



LAND FOR SALE

2828 N NEERGARD AVE - INDUSTRIAL LAND 2.32 ACRES | 2828 N NEERGARD AVE, SPRINGFIELD, MO 65803

- One Tract: 2.32 Acres / 101,059 SF
- Zoned: GM - General Manufacturing

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$227,383
Lot Size:	2.32 Acres
APN #:	1204205008
Zoning:	GM
Market:	NE Springfield
Cross Streets:	Oak Grove

PROPERTY OVERVIEW

This industrial tract is available immediately in the Northview Industrial Park in Northeast Springfield. It has all utilities and is zoned GM - general manufacturing.

PROPERTY HIGHLIGHTS

- Available for sale @ \$227,383 or \$2.25 PSF
- The property has all utilities
- Zoned: GM - General Manufacturing
- Real estate taxes: \$4,641 (2019)
- SpringNet offers Ethernet and IP broadband services over its fiber optic network and SpringNet serves both sides of this lot, as well as across the street.



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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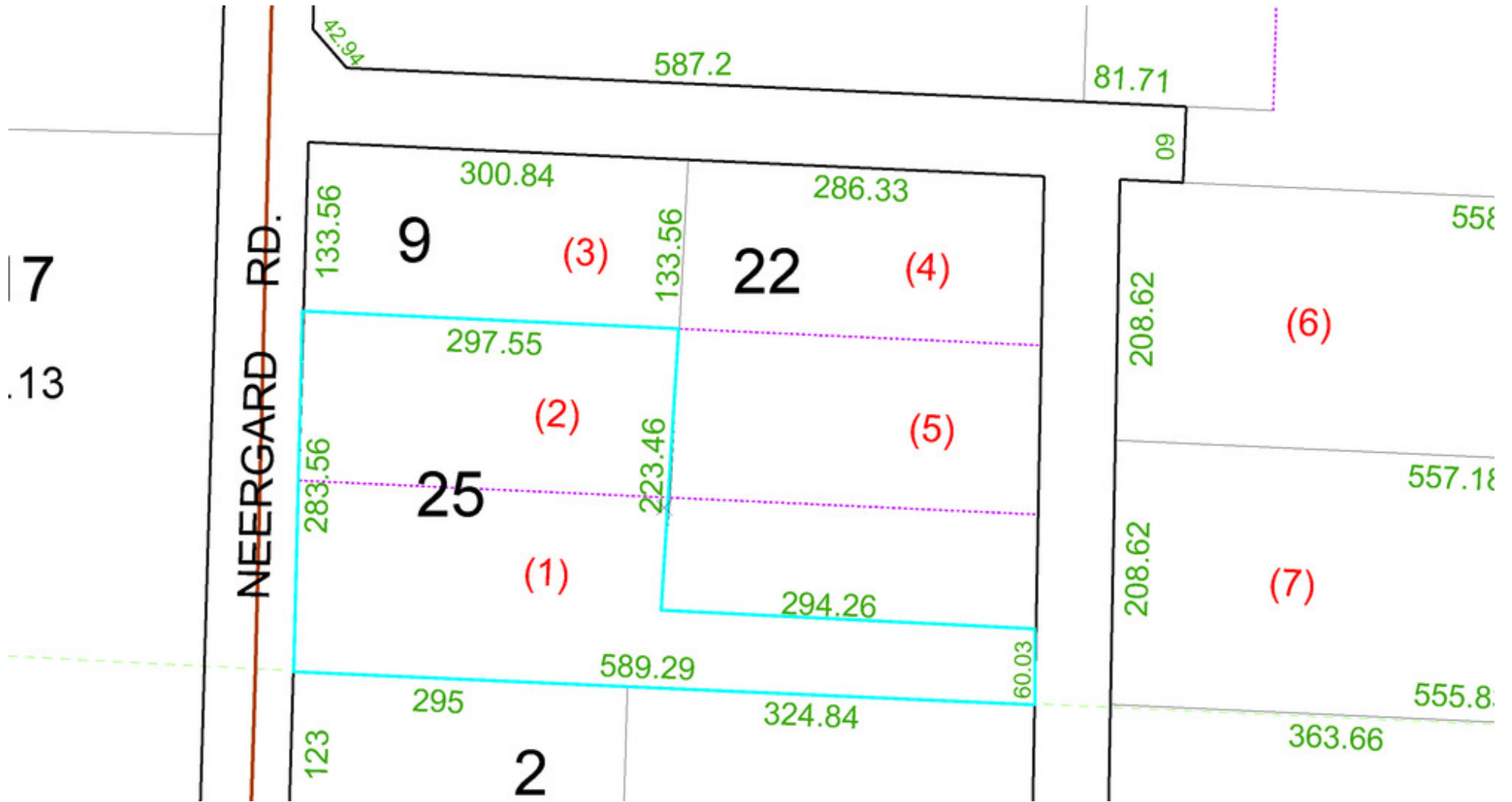
Aerial



