



LAND FOR SALE

ADDITIONAL INDUSTRIAL LAND, 1.75 ACRES | EAST PYTHIAN, SPRINGFIELD, MO 65802

- Available as stand-alone; 1.75 Acres at \$250,000
- Zoned GM - General Manufacturing
- Can be purchased at a discount if purchased with 836 N. Glenstone

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY OVERVIEW

This 1.75 Acres is a stand-alone lot for \$250,000. This lot may also be included in the sale of the building at 836 N. Glenstone. The price of this lot with the building at 836 N. Glenstone is \$3,425,000 (10% discount on this additional land)

PROPERTY HIGHLIGHTS

- Available immediately at \$250,000
- Approximately 1.75 Acres zoned GM - General Manufacturing
- All utilities available
- This lot fronts East Pythian and is just east of Mid Missouri Bank
- May be purchased in combination with 836 N. Glenstone with a 10% discount on this additional land
- Real Estate Taxes: \$3,208.12 (2018)

PROPERTY SUMMARY

Sale Price: \$250,000

Lot Size: 1.75 Acres

APN #: 881217302003

Zoning: GM - General Manufacturing

Cross Streets: Glenstone



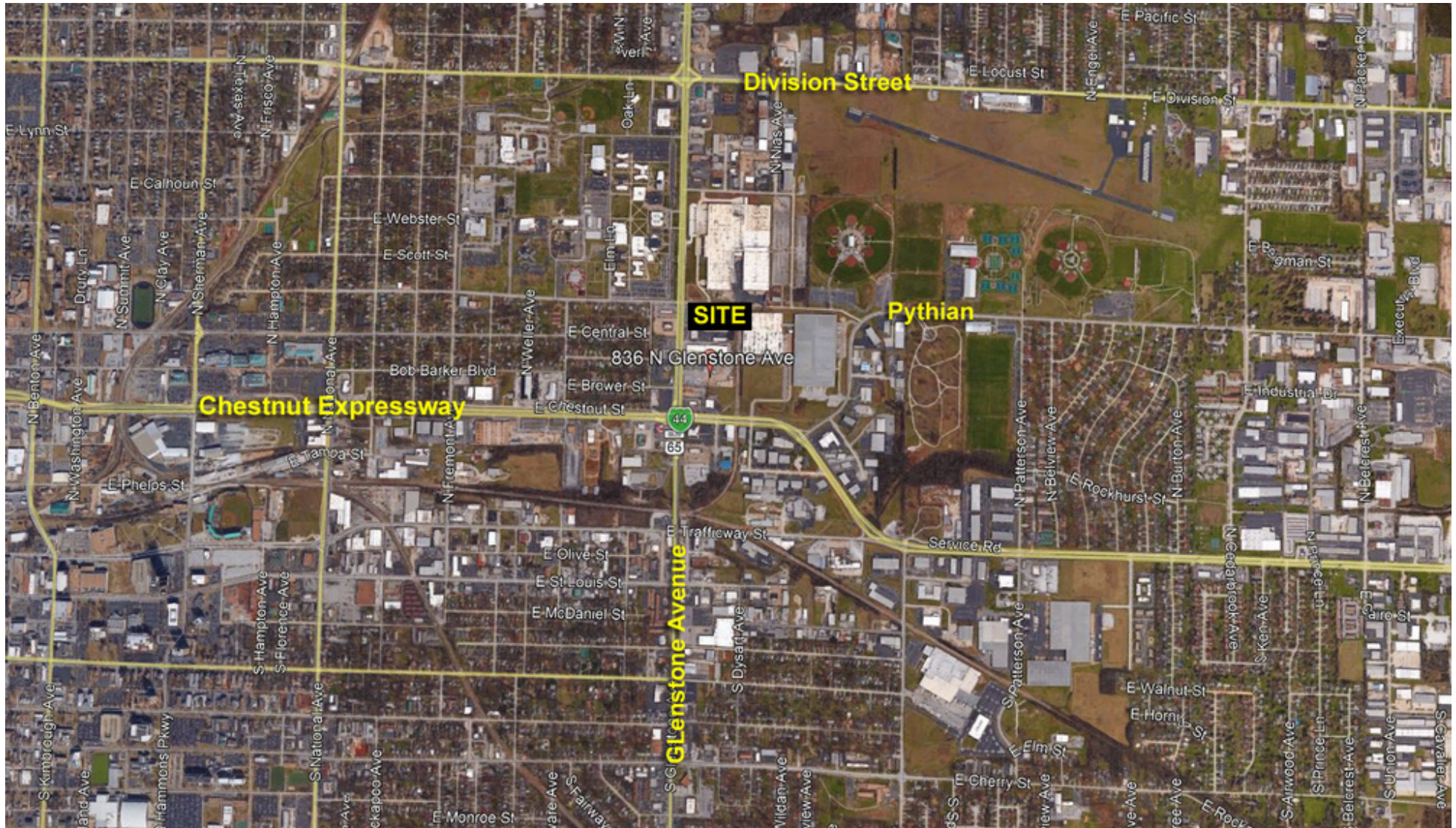
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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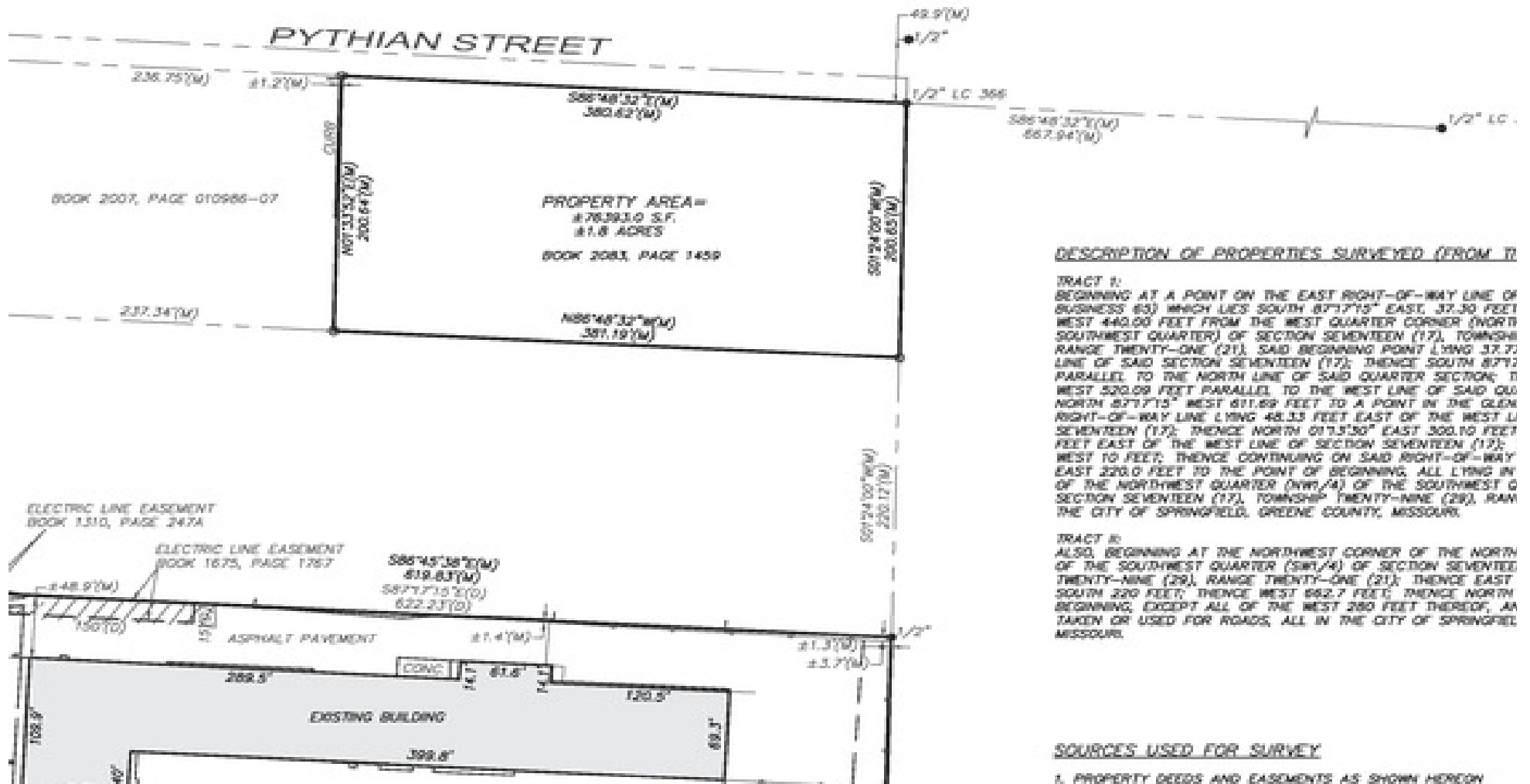
Additional Photos



