

National Avenue Frontage For Sale | 4835 S National Ave, Springfield, MO 65810

LAND FOR SALE

- Available immediately 2.607 Acres with National Avenue frontage
- **Please note, when purchasing Lot 1, 2.607 acres, it will include Lot 2, 1.03 Acres± at no charge.
- East of southeast of Twin Oaks Country Club
- Three miles south of Cox Regional Health Center
- PD-352, which allows for nursing homes, churches and government/civic buildings, offices - general and medical, and retail uses

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2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

EST. 1909

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Executive Summary



PROPERTY SUMMARY

Sale Price:	\$1,703,085.00
Lot Size:	2.61 Acres
APN #:	1813401226
Zoning:	PD 352
Market:	SE Springfield
Cross Streets:	Weaver Road

PROPERTY OVERVIEW

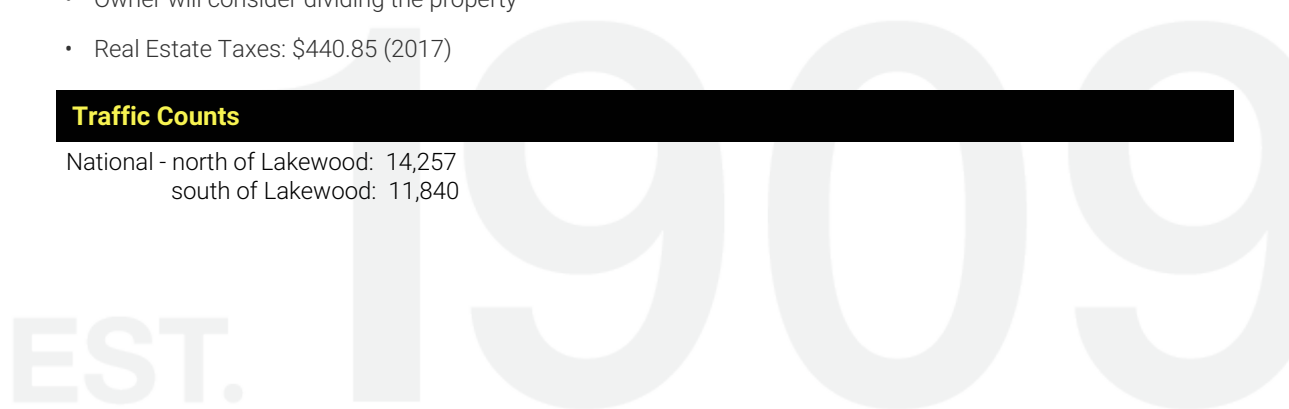
The 2.607 Acres For Sale at \$15.00 PSF located at South National at Weaver Rd & Lakewood Springfield, Missouri mixed use - retail/office. The property is zoned PD-352, which allows for nursing homes, churches and government/civic buildings, offices - general and medical, and retail uses. **Please note, when purchasing Lot 1, 2.607 acres, it will include Lot 2, 1.03 Acres at no charge.

PROPERTY HIGHLIGHTS

- Available for sale @ \$15.00 PSF or \$1,703,085.00
- Property size: 2.607 Acres / 113,539 SF
- **Please note, when purchasing Lot 1, 2.607 acres, it will include Lot 2, 1.03 Acres at no charge.
- Located within 3 minutes of Cox Regional Health Center and along Medical Mile
- Ideal location for retail, general office, medical office and/or medical support
- The property has all utilities and detention is off-site
- South National Frontage
- Owner will consider dividing the property
- Real Estate Taxes: \$440.85 (2017)

