



LAND FOR SALE

SUBSTANTIAL INTERSTATE 44 EXPOSURE | NORTH WEST BYPASS, SPRINGFIELD, MO 65803

- Approximately 240 Acres
- Dimensions: irregular
- Interstate 44 frontage from the north and south
- Located east of the city's Partnership Industrial Center West and Expedia / Hotels.com and the Springfield/Branson National Airport

EST. 1909

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

SUBSTANTIAL INTERSTATE 44 EXPOSURE NORTH WEST BYPASS, SPRINGFIELD, MO 65803



Executive Summary



PROPERTY SUMMARY

Sale Price:	\$7,450,000
Lot Size:	240.0 Acres
APN #:	1308201029
Zoning:	GM
Market:	NW Springfield
Cross Streets:	Interstate 44

PROPERTY OVERVIEW

Property is 240 Acres +/- at the SW quadrant of West Bypass & Kearney for sale @ \$7,450,000. Property is zoned GM, General Manufacturing. Interstate 44 frontage both north and south. Directly east of Expedia/Hotels.com, Springfield's Partnership Industrial Center West.

PROPERTY HIGHLIGHTS

- This 240 Acres ± is located at the Southwest Quadrant of West By-Pass & Kearney
- There is 190 acres south of Interstate 44 and 49.66 acres north of Interstate 44
- Available immediately at \$7,450,000 or \$31,042 per acre
- The property is zoned GM - General Manufacturing
- Utilities: See Attached Drawings
- Real Estate Taxes: approximately \$10,000.00 (2017)



