 65265

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**Subject Property
726 E. Liberty St.**

S Walnut

Johnson St

E Holt St

Property Summary



OFFERING SUMMARY

Sale Price:	\$60,000
Lot Size:	19,000 SF
Zoning:	Commercial
Market:	Mexico
Price / SF:	\$3.16

PROPERTY OVERVIEW

19,000 Sq. Ft. Lot On Liberty in Mexico MO
For Sale at \$60,000
Zoned Commercial
For more information, please call the Listing Agent.

PROPERTY HIGHLIGHTS

- 19,000 Sq. Ft. Lot On Liberty in Mexico MO
- For Sale at \$60,000
- Zoned Commercial
- For more information, please call the Listing Agent.

726 E Liberty Map



Environmental Summary
726 E. Liberty, Mexico, MO (OSS No. 117)

Greenfield Environmental Multistate Trust LLC, not individually but solely in its representative capacity as Trustee of the Multistate Environmental Response Trust (the “Multistate Trust”), has been established pursuant to that certain Consent Decree and Environmental Settlement Agreement (the “Settlement Agreement”) entered in the U.S. Bankruptcy Court for the Southern District of New York in the matter of *In re: Tronox Incorporated, et al.*, Case No. 09-10156 (ALG), and that certain Environmental Response Trust Agreement (the “Multistate Trust Agreement”; together with the Settlement Agreement, the “Tronox Bankruptcy Agreements”) entered into pursuant to the Settlement Agreement on February 14, 2011. Pursuant to the Tronox Bankruptcy Agreements, the Multistate Trust acquired the property located at 726 E. Liberty, Mexico, MO (the “Property”).

This environmental summary (this “Summary”) with respect to the Property is provided for reference purposes only. The Multistate Trust makes no representations, warranties or guaranties whatsoever regarding the truth, accuracy, or completeness of the information contained in and/or attached to this Summary. Any recipient of this Summary agrees to rely solely and exclusively on its independent due diligence and investigations with respect to any decision it makes regarding the Property, and not on any information contained in and/or attached to this Summary. All express or implied warranties including, without limitation, warranties of merchantability or fitness for a particular purpose are hereby expressly disclaimed by the Multistate Trust.

Documents provided to the Multistate Trust by Tronox indicate the following:

Kerr-McGee purchased the Property, with an operating service station, in 1978. It appears that service station operations began about 15 years earlier. In July 1988, the City of Mexico encountered gasoline fumes in its sewer system and requested that Kerr-McGee complete a tank tightness test on its underground storage tanks (“USTs”) and associated dispenser piping. The results of that testing indicated that one or more of the three USTs and the dispenser piping were leaking. The service station operations were then closed in August 1988.

In October 1988, Kerr-McGee had **all three USTs and the dispenser piping removed.**

In early 1994, Kerr-McGee’s consultant completed the preliminary environmental site characterization fieldwork. This work was documented and submitted as a final report to the Missouri Department of Natural Resources (“MDNR”) in July 1994. A more detailed and thorough Site Characterization Report was submitted to MDNR in November 1994, followed by a site characterization work plan submitted in April 1995. Following undocumented dialogue with MDNR, Kerr-McGee’s consultant submitted a Corrective Action Alternatives Report to MDNR in August 1995, recommending that a limited soil excavation be completed along with the installation of one groundwater monitoring well.

In March 1997, MDNR approved the 1995 alternatives report, which authorized Kerr-McGee to implement the soil excavation remedial action. Prior to that work beginning, Kerr-McGee removed all remaining buildings and structures on the Property in November 1997. The limited excavation proceeded and in February 1998, Kerr-McGee submitted the soil excavation report. 200 cubic yards of soil were excavated. MDNR considered the excavation scope insufficient following its review of the report and required that further excavation be completed.

Through November 1998, Kerr-McGee and MDNR agreed on the scope of the additional excavation work and the installation of four more monitoring wells. The remedial report was submitted to MDNR in September 1999, documenting the excavation of 800 cubic yards of soil and the installation of the four monitoring wells. MDNR completed its review of the remedial report in October 1999, agreeing that the soil excavation requirements had been met and that the remaining contamination was only in groundwater. Quarterly groundwater monitoring was required by MDNR.

In May 2001, MDNR expressed concern that groundwater quality was not improving and required that a groundwater remediation work plan be prepared. Kerr-McGee submitted a proposed workplan in June 2001 recommending that an oxygen releasing compound be injected into the wells to promote bacterial growth and enhance natural attenuation. This workplan was not implemented. Quarterly groundwater monitoring continued.