Traffic Counts

National - north of Lakewood: 14,257
 south of Lakewood: 11,840



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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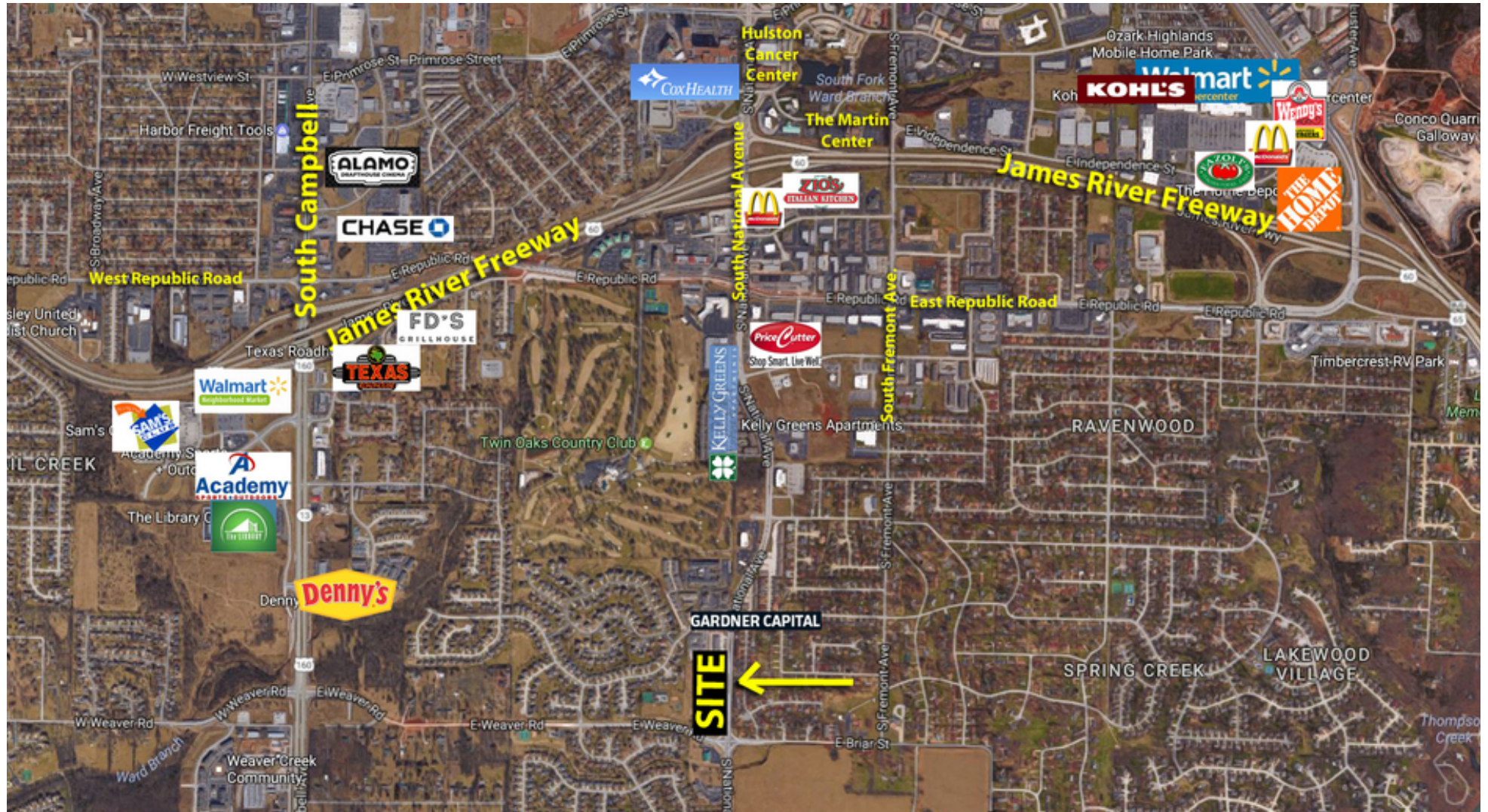
LAND FOR SALE

