



DEVELOPMENT LAND FOR SALE

VACANT LOTS FOR SALE | I-44 AT MORGAN RD., LEBANON, MO 65536

- 75+/- acres with highway visibility
- Located just off I-44 at Morgan Road & Slate Street
- These lots are Zoned M-1, C1 & C2

EST. 1909

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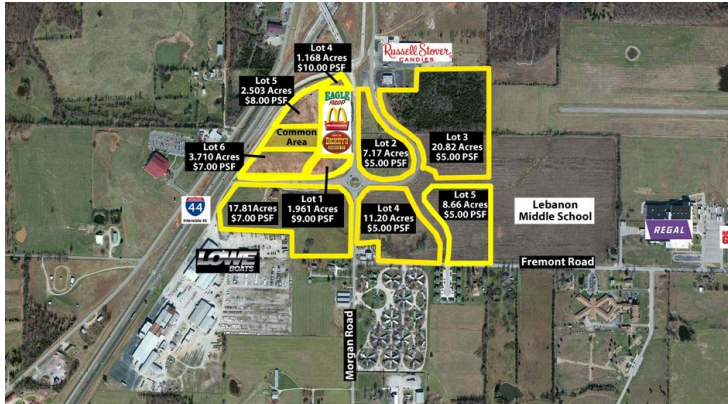
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SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

VACANT LOTS FOR SALE I-44 AT MORGAN RD., LEBANON, MO 65536



Executive Summary



PROPERTY SUMMARY

Sale Price:	\$5.00 - \$10.00 PSF
Taxes:	\$8,547.92 (2019) All lots combined
Available:	Immediately
Lot Size:	75.0± Acres
Zoning:	M-1, C-1 & C-2
Market:	Lebanon

PROPERTY OVERVIEW

75+/- acres with highway visibility now available for sale in Lebanon, MO. These lots are located just off of I-44 at the intersection of Morgan Road and Slate Street. Lebanon is a growing community with more than 15,000 residents and an economy ranked 15th in the state for manufacturing employment. It is located approximately 55 miles northeast of Springfield. These lots are Zoned M-1, C1 & C2. Please contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 75+/- acres with highway visibility
- Located just off of I-44 at the intersection of Morgan Road and Slate Street
- Lebanon is a growing community with more than 15,000 residents & an economy ranked 15th in the state for manufacturing employment
- It is located approximately 55 miles northeast of Springfield.
- These lots are Zoned M-1, C1 & C2



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)	Sale Price	Status	Description
2 - The Falls	7.17	\$5.00 / SF	Available	This lot is zoned for Multi-Family, Commercial, and Light Industrial. It is available for \$5.00 PSF.
3 - The Falls	20.82	\$5.00/ SF	Available	This lot is zoned for Multi-Family, Commercial, and Light Industrial. It is available for \$5.00 PSF.
4 - The Falls	11.2	\$5.00 / SF	Available	This lot is zoned for Multi-Family and Light Industrial. It is available for \$5.00 PSF.
5 - The Falls	8.66	\$5.00 / SF	Available	This lot is zoned for Multi-Family and Light Industrial. It is available for \$5.00 PSF.
1	1.96	\$9.00 / SF	Available	This lot is zoned for Multi-Family and Light Industrial. It is available for \$9.00 PSF.

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Land Lots



Lot #	Size (AC)	Sale Price	Status	Description
4	1.17	\$10.00 / SF	Available	This lot is zoned for commercial. It is available for \$10.00 PSF.
5	2.5	\$8.00 / SF	Available	This lot is zoned for commercial. It is available for \$8.00 PSF.
6	3.71	\$7.00 / SF	Available	This lot is zoned for Multi-Family and Light Industrial. It is available for \$7.00 PSF.
17.81 Acres	17.81	\$7.00 / SF	Available	This lot is zoned for Multi-Family and Light Industrial. It is available for \$7.00 PSF.

