



## LAND FOR SALE - \$1,074,441

VACANT LAND FOR SALE | 2700 BLOCK EAST KEARNEY, SPRINGFIELD, MO 65803

- Located across from Bass Pro Shops National Headquarters
- Easy access to I-44 and Hwy 65 (2 miles east)
- Last 5± acre site on East Kearney
- Zoned General Manufacturing
- Located near Northcreek Industrial Park

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600

Ryan Murray, SIOR, CCIM, LEED AP, CPM  
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SINCE 1909  
**R.B. | MURRAY COMPANY**  
COMMERCIAL & INDUSTRIAL REAL ESTATE

# VACANT LAND FOR SALE 2700 BLOCK EAST KEARNEY, SPRINGFIELD, MO 65803



## Executive Summary



### PROPERTY OVERVIEW

Zoned General Manufacturing, this 5± acre parcel is ideally suited for industrial / manufacturing use, with easy access to I-44, other industrial users, and the rest of Springfield. This property is located just northeast of Bass Pro National Headquarters and across from Killian Construction Company office building and United Rentals. Contact listing agent for more information.

### PROPERTY HIGHLIGHTS

- Priced at \$4.69 PSF or \$1,074,441
- Easy access to I-44 and Hwy 65 (2 miles east)
- Utilities: gas, water, electric, and sewer
- Dimensions 494' x 463' (approximately)
- Zoned General Manufacturing

### PROPERTY SUMMARY

**Sale Price:** \$1,074,441 / \$4.69 PSF

**Taxes:** \$8,287.46 (2019)

**Lot Size:** 5.24 Acres

**Zoning:** GM - General Manufacturing



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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Administrative Subdivision