NATIONAL AVENUE FRONTAGE FOR SALE

4835 S NATIONAL AVE, SPRINGFIELD, MO 65810



Aerial

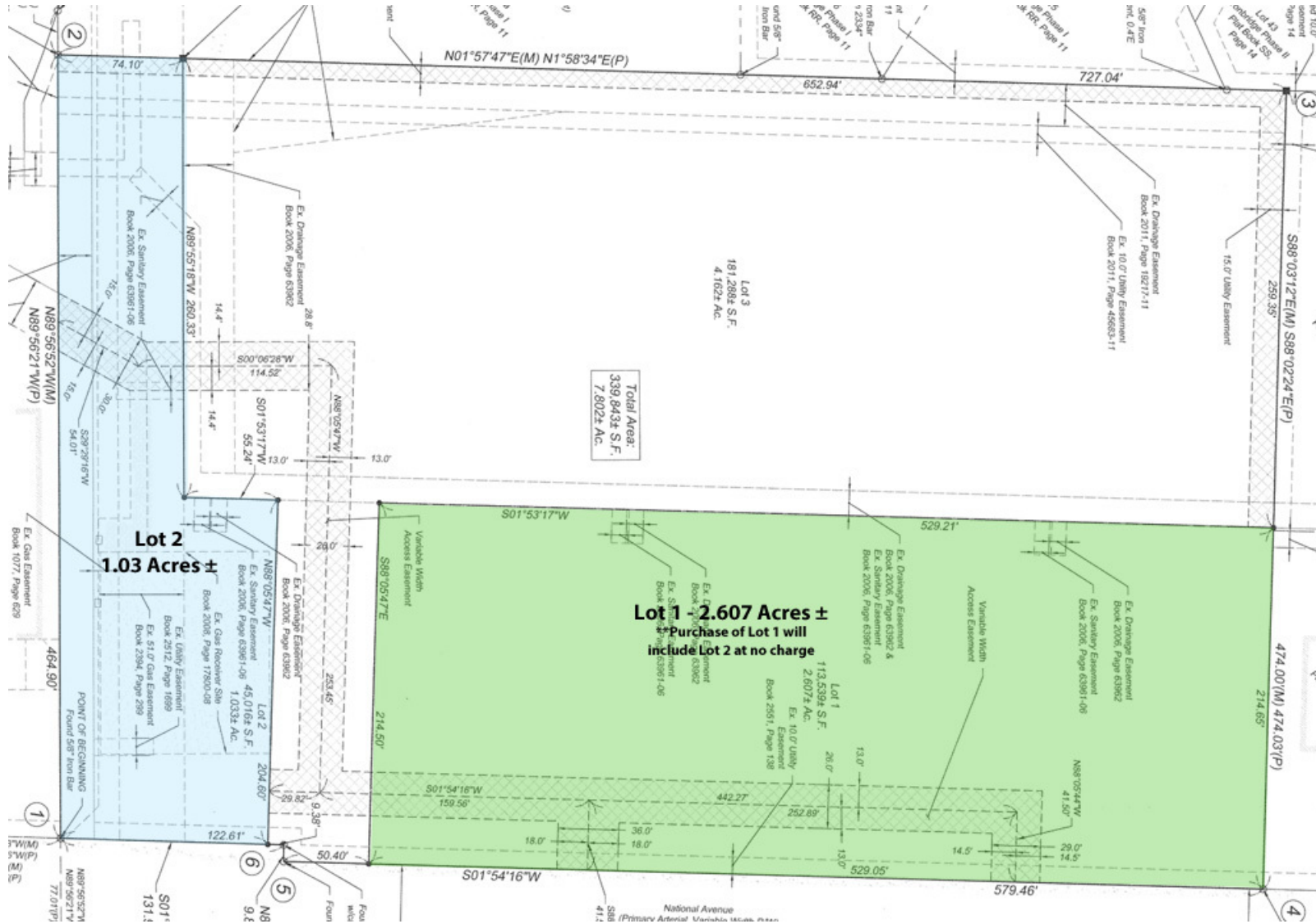


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Final Plat - properties outlined

