



LAND FOR SALE

RETAIL LOT FOR SALE | LOT 2 WESTGATE SUBDIVISION, WAYNESVILLE, MO 65583

- Retail lot located just north of I-44
- Surrounded by local and national retailers
- I-44 Frontage
- Located near Fort Leonard Wood

EST. 1909

2225 S. Blackman Road
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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



PROPERTY SUMMARY

Sale Price:	\$559,310
Taxes:	\$4,833.55 (2019)
Lot Size:	1.07 Acres
Zoning:	C-1 Commercial

PROPERTY OVERVIEW

Retail lot now available for sale in Waynesville, Missouri. Surrounded by local and national retailers, the property has high visibility and easy highway access. Located just north of I-44, this lot is only minutes from St. Robert and Fort Leonard Wood. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Easy highway access
- Surrounded by local and national retailers
- All utilities available
- I-44 Frontage
- Near Fort Leonard Wood

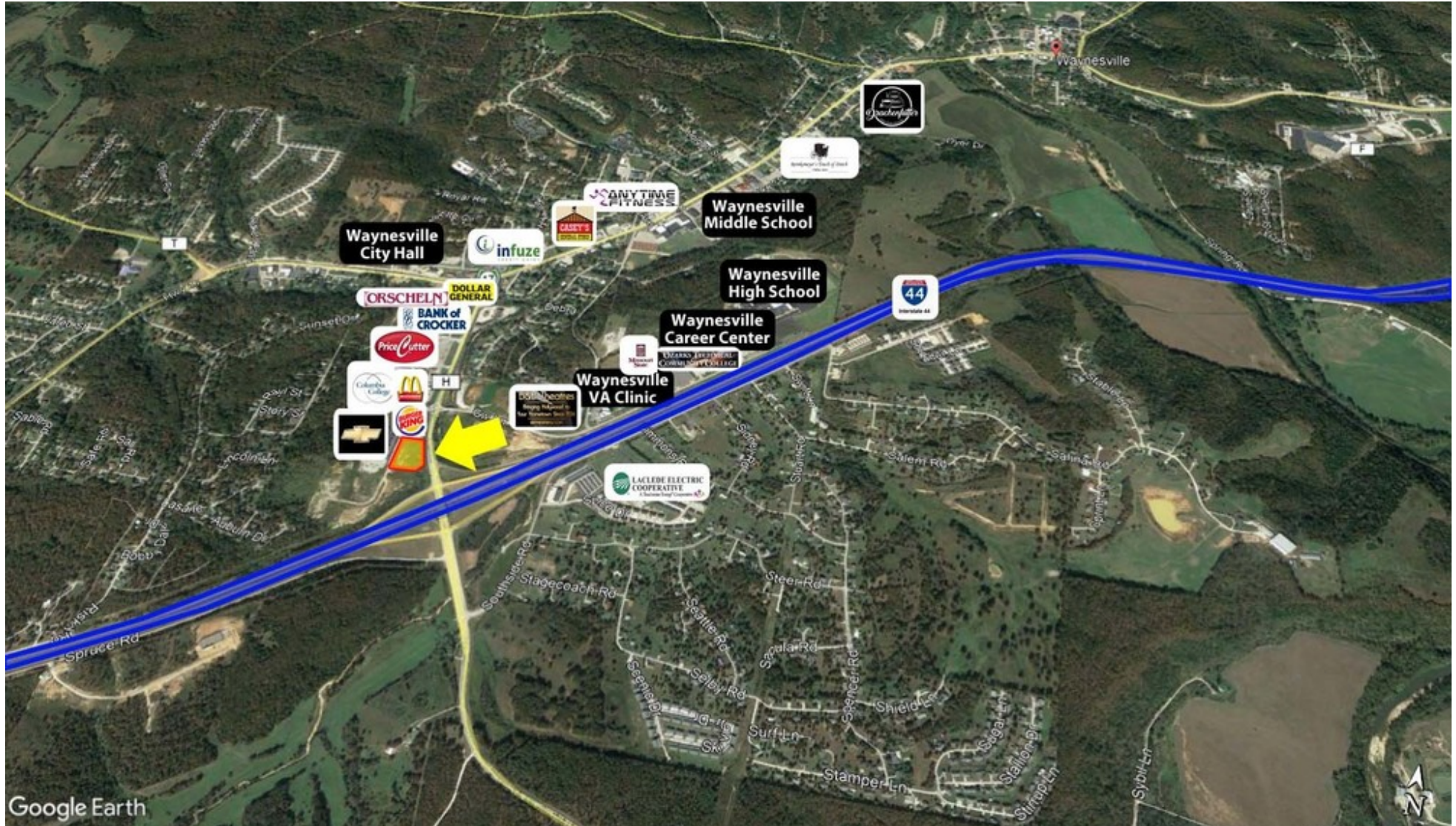
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Additional Photos



