



LAND FOR SALE

AVAILABLE LAND - SUITABLE FOR HOTEL/MOTEL | SOUTH FARM ROAD 181 AT EVANS ROAD, SPRINGFIELD, MO 65804

- South and east of the Mercy Orthopedic Hospital/Clinic
- Excellent access from Highway 65 at Evans Road
- Rapidly growing area; excellent site for hotel/motel
- Available Immediately

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$923,254
Lot Size:	2.7 Acres
APN #:	1928400007
Zoning:	PD-201
Market:	SE Springfield
Cross Streets:	Evans Road

PROPERTY OVERVIEW

Zoning Uses: Administrative and professional offices. Finance, insurance and real estate services. Medical offices and medical support. Hospital, health institutions and clinics. Community service facilities. Retail Uses: general retail sales, food and beverage sales. Convenience sales & personal services. Eating and drinking establishments. Business support services, specialty retail, or motor vehicle sales. Hotel/Motel (3-story).

PROPERTY HIGHLIGHTS

- This 2.72 acres, with excellent frontage to Highway 65, is offered for sale at \$923,254 or \$7.86 PSF
- Directly across from the new Mercy Orthopedic Hospital, south of Evans Road on East side of Highway 65
- All utilities; sewer is located at the SEC of Anne Street; it may require a lift station to serve the property
- Property is Zoned PD 201, which uses include offices, hospitals, clinics, retail, hotel/motel (3 story)
- Real Estate Taxes: \$419.52 (2017)

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Aerial



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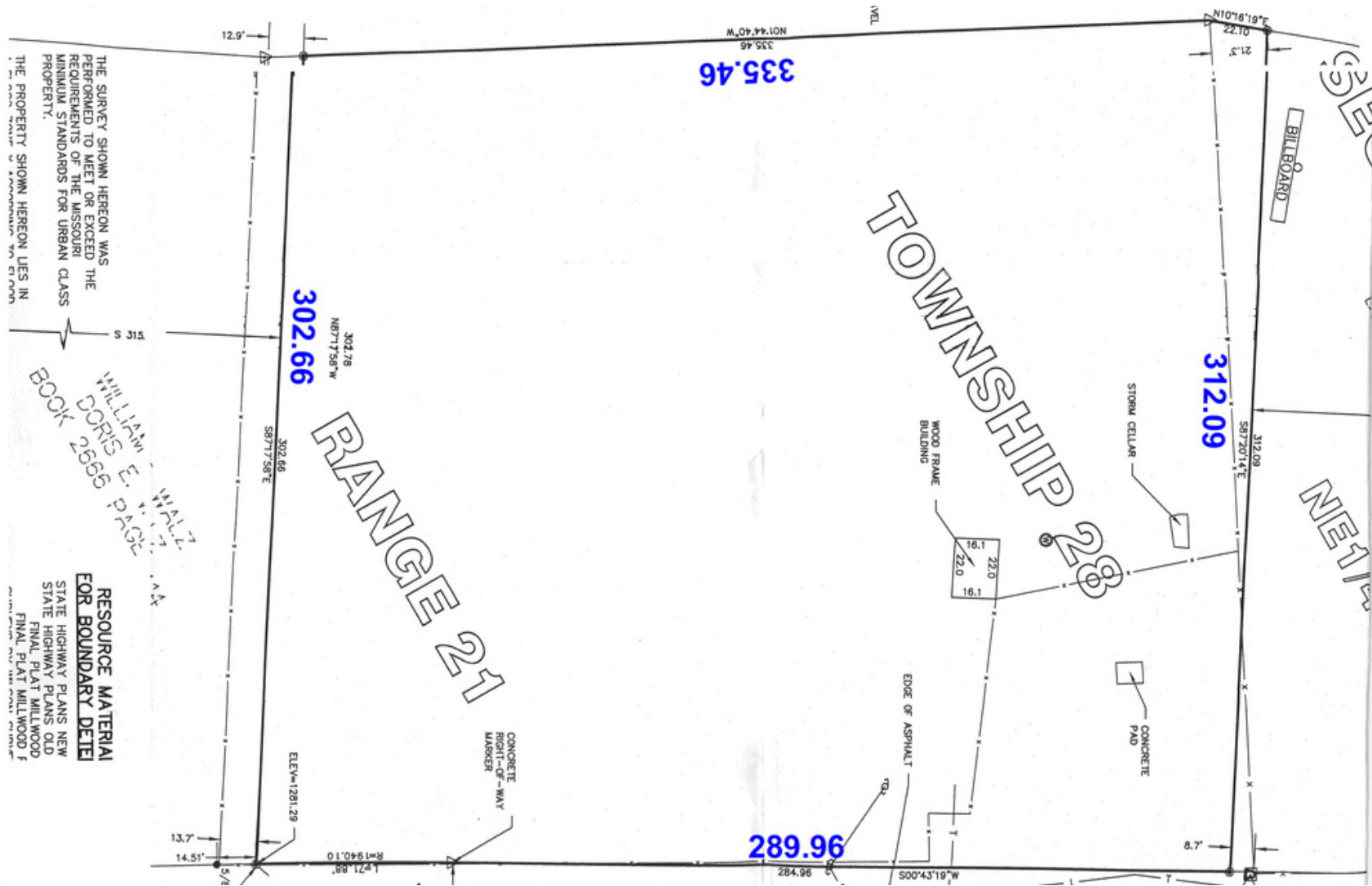
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Site Plan