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Retailer Map



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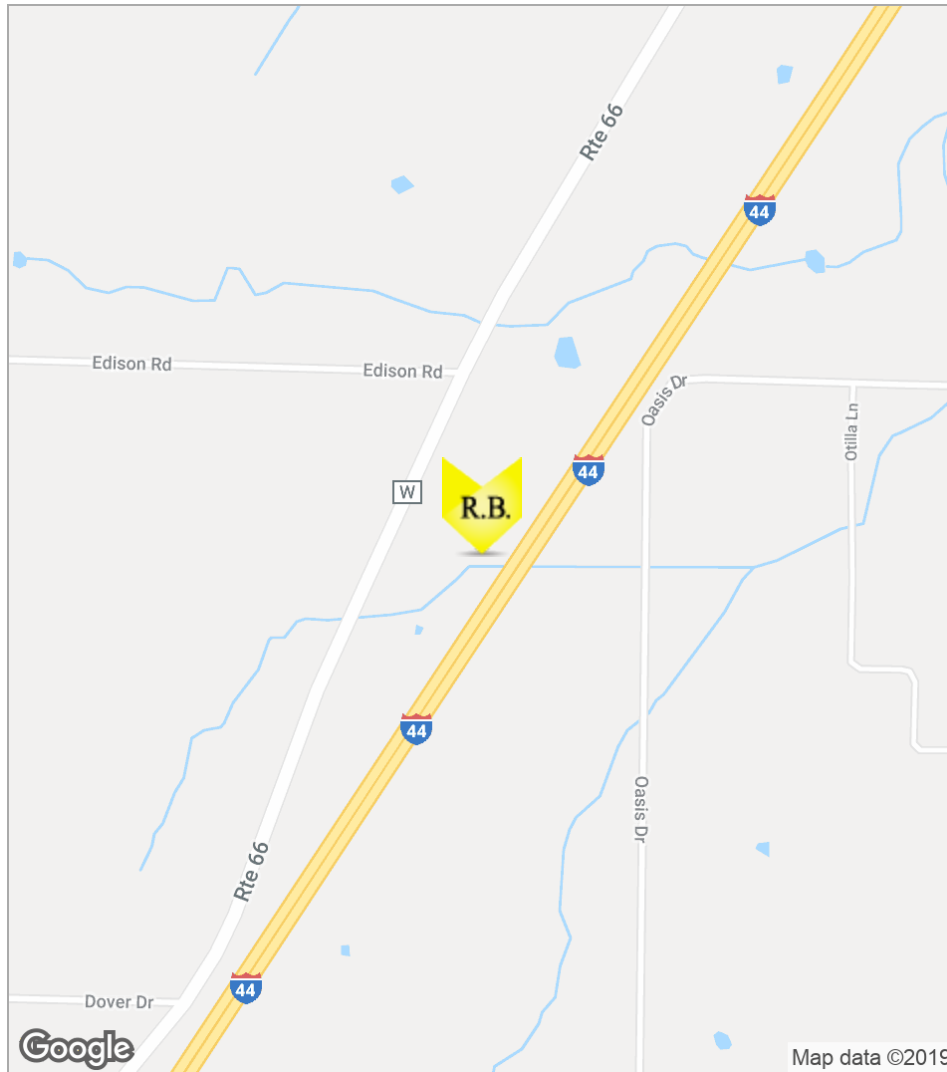
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Location Maps



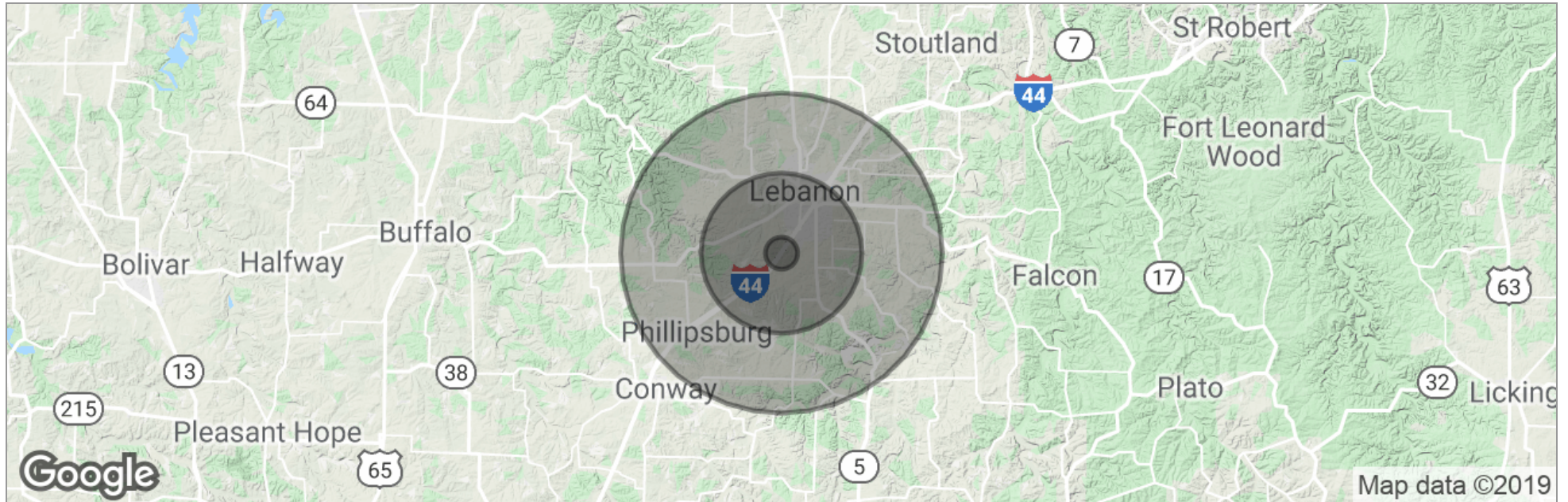
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	286	11,308	20,390
Population Density	91	144	65
Median Age	42.8	38.5	39.7
Median Age (Male)	42.7	38.3	39.5
Median Age (Female)	43.0	38.9	40.1
Total Households	113	4,342	7,911
# of Persons Per HH	2.5	2.6	2.6
Average HH Income	\$56,751	\$51,794	\$53,304
Average House Value		\$118,151	\$108,511

