



Warehouse / Office Building for Sale | 1209 N. Eaglecrest, Nixa, MO 65714

INDUSTRIAL PROPERTY FOR SALE

- 4,000 SF warehouse / office building
- Available Immediately
- Fully climate controlled

EST. 1909

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

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WAREHOUSE / OFFICE BUILDING FOR SALE
1209 N. EAGLECREST, NIXA, MO 65714

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$250,000
Taxes:	\$3,555.44 (2018)
Lot Size:	0.84 Acres
Building Size:	4,000 SF
Grade Level Doors:	1
Year Built:	1995
Zoning:	M-1

PROPERTY OVERVIEW

Now available for sale, this 4,000 SF warehouse / office building is located in Nixa, just west of Hwy 160. The building has one g/l door, 3 - 4 private offices, break-room, and open warehouse. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 4,000 SF warehouse / office building
- Fully climate controlled - heated & cooled
- Located in Nixa just west of Hwy 160
- One g/l door, 3 - 4 private offices, break-room, and open warehouse
- Excess land for outside storage

EST. 1909

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

INDUSTRIAL
PROPERTY FOR
SALE

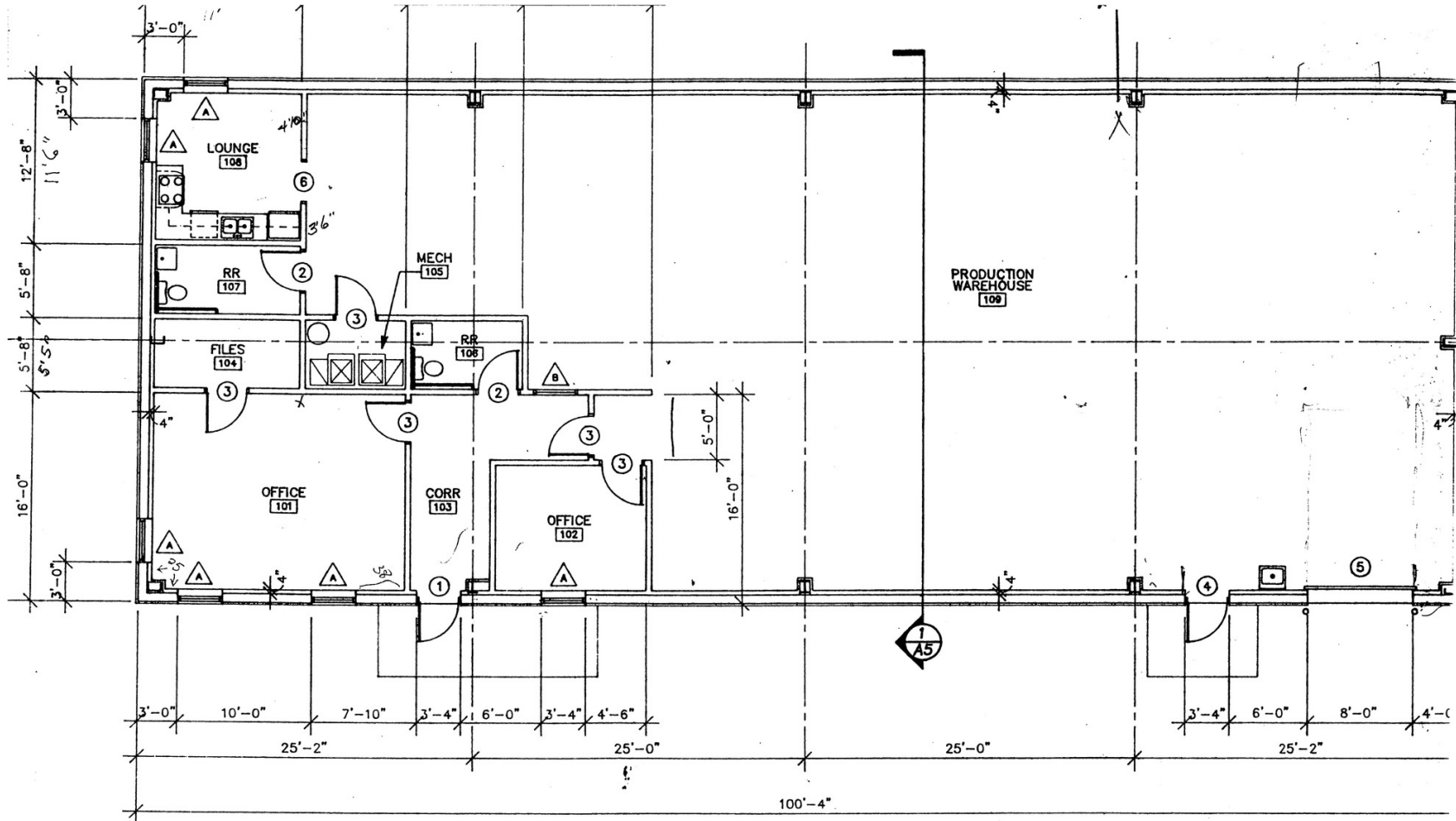
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Additional Photos