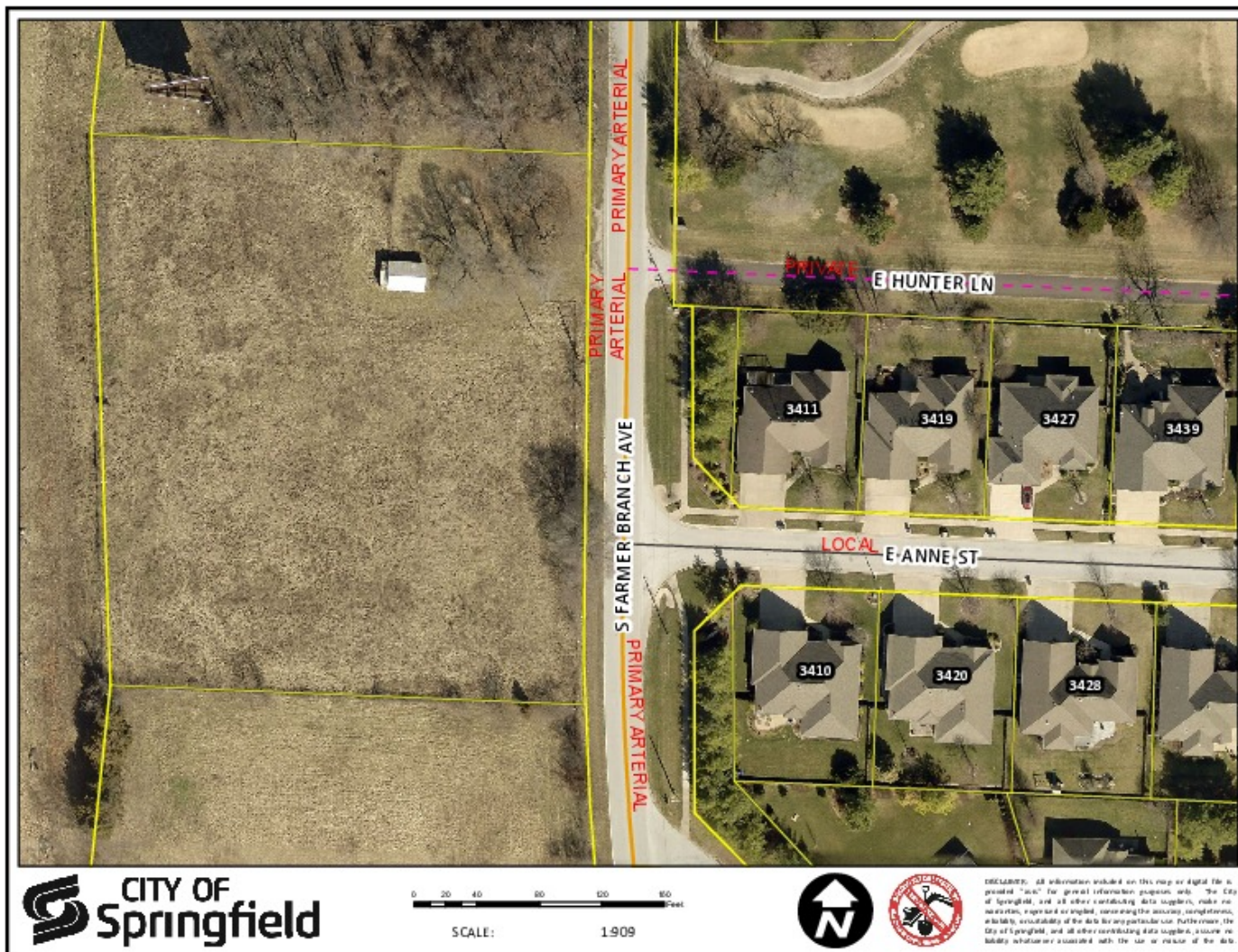


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Additional Photos