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

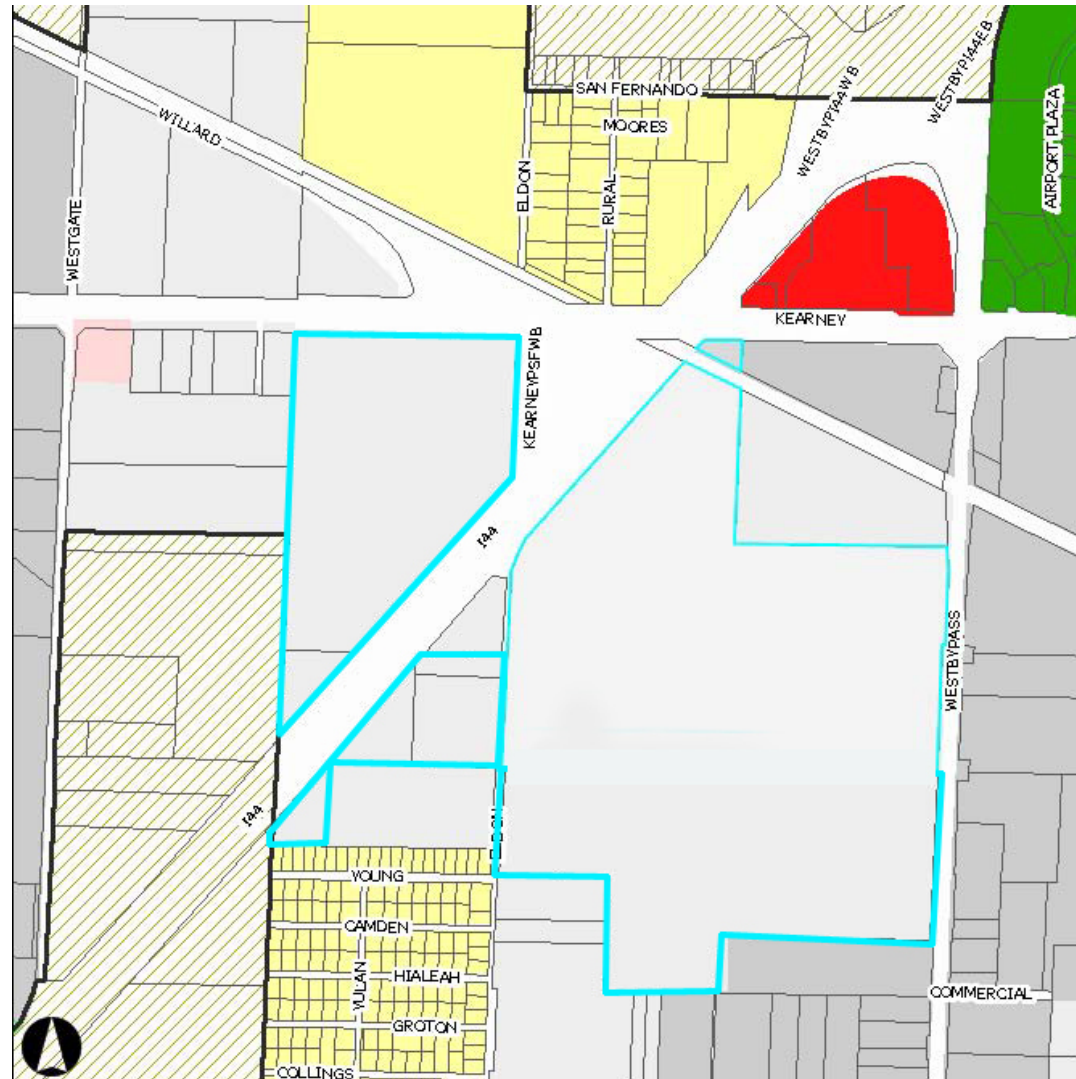


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Zoning Map



