



COMMERCIAL LAND FOR SALE

TWO TRACTS - COMMERCIAL LAND AT HWYS 60 & 39 | SOUTHWEST CORNER OF HWYS 60 & 39, AURORA, MO 65605

- For Sale Two Tracts - Tract A is 3.93 Acres; Tract B is 14.94 Acres (TRACT B is UNDER CONTRACT)
- TRACTS MAY BE COMBINED OR PURCHASED SEPARATELY
- Located at the southwest corner of Highway 60 and Highway 39
- Directly west of Walmart Superstore and directly south of Sutherland's Lumber
- Zoned C-3, which includes uses for C-0 - C-3 and R-1 - R-3

EST. 1909

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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$376,000 - \$637,823 or
\$1,013,823 combined

Lot Size: Tract A - 3.93 Acres
Tract B - 14.94 Acres (U/C)

Zoning: C-3 - City of Aurora

Cross Streets: Highway 60 and Highway 39

PROPERTY OVERVIEW

Located at the southwest corner of Highway 60 and Highway 39 intersection. Neighboring business are Walmart Supercenter; Sutherlands Lumber Company and Mayse Automotive.

PROPERTY HIGHLIGHTS

- Tract A (on the corner) is approximately 3.93 Acres and reduced to \$376,000
- Tract B is approximately 14.94 Acres and priced at \$637,823 (UNDER CONTRACT)
- Tracts may be combined or purchased separately
- Real Estate Taxes: \$1,515.44 on 14.94 acres (2019)
- Real Estate Taxes: \$1,010.11 on the 3.93 acres (2019)
- There is 1,161.8' frontage on Highway 160 and 511' on Highway 39
- Utilities: electric, water and sewer
- Zoned C-3 with the following abbreviated allowed uses: mobile home sales; billboard; retail stores; laundries employing more than 5 persons; manufacture of retail products sold upon the premises; automobile/light truck sales; radio/television broadcasting station; storage in bulk for household goods, clothing, drugs, glass, dry goods, furniture, etc.; hotels / motels; bottling operations; wholesale sales rooms/storage; gasoline filling stations; accessory wholesale & service uses; any retail uses as greenhouses, farm implement sales & service, bowling alley or recreation center, animal hospital, travel trailer camp, lumberyard, storage yard for heavy equipment, trucking operations and storage & sales of grain, feed or fuel

