



LAND FOR SALE

VACANT LOT FOR SALE AT HWY 360 AND MM | SOUTH STATE HWY MM, SPRINGFIELD, MO 65802

- 35.07± acres for sale at Hwy 360 and MM
- Convenient to I-44
- Zoned General Commercial

EST. 1909

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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



PROPERTY OVERVIEW

35.07± Acres for sale at the northeast corner of Hwy 360 and State Hwy MM. Conveniently located just off James River Freeway with easy access to I-44, this property is located just south of Herrman Lumber, Everything Kitchens, Red Monkey Foods, Carnahan-White Fence Company, Coors, Mercy, McLane, and Ashley Furniture. The property is zoned C-2 General Commercial. All utilities available. Potential sinkhole on the property - Buyer to examine in due diligence. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Conveniently located just off James River Freeway with easy access to I-44
- South of Herrman Lumber, Everything Kitchens, Red Monkey Foods, Carnahan-White Fence Company, Coors, Mercy, McLane, and Ashley Furniture
- Zoned C-2 General Commercial
- All utilities available
- Potential sinkhole on the property - Buyer to examine in due diligence
- Contact listing agent for more information

PROPERTY SUMMARY

Sale Price: \$1,600,000

Taxes: \$115.24 (2019)

Lot Size: 35.07 Acres

Zoning: C-2 General Commercial

Market: SW Springfield



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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Aerial



Google

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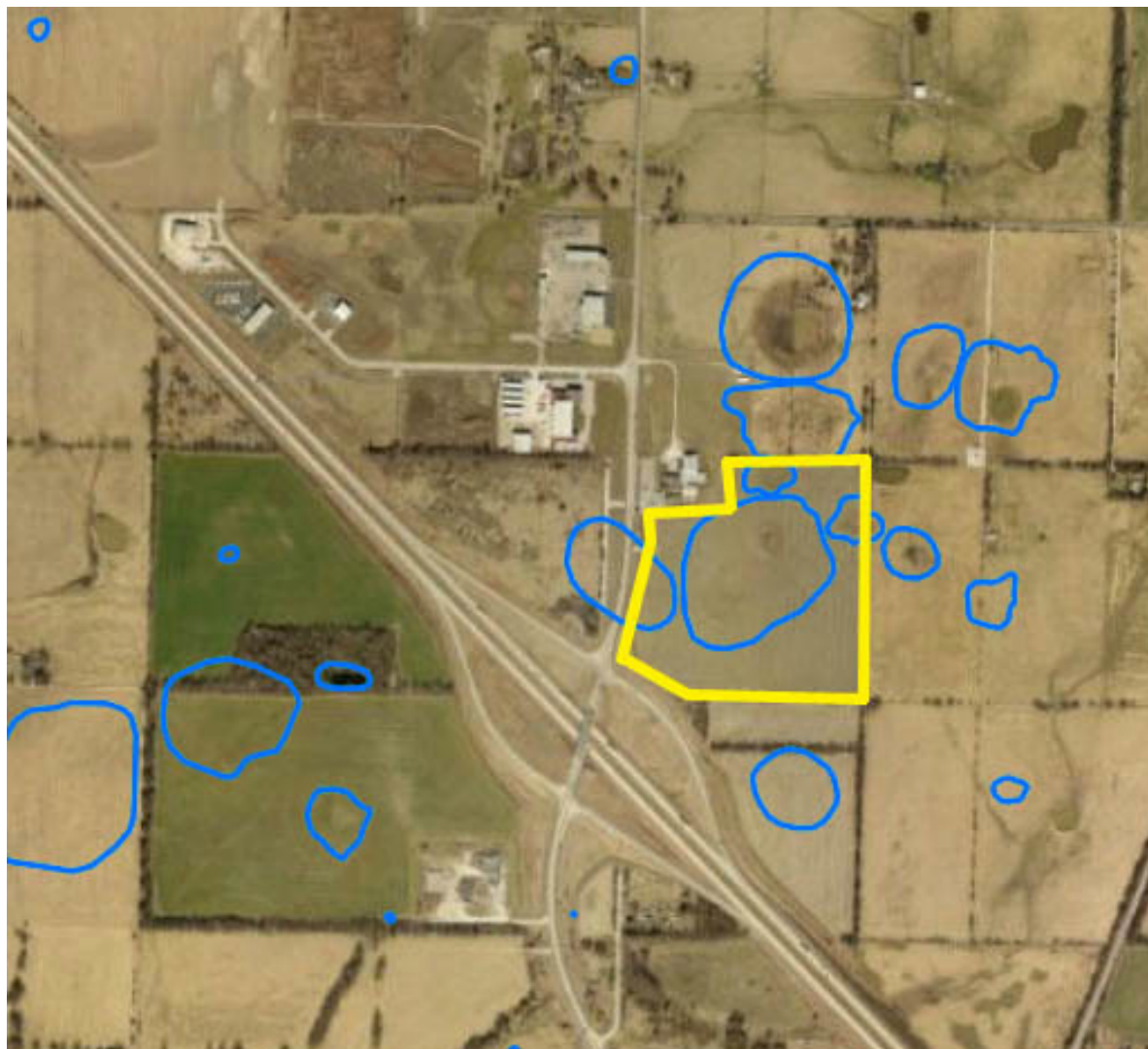
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Sink Hole Map - (source: springfieldmo.gov/publicviewer)



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Location Maps



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Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	480	34,709	196,859
Population Density	153	442	627
Median Age	34.2	34.0	34.4
Median Age (Male)	35.0	33.5	33.4
Median Age (Female)	33.3	34.8	35.4
Total Households	192	13,735	81,680
# of Persons Per HH	2.5	2.5	2.4
Average HH Income	\$57,449	\$59,571	\$49,661
Average House Value	\$166,689	\$143,599	\$138,937

* Demographic data derived from 2010 US Census

Advisor Bio & Contact

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)