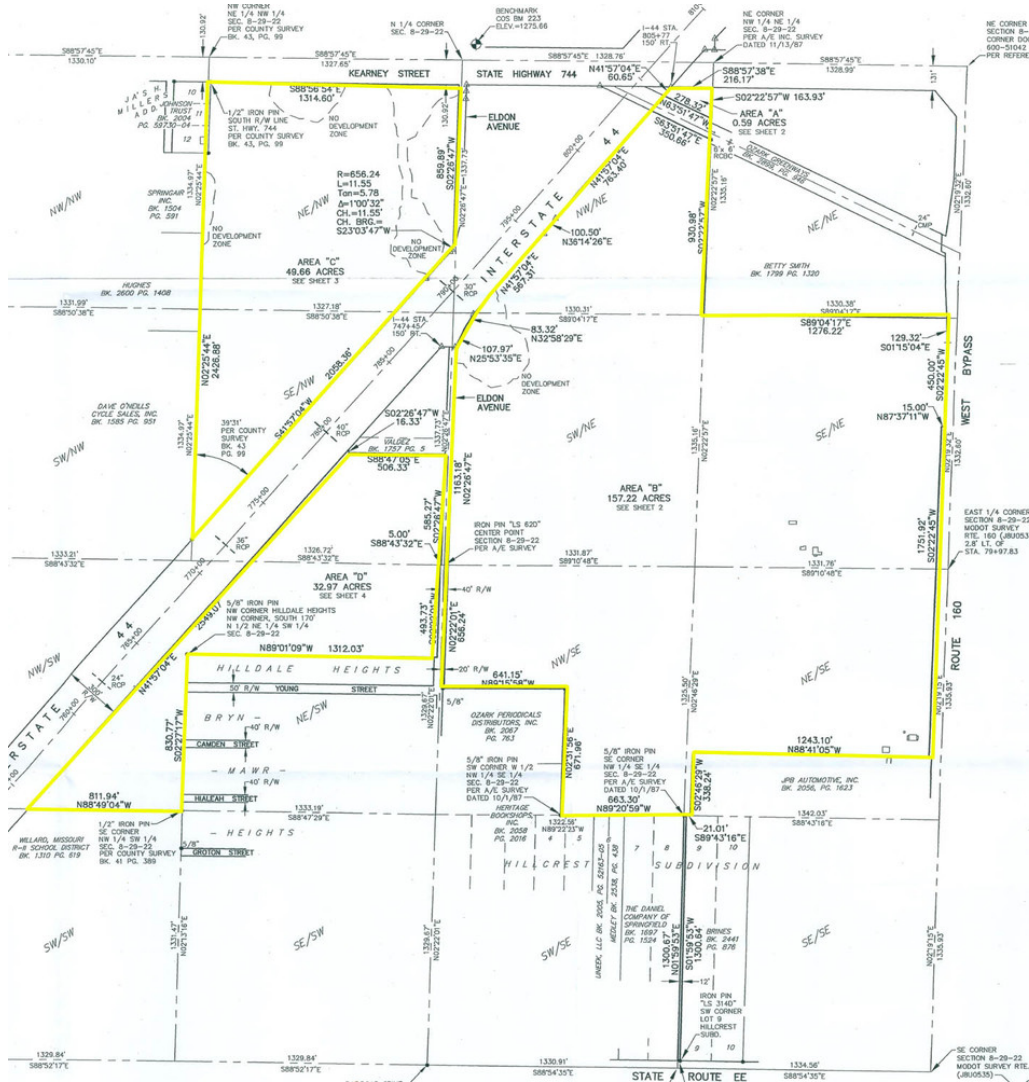
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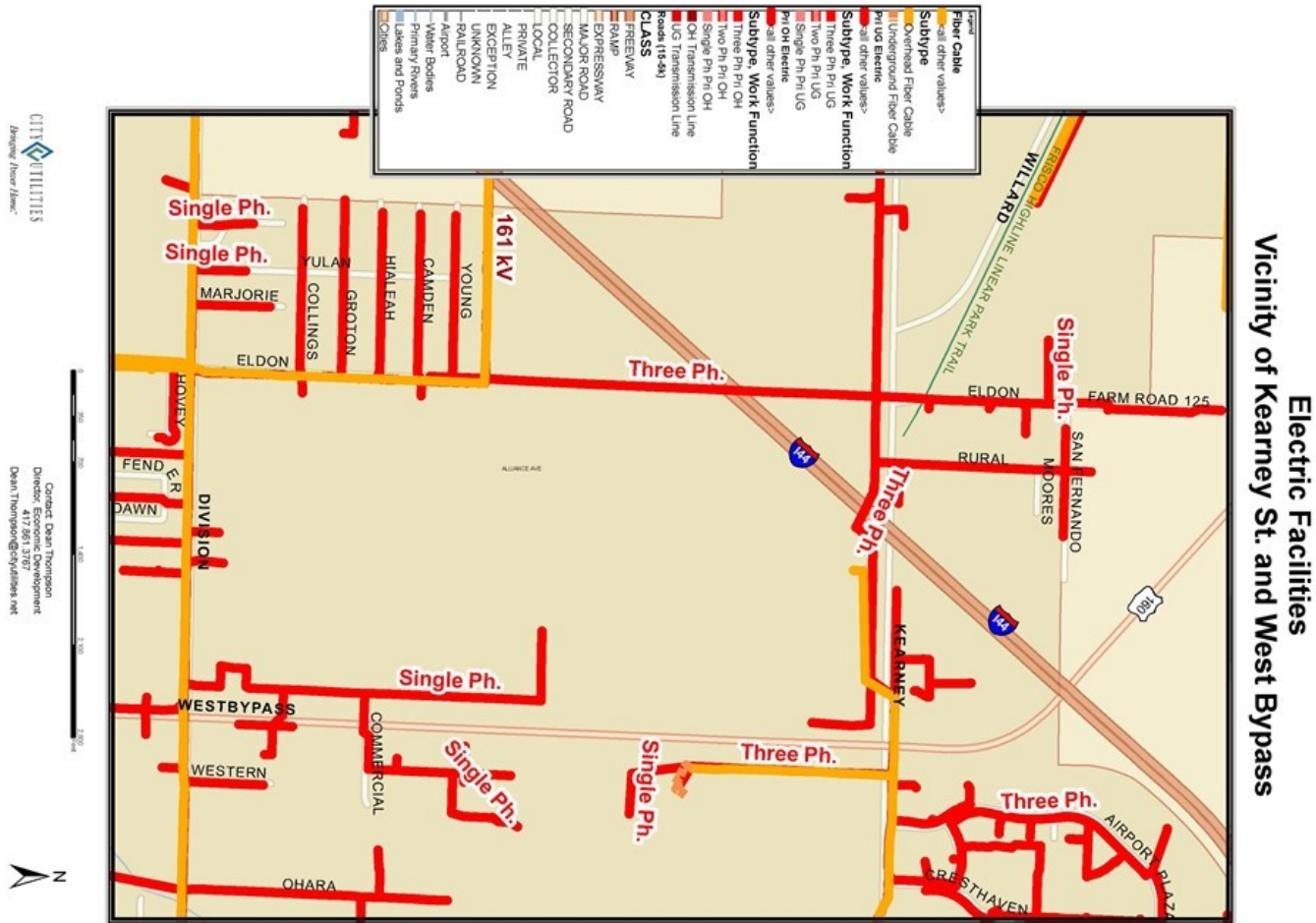
Property Drawing