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Land Lots



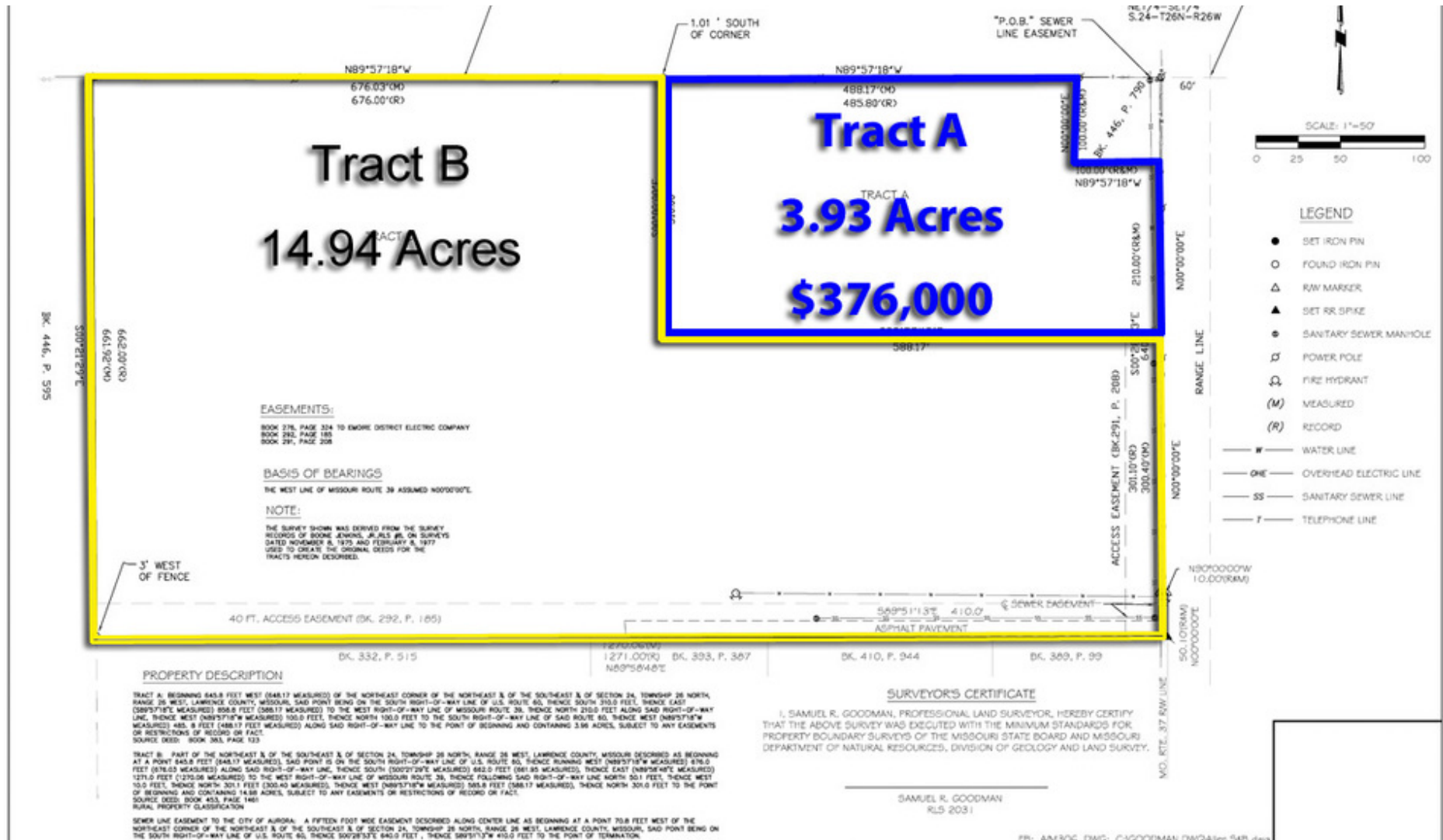
Lot #	Size (AC)	Price/Acre	Sale Price	Status	Description
Tract A	3.93	\$95,674	\$376,000	Available	Reduced Price. May be combined with the 14.94 acres or purchased separately.
Tract B	14.94	\$42,692	\$637,823	Pending	May be combined with the 3.93 Acres or purchased separately. (UNDER CONTRACT)