The next year, in May 2002, Kerr-McGee submitted another groundwater remediation workplan recommending that vacuum extraction of the contaminated groundwater be considered. This work was documented by Kerr-McGee's consultant and submitted to MDNR in February 2003, following continued quarterly groundwater monitoring. MDNR indicated in March 2003 that further groundwater monitoring was not required, but that contaminant concentrations were still too high to issue regulatory closure. In April 2004, MDNR requested that Kerr-McGee prepare a Missouri Risk Based Cleanup Action ("MRBCA") workplan. Kerr-McGee submitted the MRBCA workplan later that month, which MDNR approved. Kerr-McGee's consultant completed and submitted the MRBCA report to MDNR in January 2005.

MDNR issued a No Further Action letter (the "NFA") on May 5, 2005. The letter agreed with the findings of the MRBCA report, but noted that its determination was "based on the stipulated non-residential use of the property." In August 2005, Kerr-McGee submitted the monitoring well abandonment report, receiving MDNR's confirmation in September 2005.

While records provided by Tronox to the Multistate Trust indicate the progression of the above-described environmentally related events relative to the Property and include the NFA, they do not include copies of any of the above-referenced reports or workplans.

FILE COPY

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SEA

MAY 10 2005



Matt Blunt, Governor • Doyle Childers, Director

DEPARTMENT OF NATURAL RESOURCES

www.dnr.mo.gov

MAY 5 2005

Mr. Satya P. Sinha
Kerr-McGee Refining Corporation
Safety & Environmental Affair Division
MT-1903
P.O. Box 25861
Oklahoma City, OK 73125

No Further Remedial Action Letter

RE: Former Kerr-McGee Station #121-7528, 726 East Liberty Street, Mexico,
Audrain County, MO – ST0004462, R0004844

Dear Mr. Sinha:

Congratulations on the completion of this remediation project! We thank you for your efforts to responsibly address this petroleum release(s).

The Missouri Department of Natural Resources' Hazardous Waste Program, Tanks Section, has reviewed the Missouri Risk-Based Corrective Action report and supplements dated January 13, 2005, submitted by STS Consultants Ltd. for the above referenced facility. The report and the supplements were received on January 18, 2005, respectively. The report evaluates the risks to human health and the environment from one or more petroleum release(s) and summarizes corrective actions taken to address those risks.

Based upon a review of the site information and these reports, the department has determined that no further remedial action is required related to the chemicals of concern identified in the environmental site assessment reports. This determination is based on the stipulated non-residential use of the property.

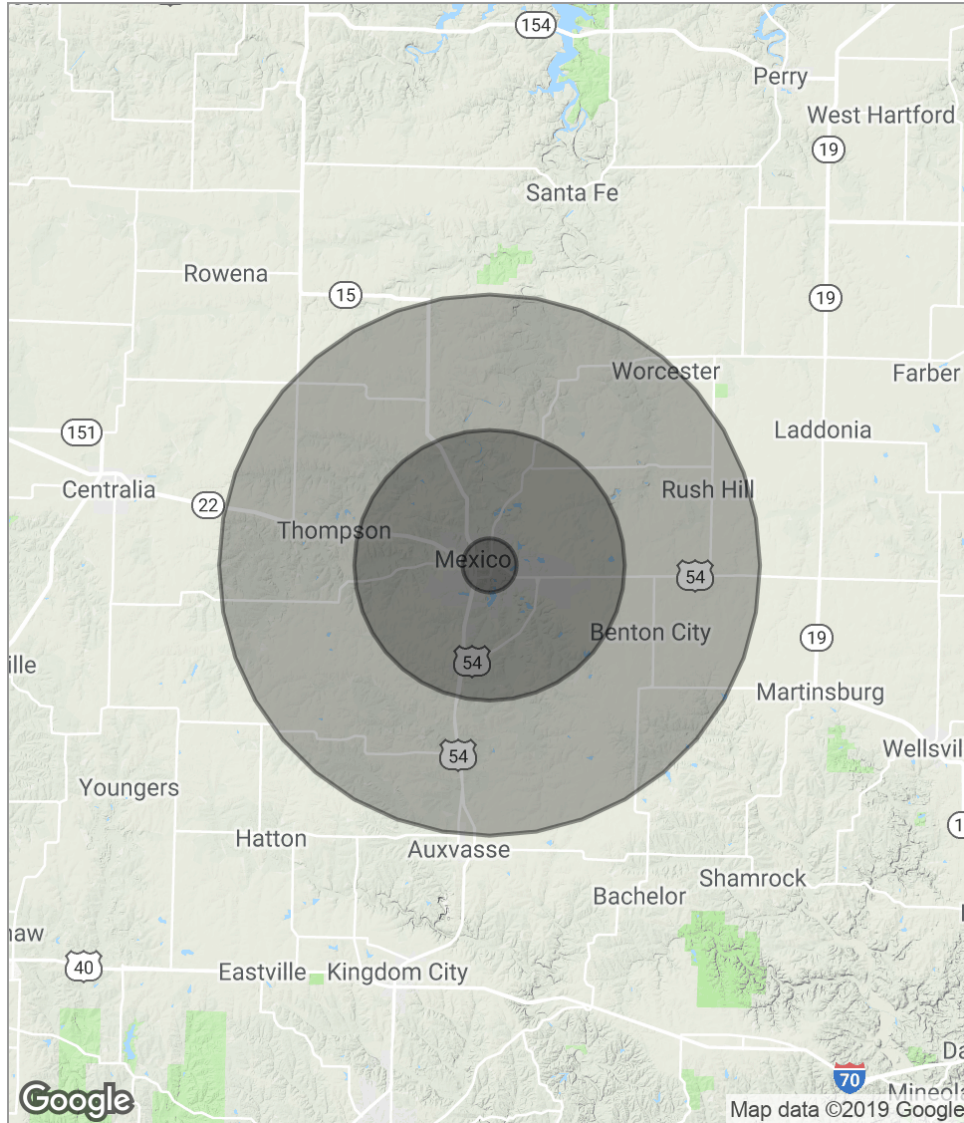
Please be aware that 10 CSR 20-10.068(3)(B) provides: *"if subsequent information becomes available to indicate that contamination may be present at the site at levels which may threaten human health or the environment, the department may require additional investigation or site characterization and/or corrective action."*

