



One Acre - Pad Ready - Hollister, MO | 201 Financial Drive, Hollister, MO 65615

# LAND FOR SALE - PRICE REDUCED

- PRICE REDUCED from \$595,000 to \$425,000
- Prime Location in Hollister, MO - directly east of Menards
- The site is pad-ready with all utilities and retaining wall
- Zoned CR - Commercial-Retail (City of Hollister)

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

**R.B. | MURRAY COMPANY**

COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY OVERVIEW**

PRICE REDUCED TO \$425,000.00. This one-acre site is pad ready with over \$65,000 in engineered compacted fill, retaining wall and utilities. Located in Southtowne Addition in the City of Hollister

**PROPERTY HIGHLIGHTS**

- One-acre pad site for sale @ \$425,000.00 (REDUCED from \$595,000.00)
- It is a corner lot on Financial Drive, which is east of Birch Road directly east of Menards
- Water, sewer and electric to the site
- Zoned Commercial-Retail (City of Hollister), which allows for amusement establishments, auto part stores, bakery shop, hair salons, building supply businesses, office use when it doesn't exceed 30% of the gross leasable area, photography shop, candy / ice cream stores, restaurant, non-drive-in and drive-in, and many other retail/commercial uses.
- This site has excellent frontage to Highway 65.

**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$425,000
<b>Lot Size:</b>	1.0 Acres
<b>APN #:</b>	17-4.0-17-002-001-003.000
<b>Zoning:</b>	Commercial-Retail (City of Hollister)
<b>Market:</b>	Branson
<b>Cross Streets:</b>	Highway 65 / Birch Street
<b>Traffic Count:</b>	>38,000 (2015)



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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Retailer Map



Google

Map data ©2018 Google Imagery ©2018 , DigitalGlobe, State of Arkansas, USDA Farm Service Agency

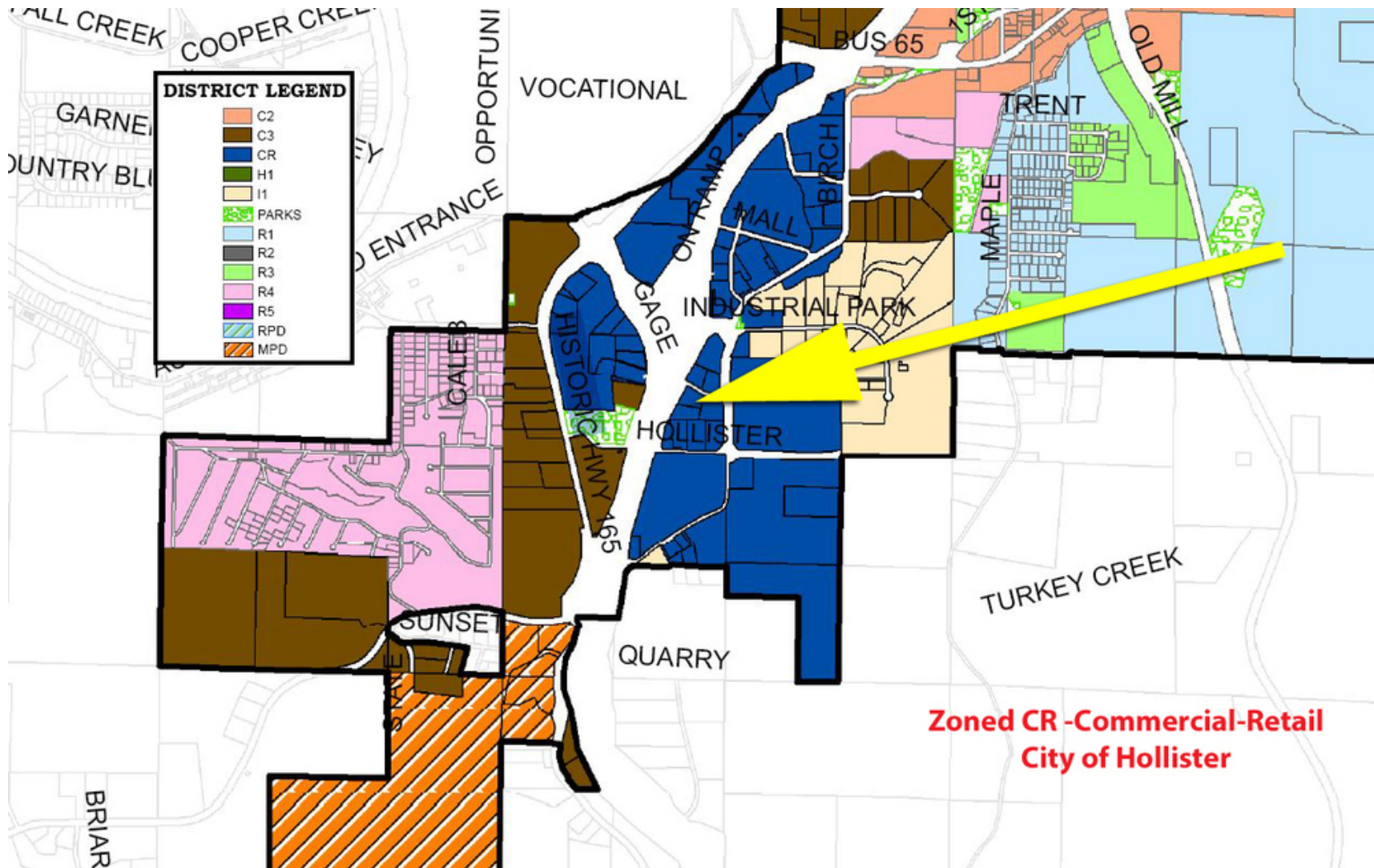
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Zoning Map