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LAND FOR SALE

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100 Years
SINCE 1909

Location Maps



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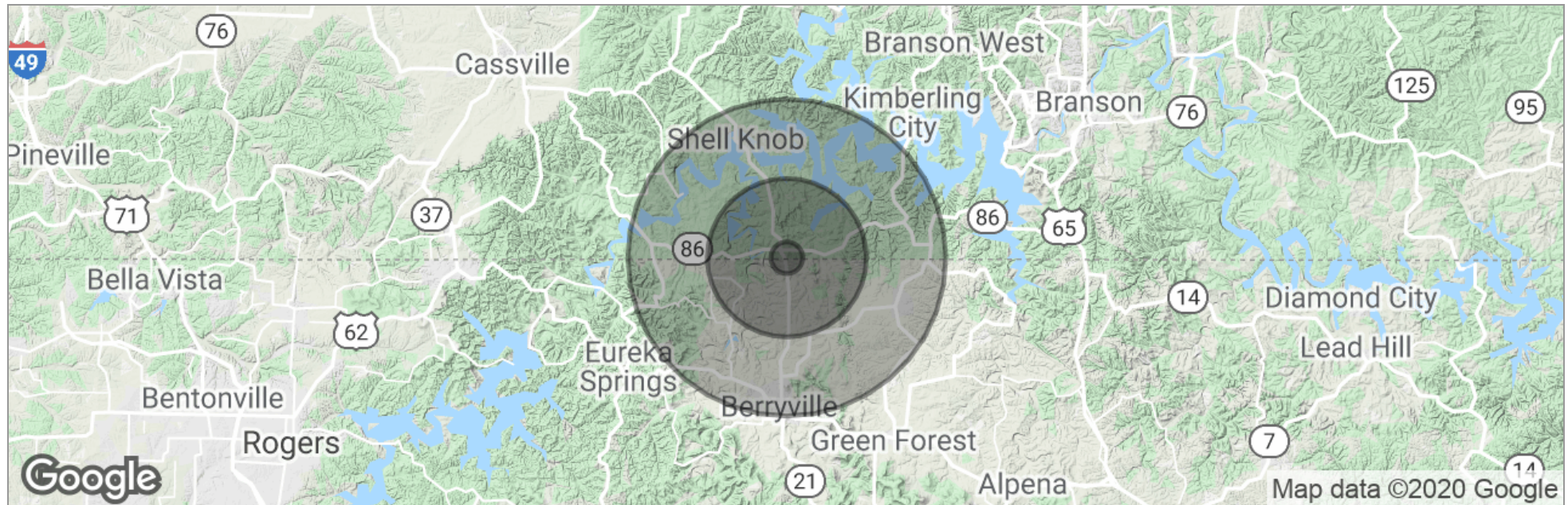
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	1,315	12,320	22,044
Population Density	419	157	70
Median Age	39.0	40.0	40.9
Median Age (Male)	39.4	40.2	40.1
Median Age (Female)	38.8	40.0	41.6
Total Households	532	4,995	8,905
# of Persons Per HH	2.5	2.5	2.5
Average HH Income	\$40,459	\$41,667	\$44,536
Average House Value	\$113,863	\$119,493	\$129,679

* Demographic data derived from 2010 US Census

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R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio & Contact 2

DAVID C. MURRAY, SIOR, CCIM
Chief Investment Officer

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Professional Background

David has over 30 years experience serving clients in the commercial real estate market. He graduated cum laude from Southwest Missouri State University in 1973, with a degree in Economics. Dave was one of the first Certified Commercial Investment Members (CCIM) in southwest Missouri.

In 1996, he was invited to become a member of the Society of Industrial and Office Realtors (SIOR), making him the first member of both the CCIM and SIOR organizations in Southwest Missouri. As an active member in Springfield's business community, Dave presently serves on the real estate advisory committee for the Community Foundation of the Ozarks where he serves as an advisor for real estate issues. Recently, he served as a panelist for the Chamber of Commerce Economic Conference and the Ozarks Regional Economic Partnership, serving a 10 county trade area.

Currently, Dave serves on the Advisory Board of Directors for Commerce Bank of Springfield. Previously he has served on the board of directors at Mercantile/US Bank where he chaired the Executive Loan, Trust and Audit committees. Dave was a director of Hickory Hills Country Club and served as a division chairman for the United Way. He was also a member of the task force that rezoned the City of Springfield and was a member of the Vision 20/20 Program.

Memberships & Affiliations

Certified Commercial Investment Members (CCIM); Society of Industrial and Office Realtors (SIOR)

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Advisor Bio & Contact 3

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM

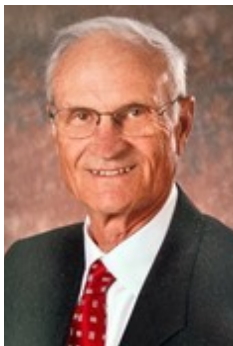
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Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
Chief Financial Officer

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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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