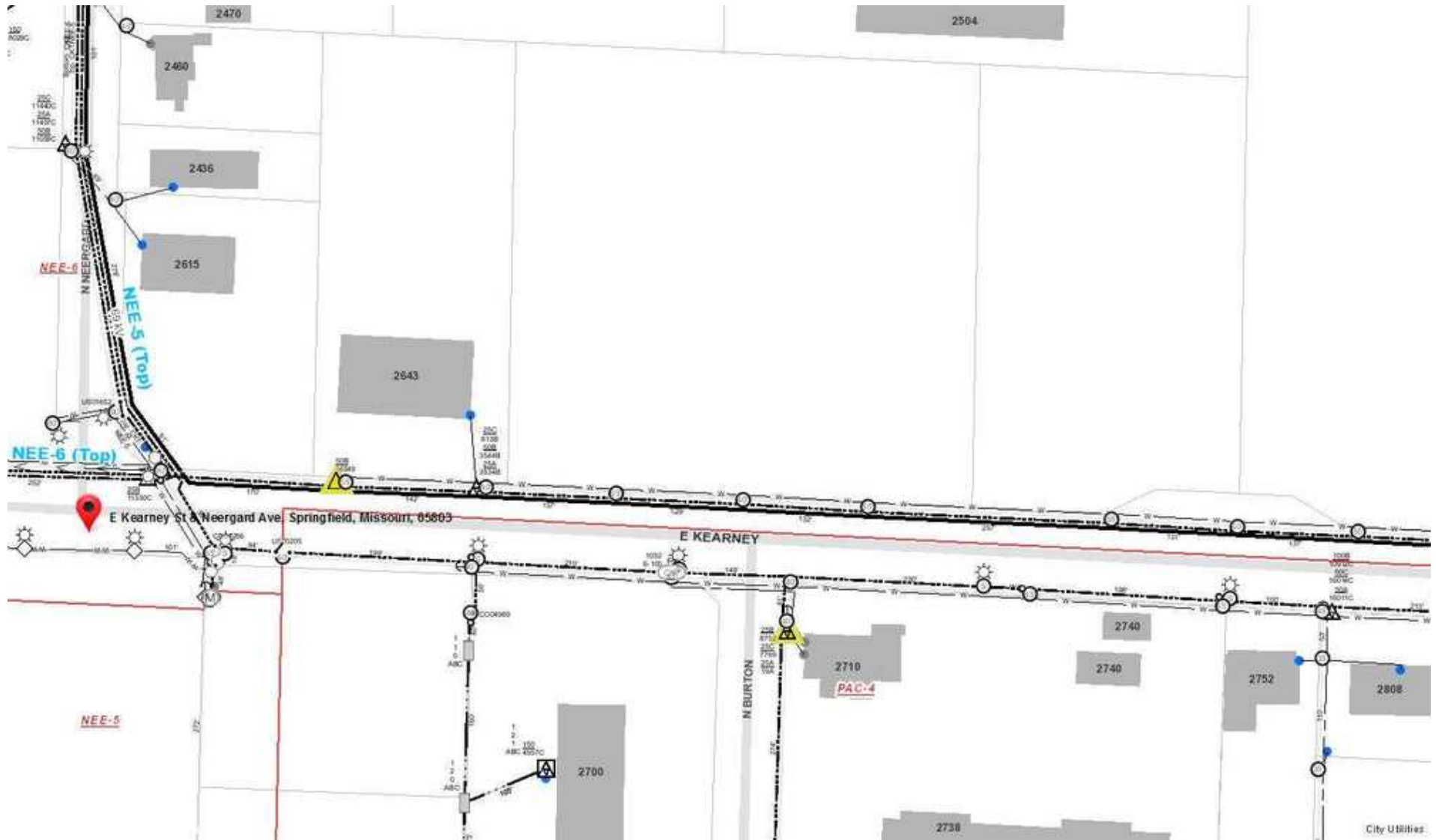


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Electric Map



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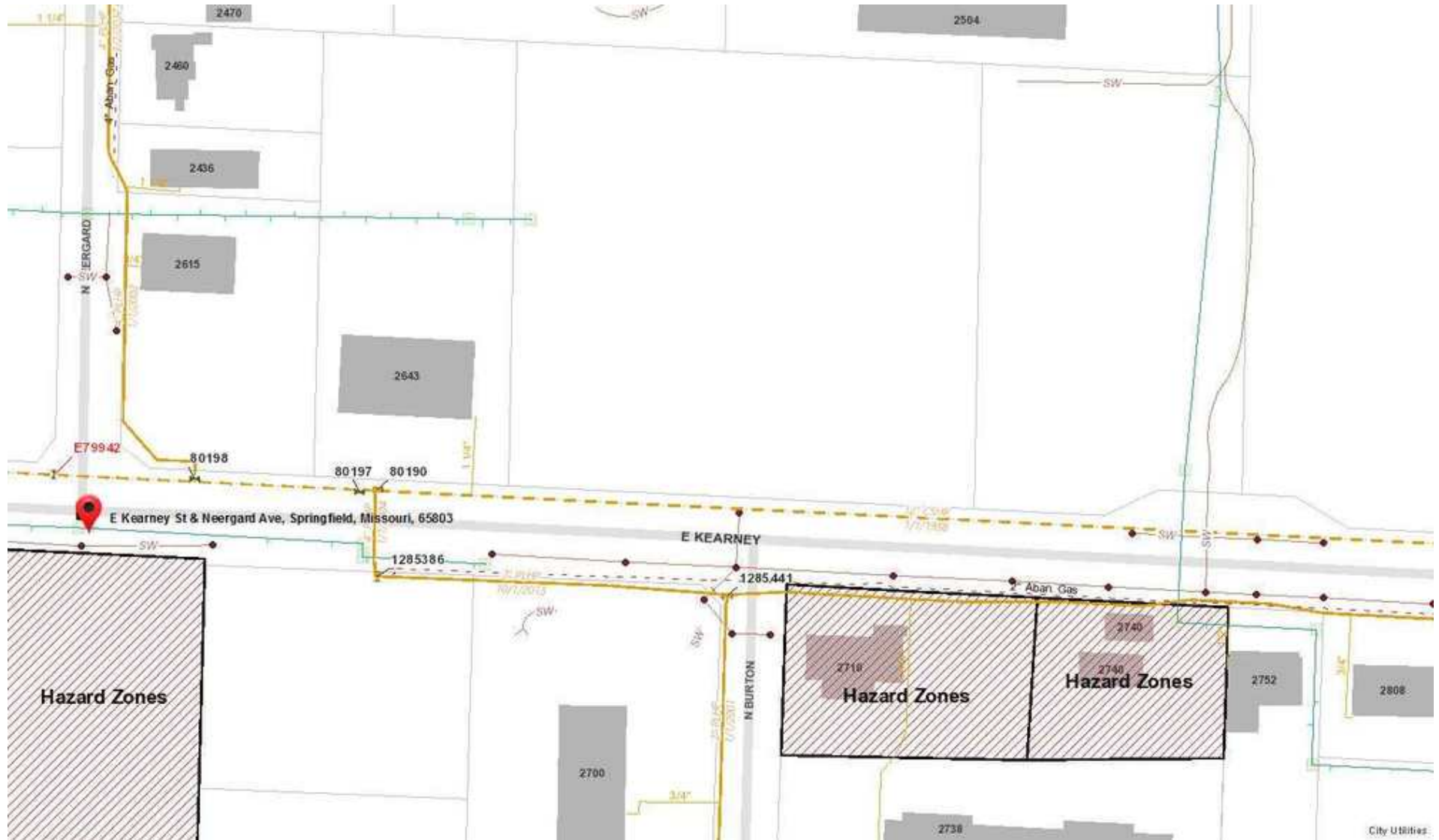