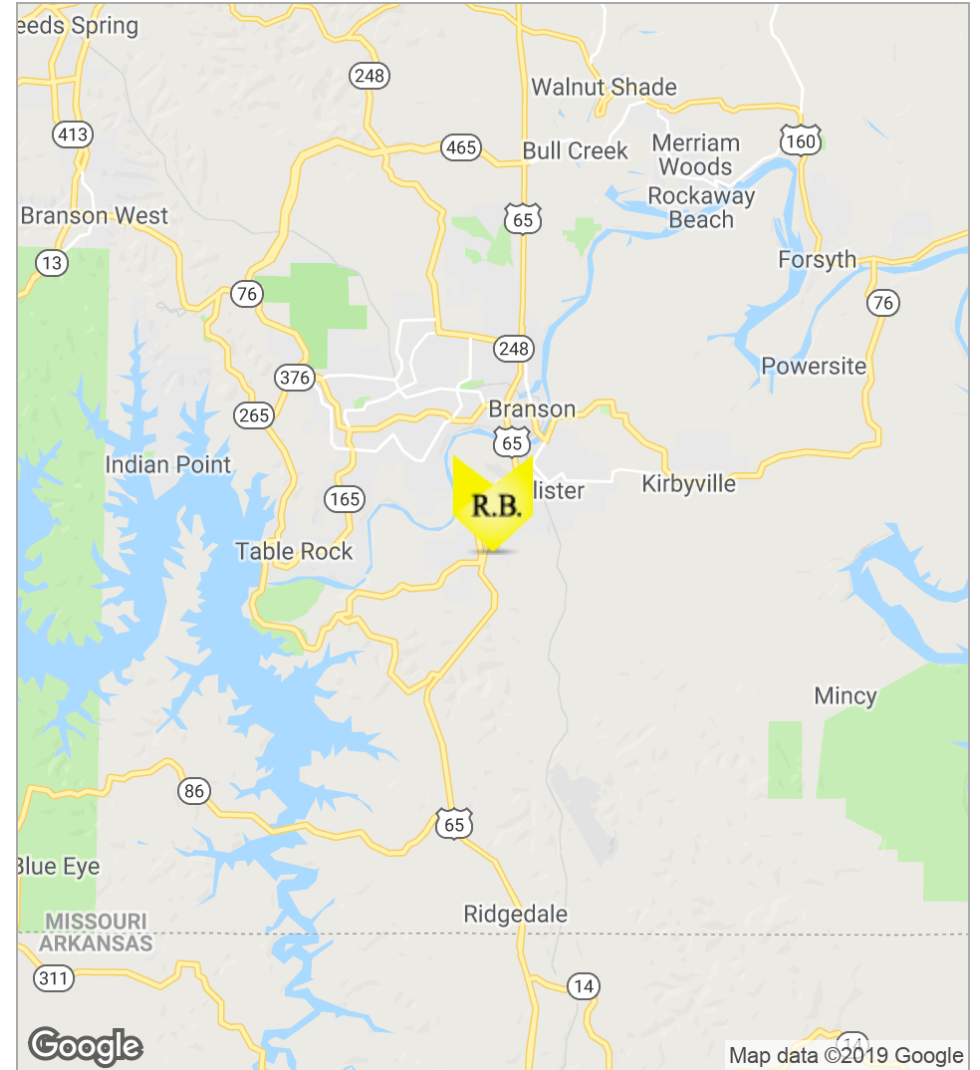
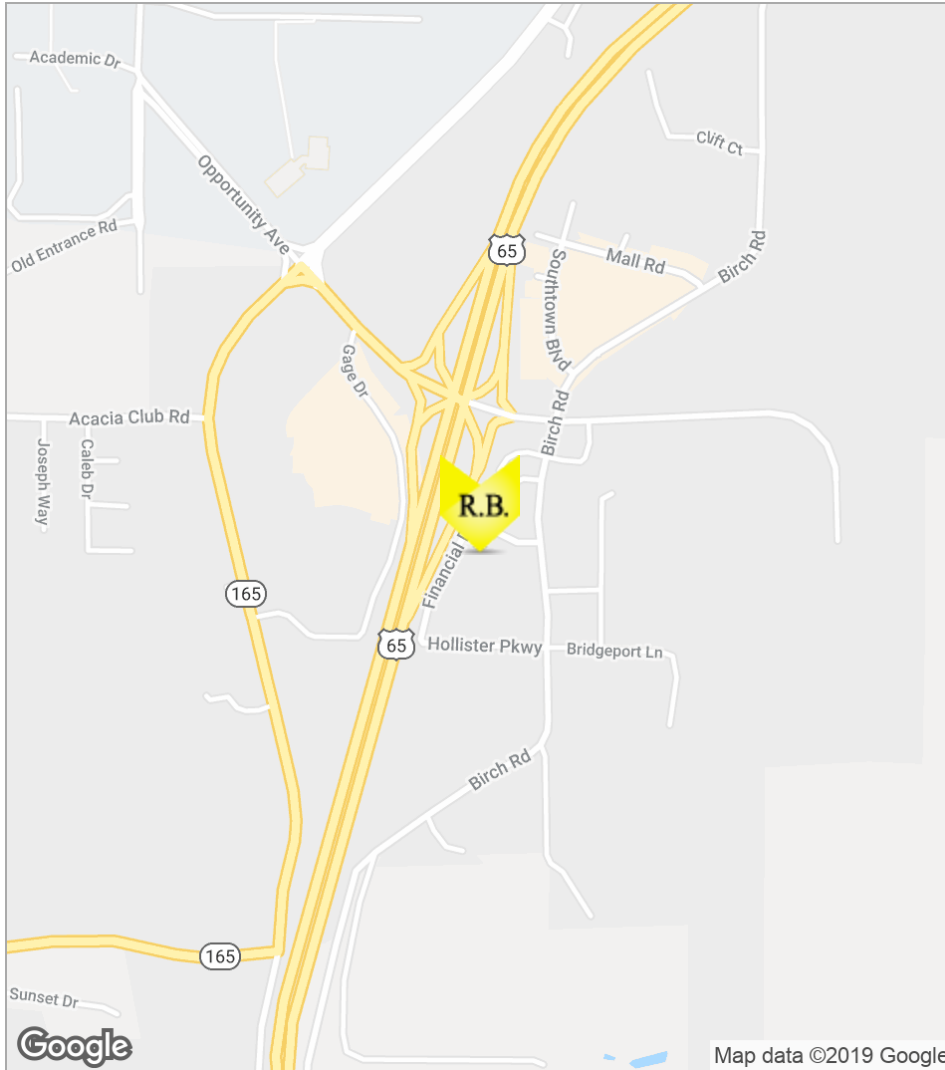
**Zoned CR - Commercial-Retail  
City of Hollister**