**SUBSTANTIAL INTERSTATE 44 EXPOSURE
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Electric



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**Electric Facilities
Vicinity of Kearney St. and West Bypass**

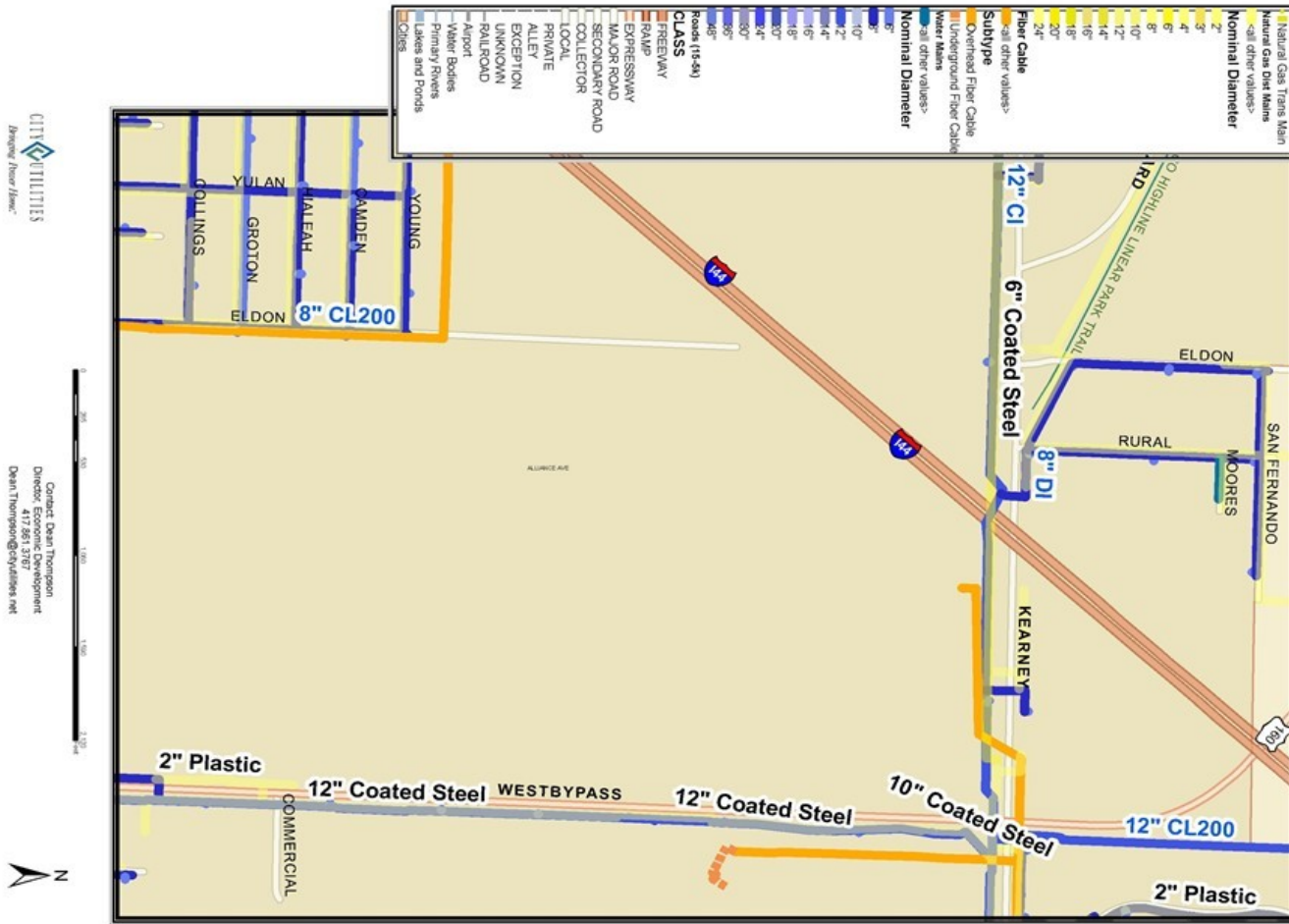
CITY UTILITIES
"Keeping Your Flow..."