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Plat

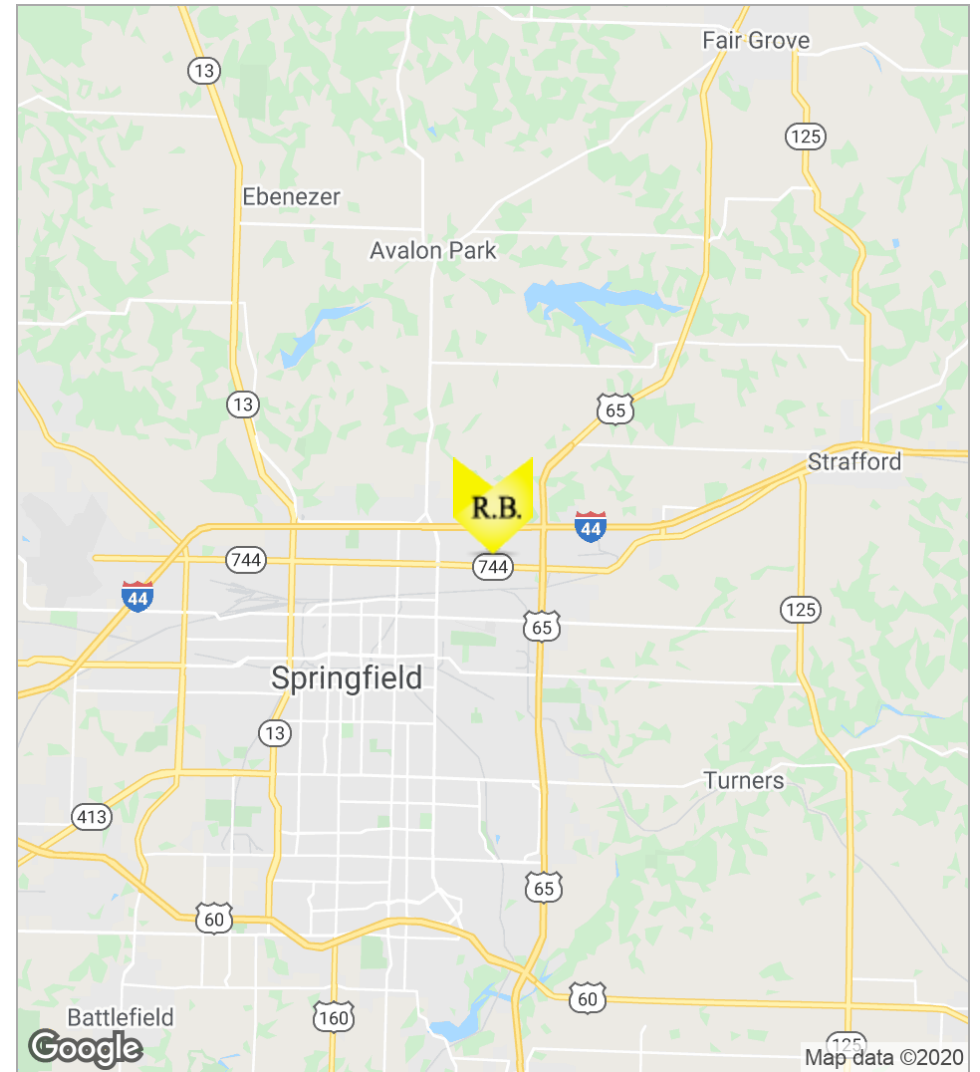


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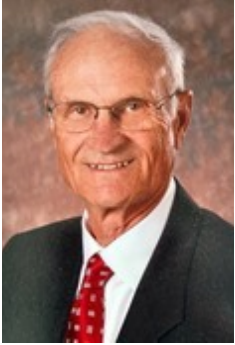
Location Maps



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Advisor Bio & Contact 1

ROBERT MURRAY, JR., SIOR
Chief Financial Officer

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.848.0611
bob@rbmurray.com
MO #1999022566

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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