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Additional Photos

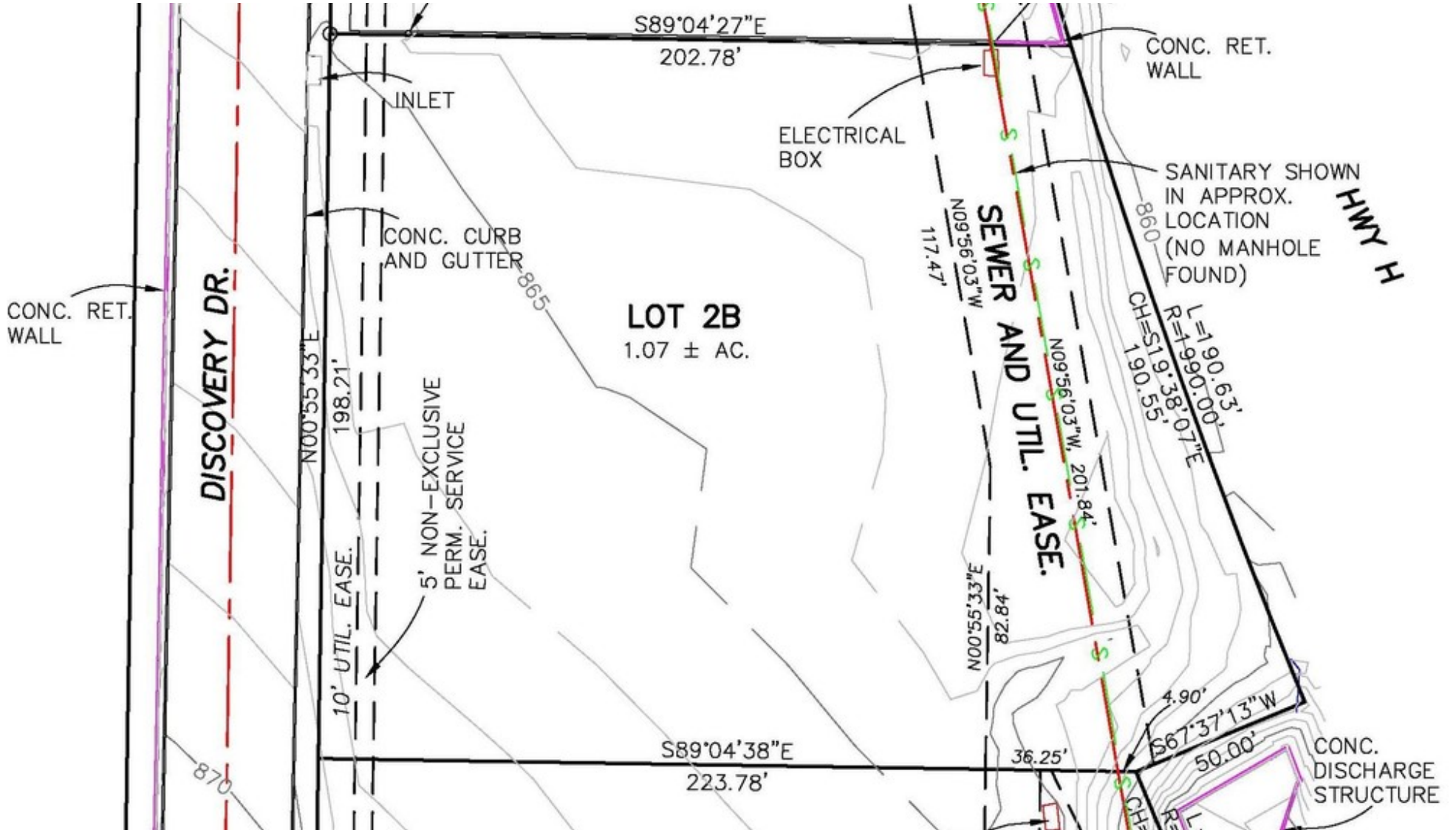


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Survey

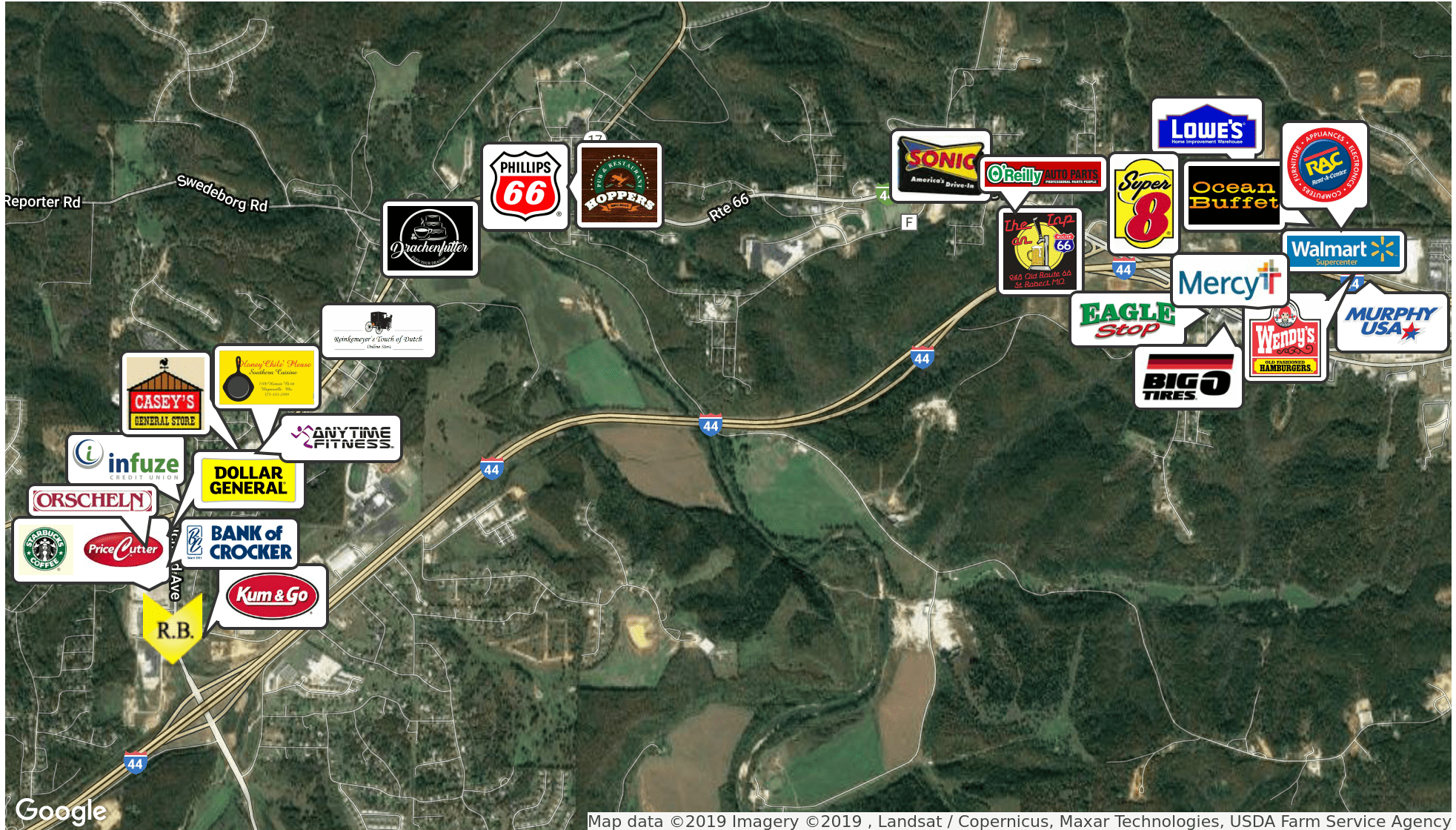


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Retailer Map



