



OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | 227 E DOWNING ST, NIXA, MO 65714

- Located in Nixa on Hwy CC
- Area is expanding rapidly
- Six 1,250 SF units - Fully Leased
- Price reduced

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Lot Size:	1.59 Acres
Building Size:	7,605 SF
Sale Price: REDUCED	\$570,000 / \$74.95 PSF
Taxes:	\$10,878.55 (2019)
Building Class:	B
Year Built:	2005
Zoning:	C-1 Commercial
Market:	Nixa

PROPERTY OVERVIEW

This complex is in a great location, north of Nixa on Highway CC, in an area that is expanding rapidly. The property improvements consist of a one story, wood framed building with vinyl & brick siding. The building is located on a concrete slab & has a hip roof covered in architectural style shingles. The windows throughout the building are vinyl thermo-pane & a covered porch extends along the entire south & west sides of the structure. The building contains 7,605 sf +/- and is partitioned into 6 individual rental units totaling approx. 1,250 sf +/- each.

PROPERTY HIGHLIGHTS

- Located in Nixa on Hwy CC
- Area is expanding rapidly
- One story wood framed building with vinyl & brick siding
- Vinyl thermo-pane windows
- Covered porch extends the entire south & west sides of building
- Six 1,250 SF units
- Sale price reduced

EST. 1909

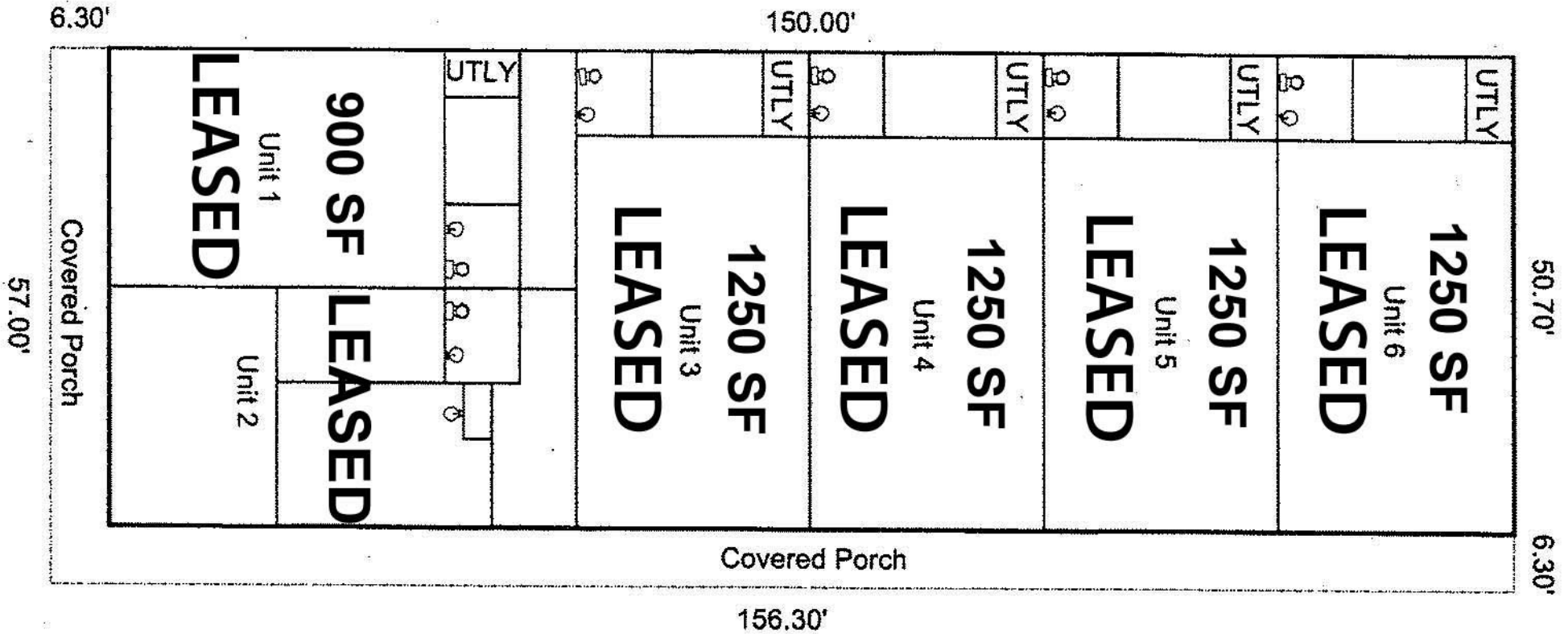
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