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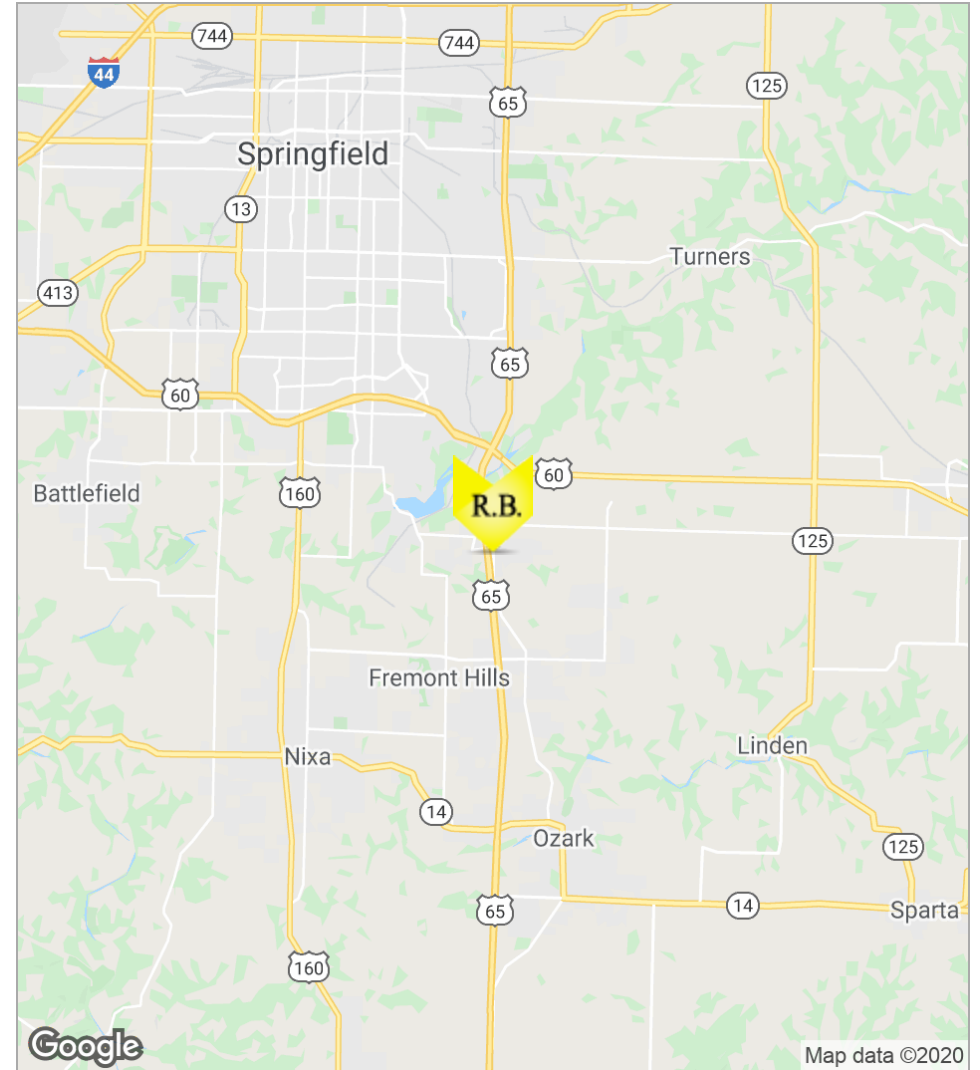
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Location Maps