Floor Plans



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Retailer Map



Google

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100 Years
SINCE 1909

Retailer Map



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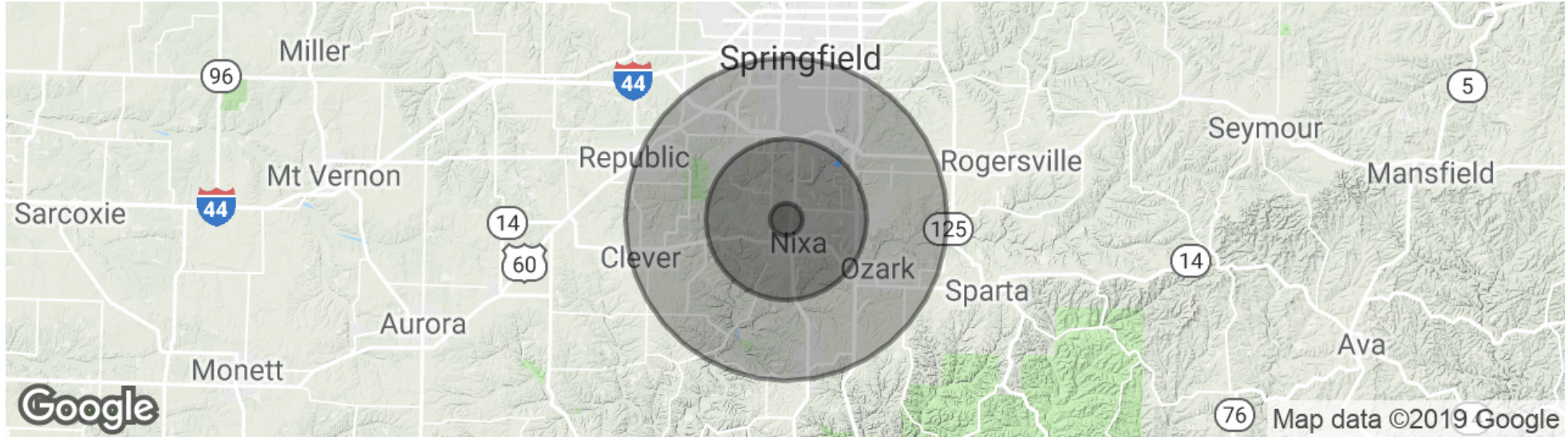
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	2,985	56,382	240,927
Median age	39.0	36.9	35.9
Median age (Male)	37.3	35.9	34.6
Median age (Female)	40.2	38.0	37.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,184	21,971	101,310
# of persons per HH	2.5	2.6	2.4
Average HH income	\$61,420	\$72,011	\$58,889
Average house value		\$187,366	\$183,171

* Demographic data derived from 2010 US Census

Advisor Bio

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 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 & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)