OFFICE BUILDING
FOR SALE

OFFICE BUILDING FOR SALE
227 E DOWNING ST, NIXA, MO 65714



Building Plans



OFFICE BUILDING
FOR SALE

OFFICE BUILDING FOR SALE
227 E DOWNING ST, NIXA, MO 65714

100 Years
SINCE 1909

Retailer Map



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

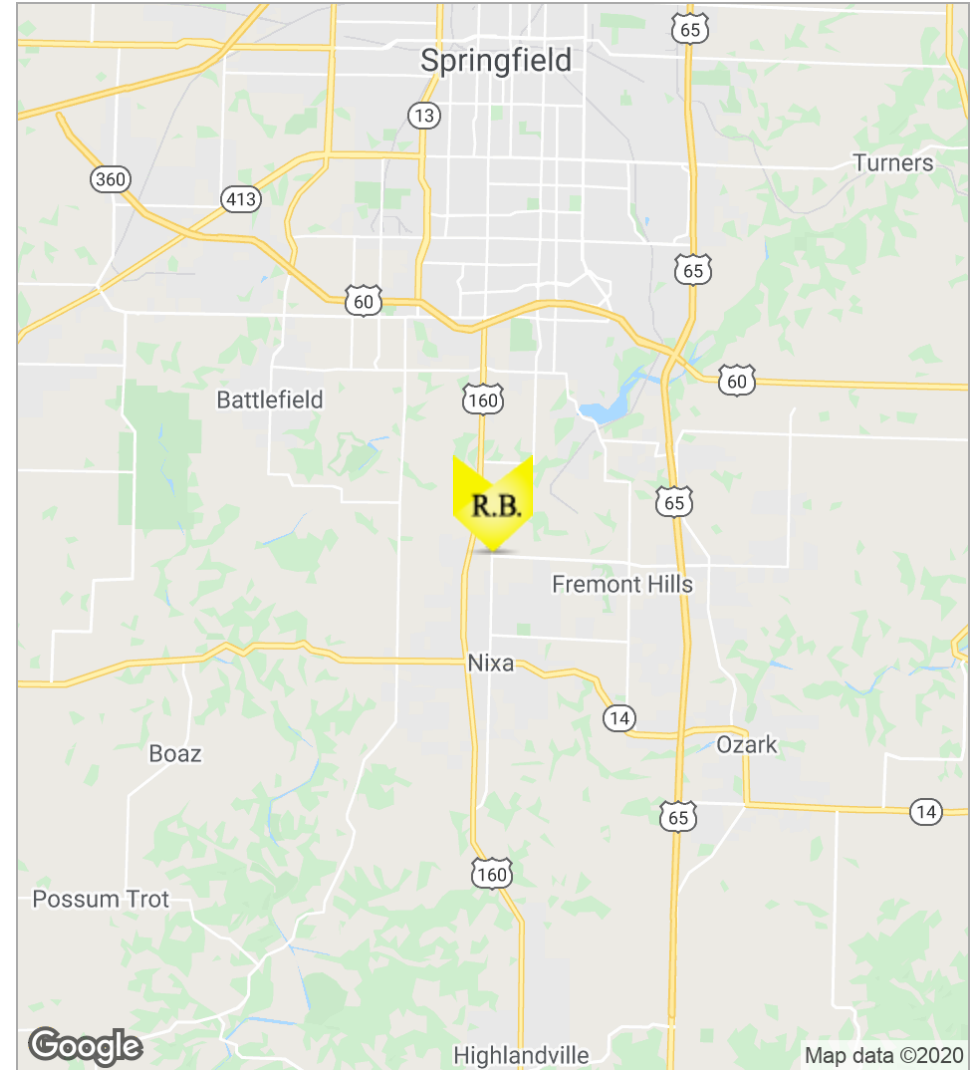
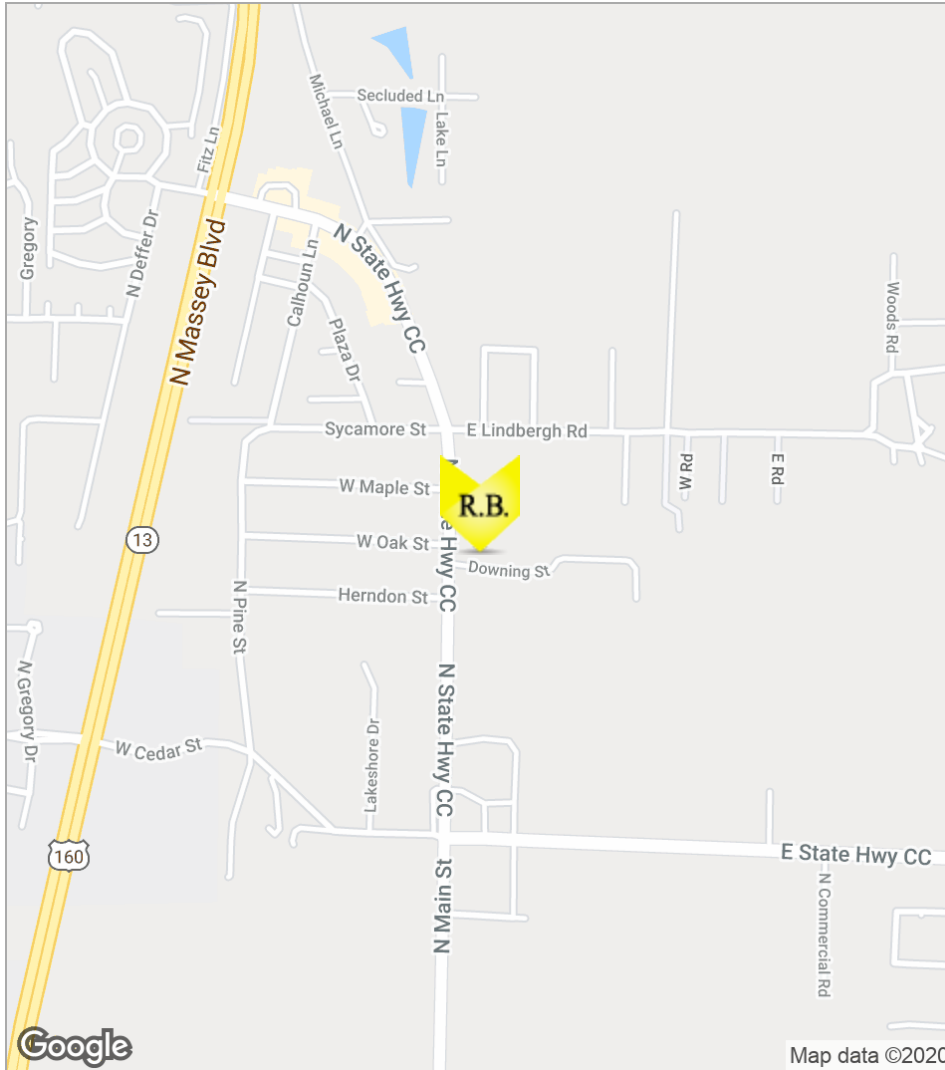
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE BUILDING
FOR SALE