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Gas Map



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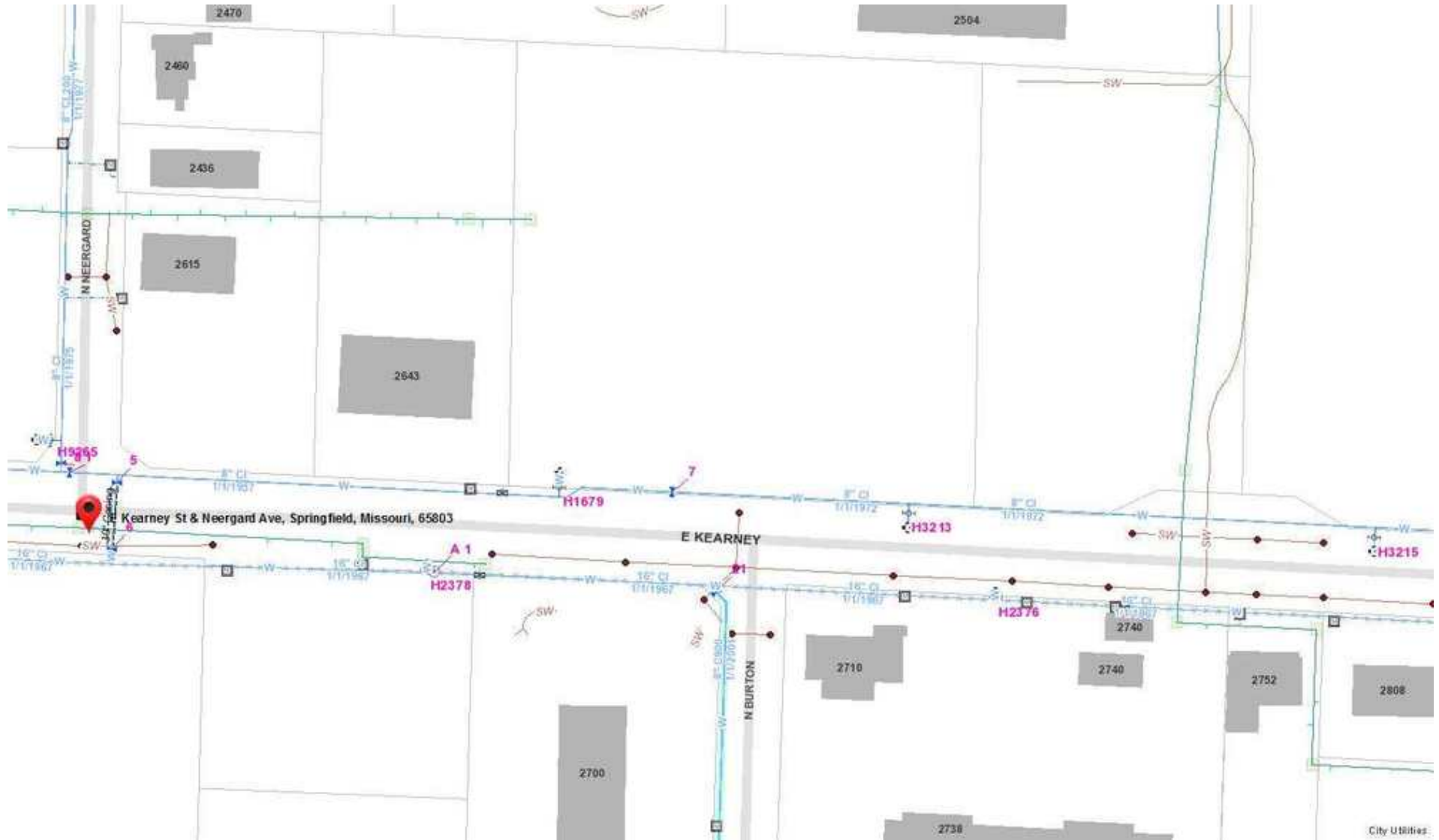