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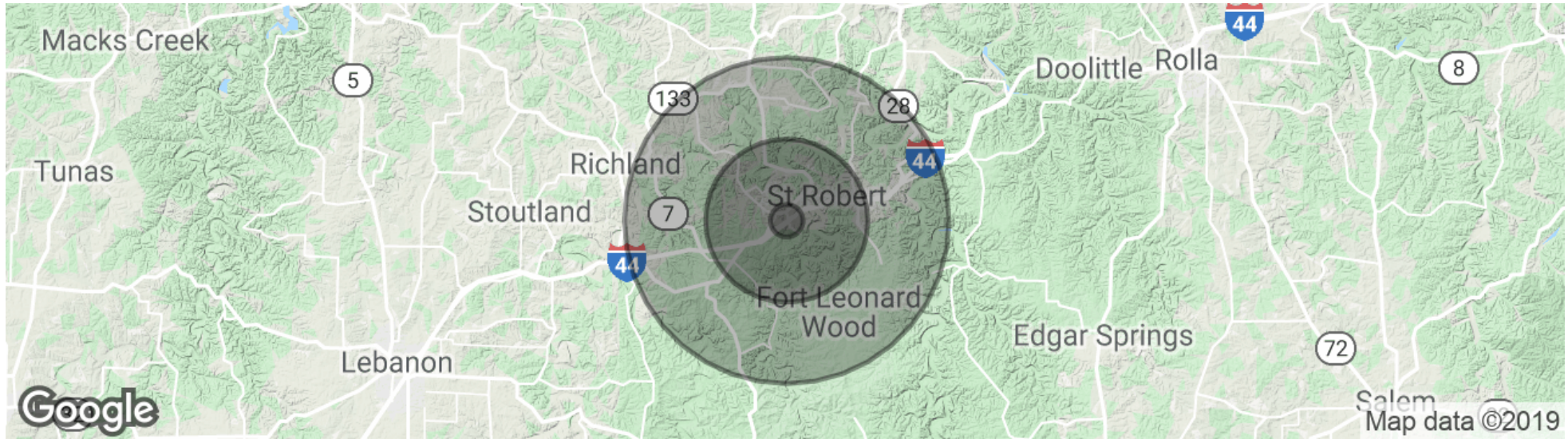
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	601	14,033	43,338
Median age	33.4	32.1	29.3
Median age (Male)	32.4	31.1	28.5
Median age (Female)	34.8	33.4	29.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	233	5,164	13,076
# of persons per HH	2.6	2.7	3.3
Average HH income	\$56,507	\$55,779	\$52,229
Average house value		\$146,076	\$141,938

* Demographic data derived from 2010 US Census

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President

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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)