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## Location Maps



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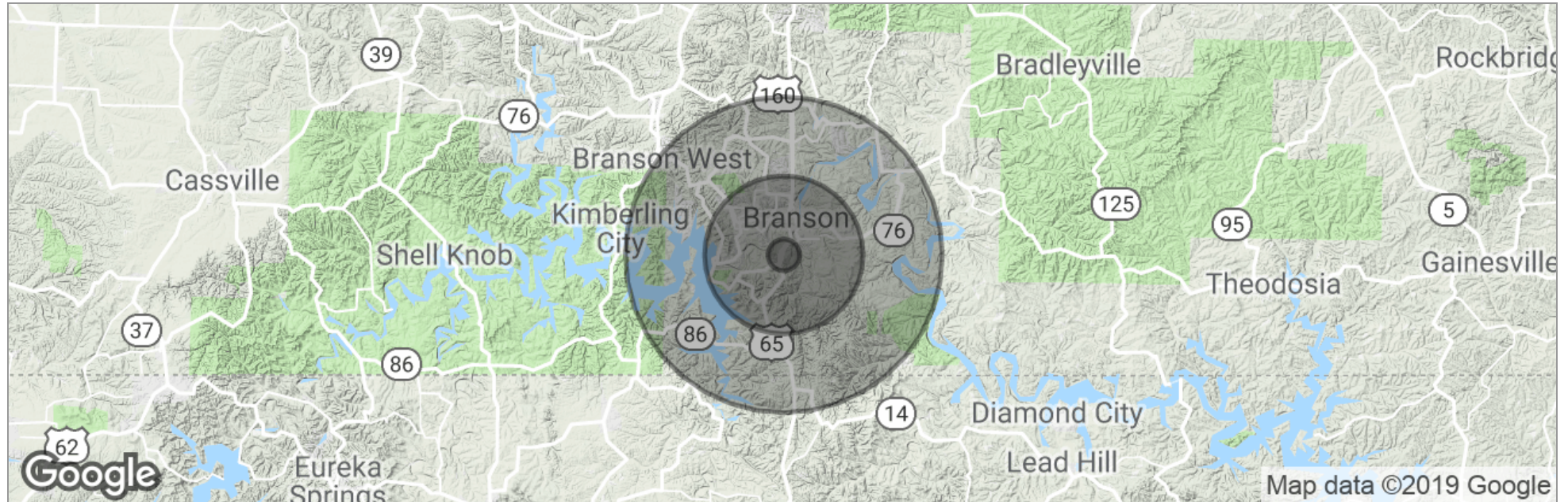
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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	943	19,787	48,381
Population Density	300	252	154
Median Age	33.0	38.2	39.9
Median Age (Male)	28.6	35.0	37.5
Median Age (Female)	35.1	40.0	41.4
Total Households	324	7,881	19,658
# of Persons Per HH	2.9	2.5	2.5
Average HH Income	\$64,625	\$57,993	\$57,137
Average House Value		\$185,107	\$188,630

\* Demographic data derived from 2010 US Census

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)





Advisor Bio & Contact 2

**ROSS MURRAY, SIOR, CCIM**  
**Vice 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](http://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](http://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)