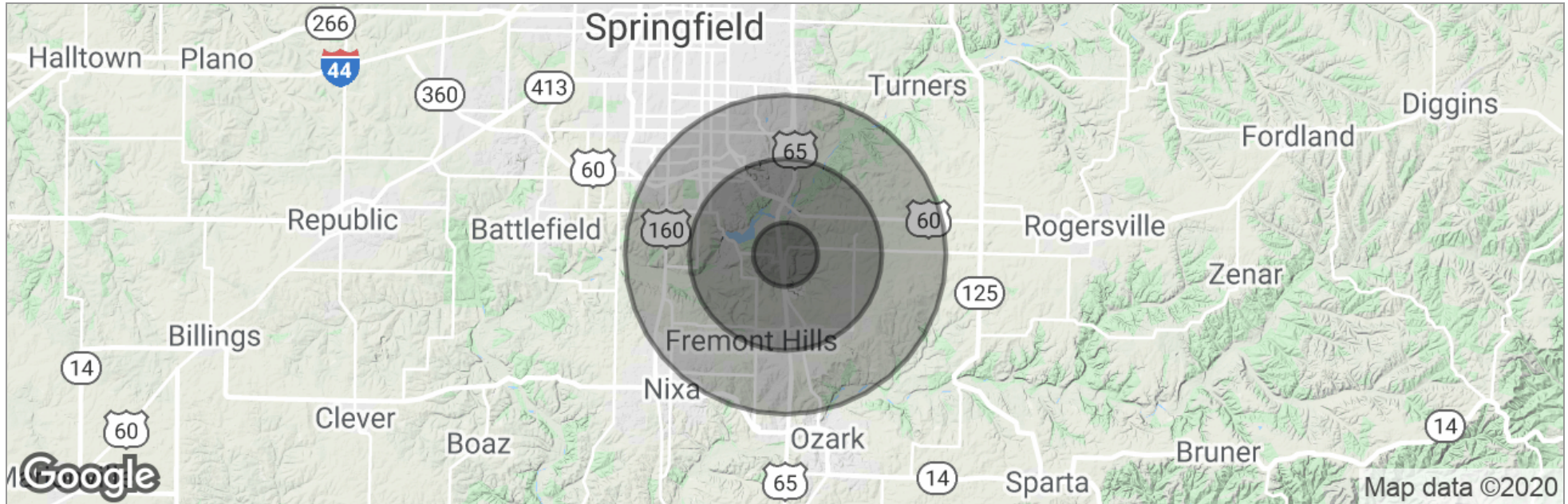
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	1,779	18,062	62,988
Population Density	566	639	802
Median Age	46.8	42.8	41.5
Median Age (Male)	46.4	41.8	40.0
Median Age (Female)	47.3	43.8	43.1
Total Households	710	7,340	27,486
# of Persons Per HH	2.5	2.5	2.3
Average HH Income	\$116,774	\$97,753	\$76,301
Average House Value	\$293,250	\$275,522	\$232,304

* Demographic data derived from 2010 US Census

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Demographics Report

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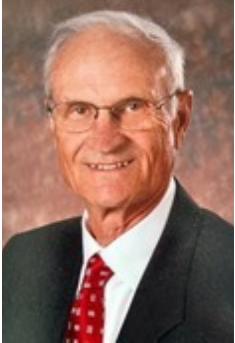
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Median age (female)	47.3	43.8	43.1



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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)

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