The permanent file for this site is maintained by the department's Hazardous Waste Program, 1738 East Elm Street, Jefferson City, Missouri 65101. To view this file or obtain copies, please contact Ms. Rhonda Loveall of our Records Center at (573) 751-3043.

Location Maps



Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	848	15,725	20,151
Median age	36.8	37.7	38.1
Median age [Male]	36.6	35.7	36.4
Median age [Female]	39.0	41.9	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	351	6,570	8,282
# of persons per HH	2.4	2.4	2.4
Average HH income	\$44,624	\$47,165	\$48,898
Average house value	\$94,821	\$104,110	\$106,928

* Demographic data derived from 2010 US Census

Core Covenants



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As members of the SVN Shared Value NetworkSM, we each commit to do the following:

- 1 **CREATE AMAZING VALUE WITH MY CLIENTS, COLLEAGUES AND COMMUNITY.**
- 2 **COOPERATE PROACTIVELY AND PLACE MY CLIENTS' BEST INTERESTS ABOVE MY OWN.**
- 3 **INCLUDE, RESPECT AND SUPPORT ALL MEMBERS OF COMMERCIAL REAL ESTATE INDUSTRY**
- 4 **HONOR MY COMMITMENTS.**
- 5 **PERSONIFY AND UPHOLD THE SVN® BRAND.**
- 6 **RESOLVE CONFLICTS QUICKLY, POSITIVELY AND EFFECTIVELY.**
- 7 **TAKE PERSONAL RESPONSIBILITY FOR ACHIEVING MY OWN POTENTIAL.**
- 8 **EXCEL IN MY MARKET AREA AND SPECIALTY.**
- 9 **FOCUS ON THE POSITIVE AND THE POSSIBLE.**
- 10 **NURTURE MY CAREER WHILE VALUING THE IMPORTANCE OF FAMILY, HEALTH AND COMMUNITY.**

Advisor Bio & Contact 1

MIKE FUSEK, CCIM

Senior Advisor



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PROFESSIONAL BACKGROUND

Mike Fusek, CCIM serves as a senior advisor for SVN Commercial specializing in the Springfield Missouri metro area. Fusek has 20+ years of experience in investment property analysis that enables him to help investors wisely choose the “right property” that will maximize return on investment, build wealth and protect their initial equity investment.

Prior to joining SVN Commercial, Fusek served as the principle and managing partner for the Pathway Properties Group, a commercial property investment and management group, where he was responsible for property analysis, acquisition and management of multi-family, office buildings, and retail shopping centers. While building the Pathway Properties Group, Fusek concurrently served as owner and president of The Saladmaster Healthy Cooking Centers focusing on the development, organization, retail and direct sales of the nutritional cooking centers.

Before entering the commercial real estate field as an advisor, Fusek was investing as a client of SVN Commercial. As an experienced investor, Fusek has an exceptional understanding of client’s needs. Fusek currently owns multi-family, retail, industrial/warehouse, and office properties throughout Missouri. His extraordinary understanding of marketing, client services and the commercial real estate industry led Fusek to pursue his passion as a real estate advisor.

Consistently ranked as a Top 4% National Advisor in SVN International – 2016, 2015, 2014, 2013, 2012, 2011, 2010 and 2009.

SVN has more than 1,000 National Advisors.

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.