* Demographic data derived from 2010 US Census

Lebanon Information

Laclede County Demographic Profile

Population Summary		
	City of Lebanon	Laclede County
2000	12,548	32,513
2010	14,474	35,571
2013	14,628	36,069
2018	14,726	36,406
Households		
	City of Lebanon	Laclede County
2000	5,269.00	12,760.00
HH size	2.33	2.52
2010	5,980.00	14,081.00
HH Size	2.36	2.51
Median Household Income		
	City of Lebanon	Laclede County
2013	31,089	35,369
2018	35,909	40,984
Median Home Value		
	City of Lebanon	Laclede County
2013	\$111,227	\$102,165
2018	\$132,719	\$132,438
Per Capita Income		
	City of Lebanon	Laclede County
2013	\$17,511	\$18,655
2018	\$19,666	\$21,030
Media Age		
	City of Lebanon	Laclede County
2010	35.4	39.2
2013	35.6	39.7
2018	36.4	40.3

Source: U.S. Census Bureau, Census 2010. ESRI Forecasts for 2013 and 2018.

**Lebanon, Missouri
Friendly People, Friendly Place**

Lebanon is the County Seat of Laclede County, located in the Ozarks of south central Missouri. Major highways serving this area include Interstate 44 and Missouri Highways 5, 32 and 64. Lebanon is located 163 miles southwest of St. Louis and 49 miles northeast of Springfield. Our town is also convenient to Bennett Spring State Park, Lake of the Ozarks and Fort Leonard Wood.

Population

Our current population based on the 2010 Census is approximately 14,500 in Lebanon and 35,400 in Laclede County.

Climate

Our average annual rainfall totals approximately 45 inches and snowfall about 11 inches. Our climate is mild with temperatures ranging from zero in winter months to the high nineties in summer. Our coldest month is normally January, with an average low of 21.2 and high of 42.6—out warmest month is July with an average low of 65.6 and high of 89.8.

Agriculture

Lebanon is surrounded by rich farmland that has been under cultivation since the earliest days of settlement in the 1830's and 40's. Agriculture is a foundation of the economy of the region and a major source of livelihood in Laclede County. The principal livestock are beef and dairy cattle and hogs. Forestry is also an important part of the economy. More than half of the county is forested; most of this land is in production. Agricultural business is a multimillion-dollar enterprise in the Lebanon area.

Lebanon Area Chamber of Commerce

The Lebanon Area Chamber of Commerce office is located at 186 North Adams in Lebanon. Business hours are 8:00 a.m. to 5:00 p.m., Monday-Friday. The Chamber is active in tourism, economic opportunity, community development, membership involvement, Fort Leonard Wood relations, leadership development and community activities. Feel free to stop by and pick up brochures, tourist and relocation information and of course a map to guide you around our thriving town that has so much to offer and a lot more to come. Phone: 417-588-3256

Kenneth E. Cowan Civic Center

The Cowan Civic Center held its grand opening in May of 1998. This superior 126,000 square foot building features a state of the art theatre; meeting rooms and a 44,000 square foot exhibition hall that has been used for trade shows, home shows and expos, rodeos and concerts, including the Lebanon Gospel Music Get-Together every August. The Civic Center has brought new opportunities to our town and continues to attract interest from large production companies. *The Civic Center business office can provide you with information on renting the Civic Center, Picnic Shelter Rentals, Agriculture Barn and Fairground Rental, Mills Center and Wallace Center rentals.* The Cowan Civic Center is also home to the Lebanon Family YMCA. The YMCA features a heated, indoor NCAA size swimming pool, gymnasium, multipurpose room, wellness center, as well as classes in wellness and fitness for children through adults. They also have several programs for the youth in our community. The Y has been a part of the Lebanon community since 2009.

Source: Lebanon, MO Chamber of Commerce, Lebanon Information 2010

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)