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Survey



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Location Maps



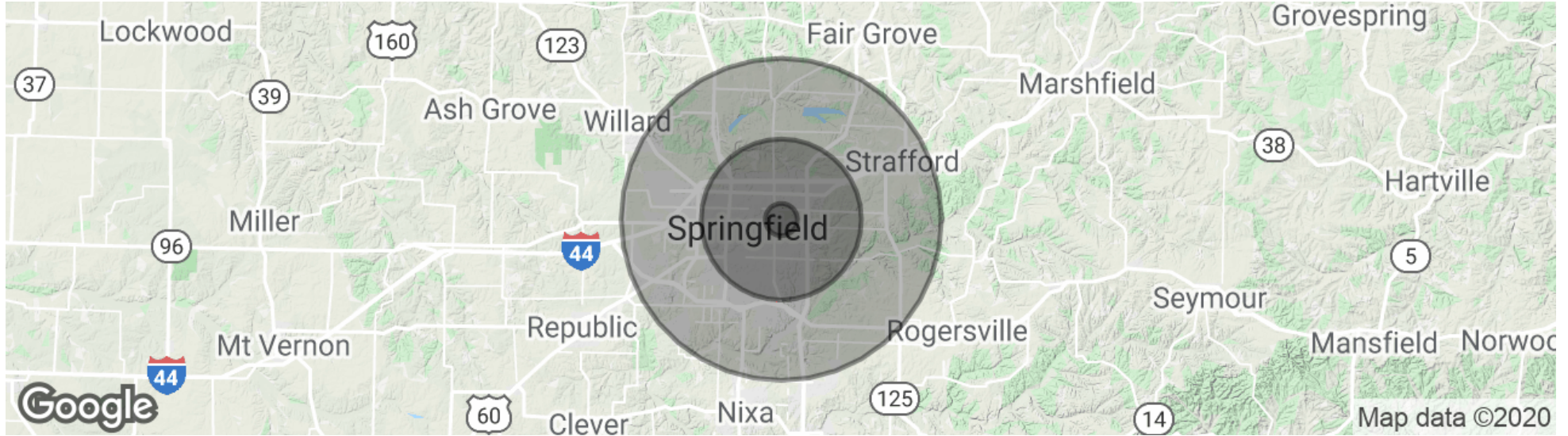
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,833	148,289	277,174
Median age	29.2	34.2	36.1
Median age (Male)	29.2	33.0	35.0
Median age (Female)	29.2	35.4	37.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,325	64,161	118,309
# of persons per HH	2.5	2.3	2.3
Average HH income	\$35,367	\$44,657	\$54,130
Average house value	\$98,433	\$127,131	\$161,149

* Demographic data derived from 2010 US Census

Advisor Bio 1



ROBERT MURRAY, JR., SIOR

Chief Financial Officer

bob@rbmurray.com
Direct: 417.881.0600 | Cell: 417.848.0611

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

Society of Industrial and Office Realtors (SIOR)

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Advisor Bio 2



DAVID C. MURRAY, SIOR, CCIM

Chief Investment Officer

dave@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.861.6300

MO #1999022973

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

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

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