OFFICE BUILDING FOR SALE
227 E DOWNING ST, NIXA, MO 65714



Location Maps



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

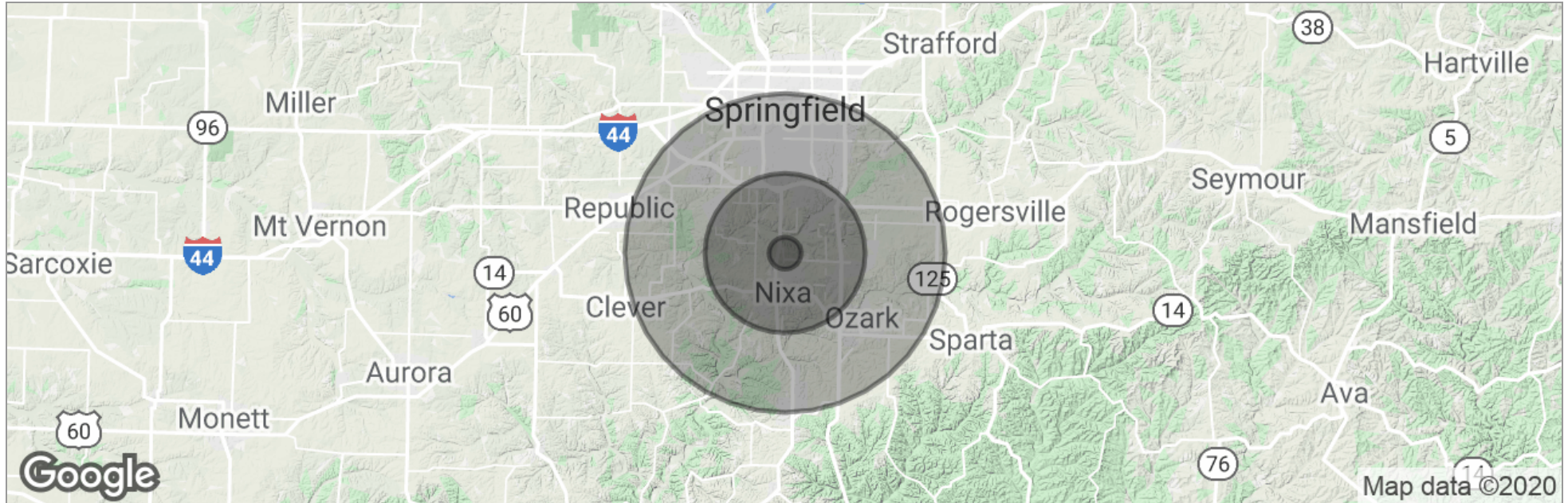
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

OFFICE BUILDING
FOR SALE

OFFICE BUILDING FOR SALE
227 E DOWNING ST, NIXA, MO 65714



Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	2,883	67,456	267,010
Population Density	918	859	850
Median Age	35.5	38.8	35.9
Median Age (Male)	33.1	37.5	34.6
Median Age (Female)	37.8	40.1	37.1
Total Households	1,129	27,400	112,653
# of Persons Per HH	2.6	2.5	2.4
Average HH Income	\$60,191	\$72,859	\$58,112
Average House Value	\$161,334	\$202,954	\$182,469

* Demographic data derived from 2010 US Census

Advisor Bio



ROSS MURRAY, SIOR, CCIM

President

ross@rbmurray.com

Direct: 417.881.0600 | Cell:

MO #2004035357

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

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600