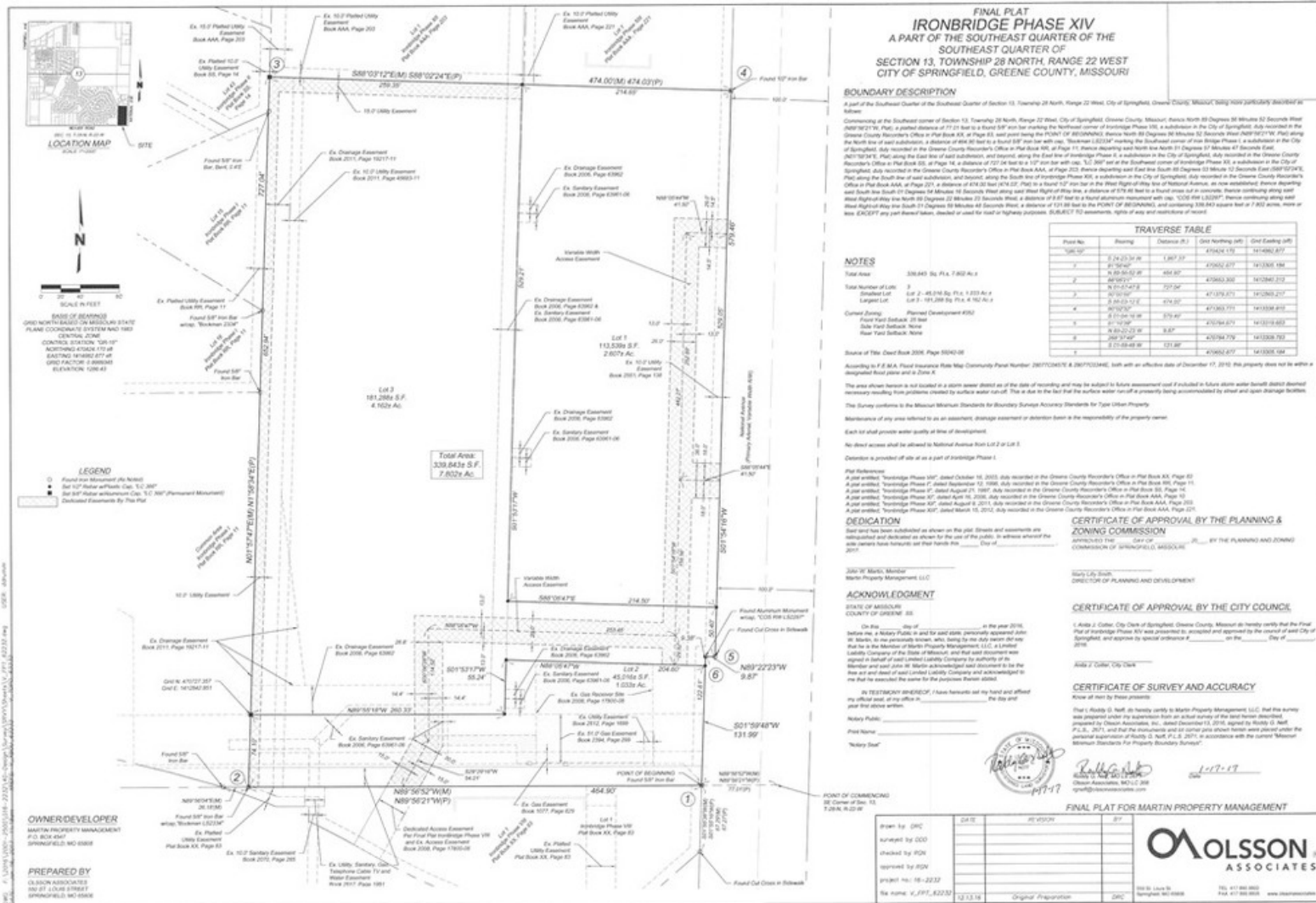


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Final Plat



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Location Maps



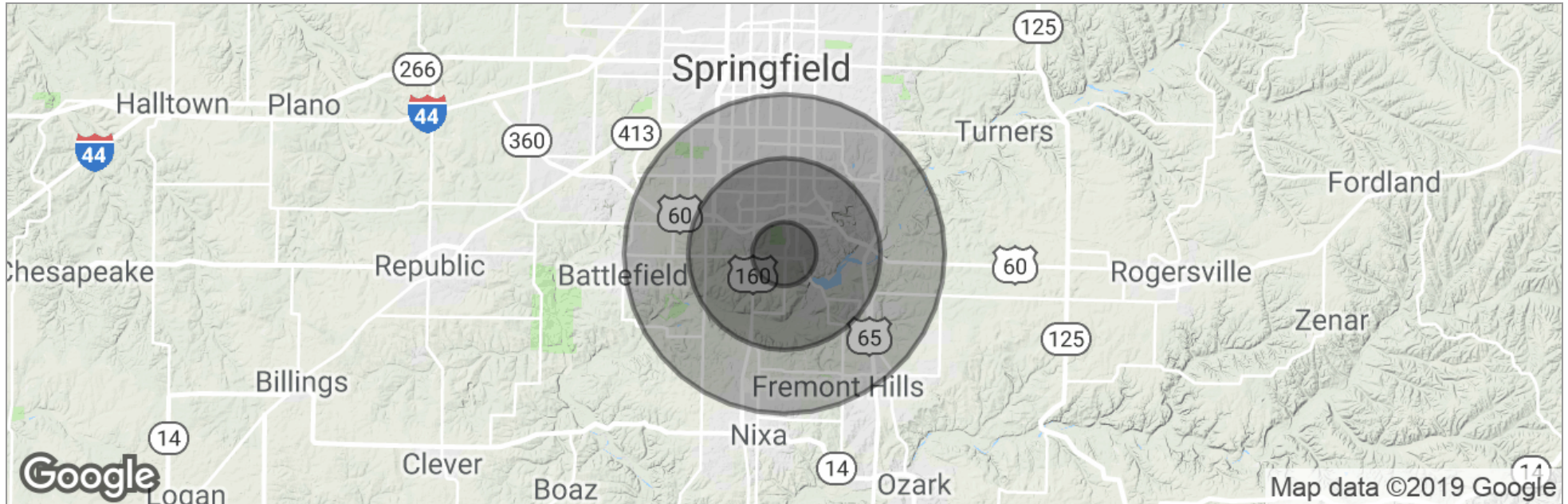
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,516	47,079	124,425
Population Density	1,756	1,665	1,584
Median Age	39.6	41.8	38.3
Median Age (Male)	38.5	39.7	36.4
Median Age (Female)	43.3	43.6	39.9
Total Households	2,673	22,202	56,477
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$61,619	\$62,288	\$59,615
Average House Value	\$196,773	\$192,816	\$196,987

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 2

ROSS MURRAY, SIOR, CCIM
Vice President



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 Springfield, MO 65809

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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sales /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

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

Advisor Bio & Contact 3

DAVID C. MURRAY, SIOR, CCIM
President



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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

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COMMERCIAL & INDUSTRIAL REAL ESTATE

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.

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Society of Industrial and Office Realtors (SIOR)

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