Contact Dean Thompson
Director, Engineering Department
417.861.3767
Dean.Thompson@cityutilities.net

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Gas and Water



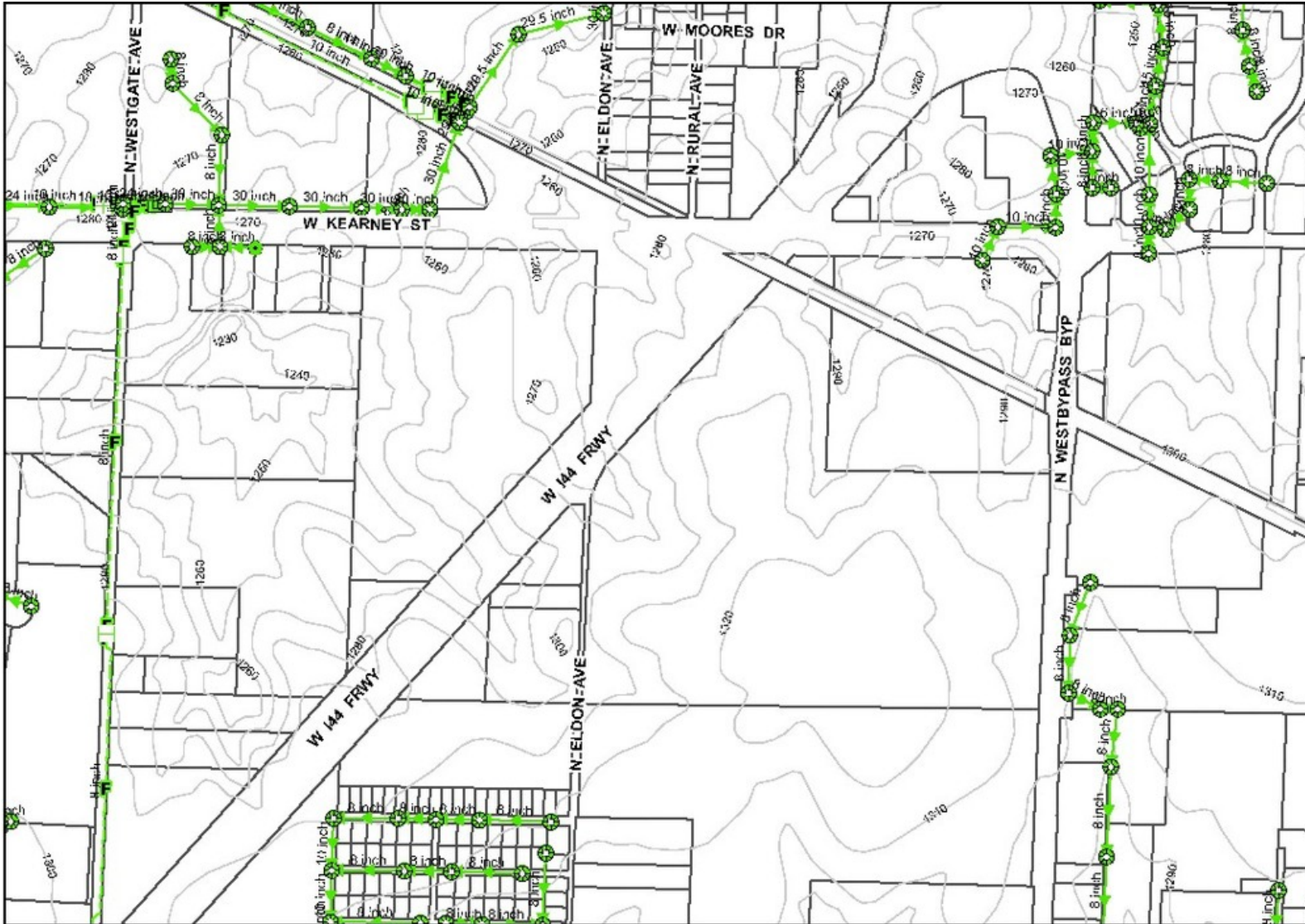
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Sewer Map



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Location Maps



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.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