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Water Map



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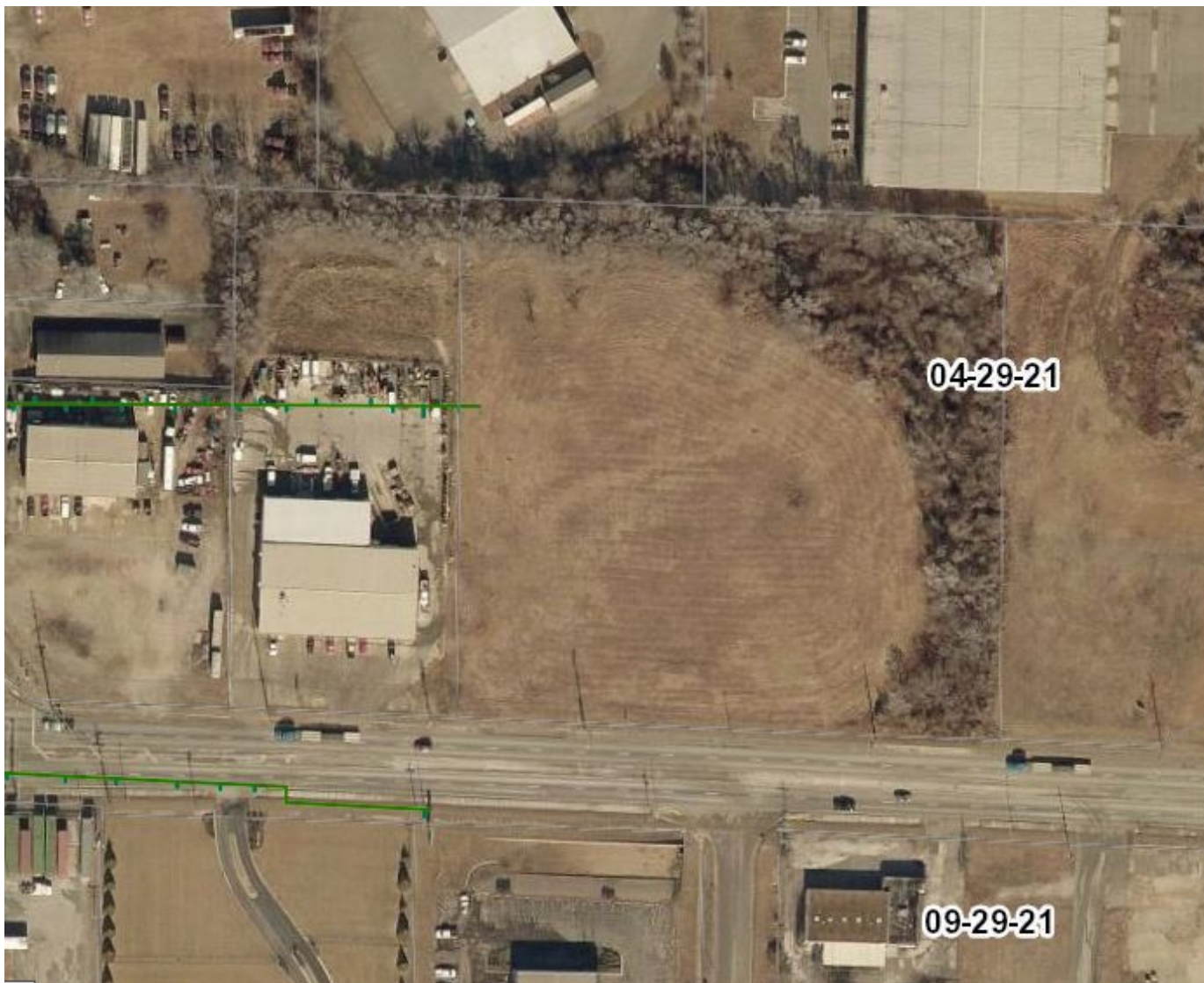
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Sewer Map



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Location Maps



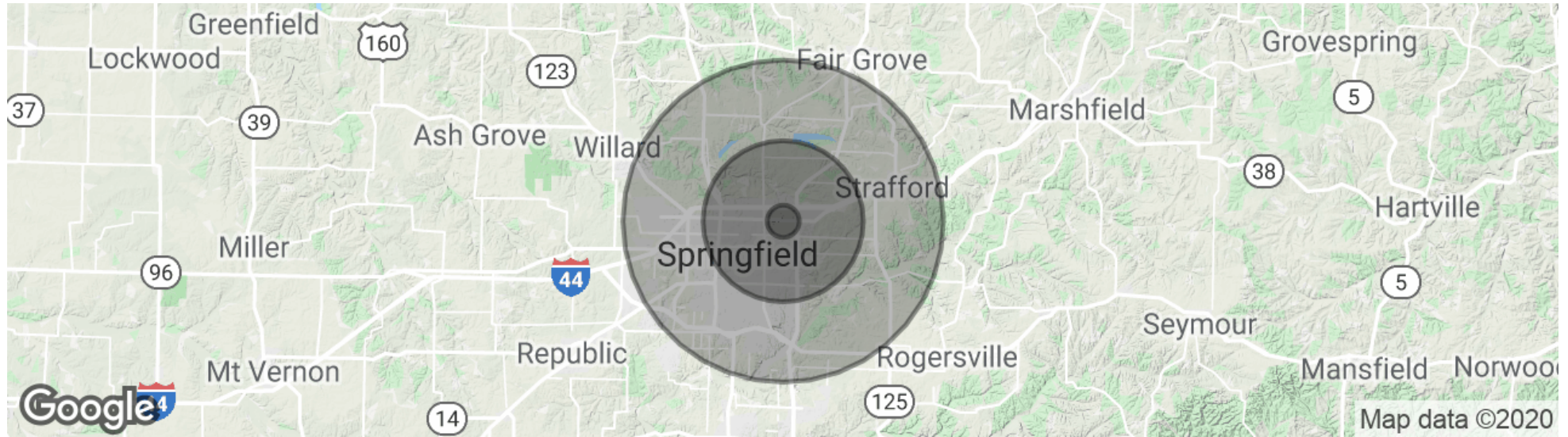
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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	2,640	105,538	252,534
Median age	34.8	33.0	36.1
Median age (Male)	34.6	32.5	35.0
Median age (Female)	35.6	33.7	37.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	1,066	44,110	108,060
# of persons per HH	2.5	2.4	2.3
Average HH income	\$37,214	\$46,116	\$52,026
Average house value	\$89,777	\$127,224	\$158,436

\* Demographic data derived from 2010 US Census



Advisor Bio

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**  
**Chief Executive Officer**



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**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, and specializes in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company’s property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIORs SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state’s first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute’s rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray current serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM