



OFFICE BUILDING FOR SALE

FREE-STANDING OFFICE BUILDING FOR SALE | 1114 W. JACKSON ST, OZARK, MO 65721

- Free-standing medical or general office building on hard corner
- Prime location on West Jackson
- Located just east of Hwy 65
- Convenient to many local and national retailers
- Price Reduced

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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Executive Summary



PROPERTY SUMMARY

Sale Price:	\$499,000
Taxes:	\$3,317.94 (2019)
Lot Size:	0.47 Acres
Building Size:	3,036 SF
Building Class:	B
Year Built:	1987
Zoning:	C-2 General Commercial

PROPERTY OVERVIEW

Now available for sale, free-standing medical or general office building on hard corner. Build-out is extremely functional and suitable for medical office uses. The property has monument signage on the hard corner. This building is in a prime location on West Jackson Street in Ozark just a few blocks east of Highway 65. Ozark is one of the fastest growing communities in the State of Missouri. Contact listing agent for more information. Price Reduced.

PROPERTY HIGHLIGHTS

- Free-standing medical or general office building
- Located on hard corner
- Prime location on West Jackson
- Easy access to Highway 65
- Functional build-out
- Monument signage
- Price Reduced

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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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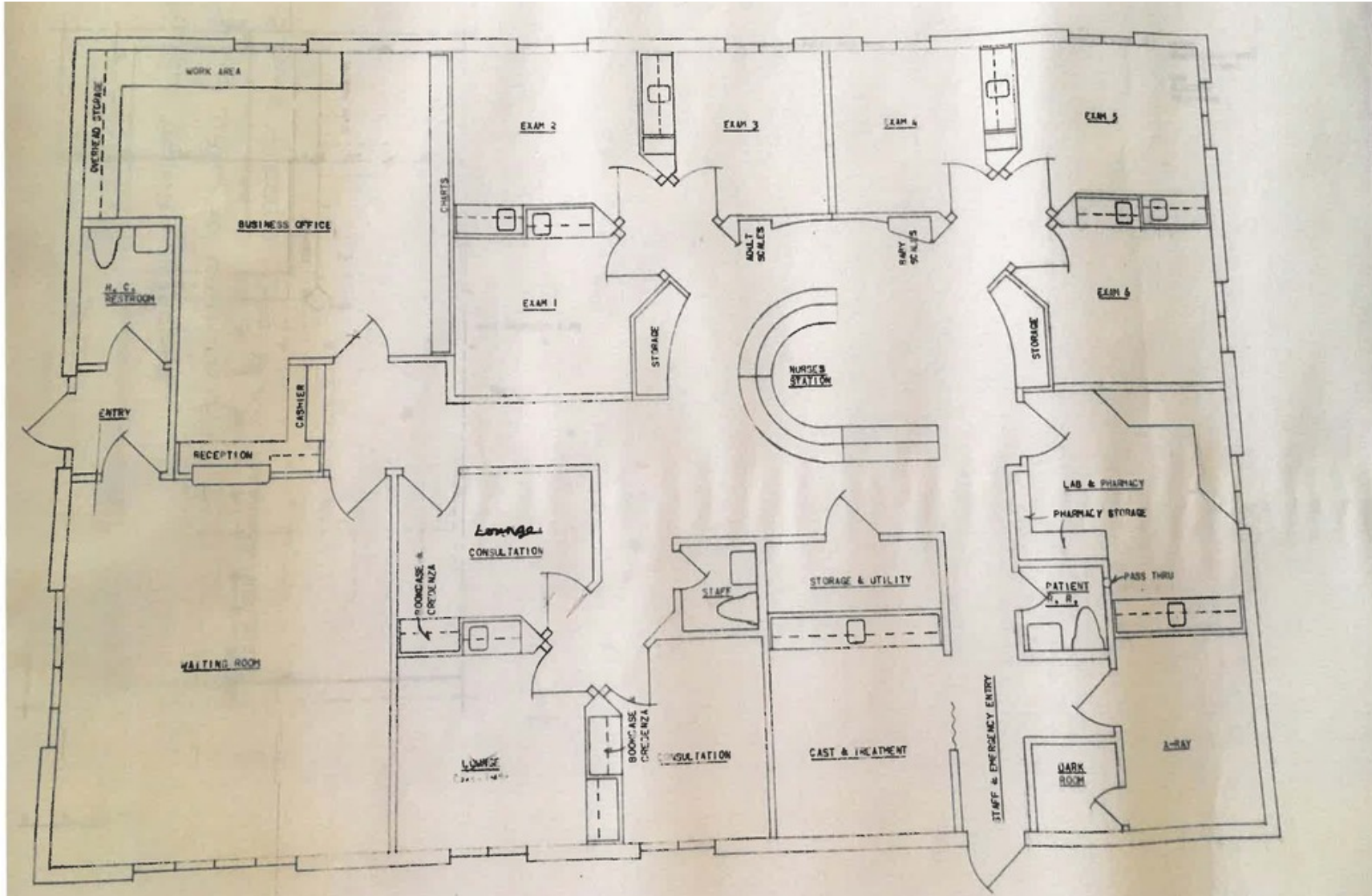
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Floor Plans



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Retailer Map



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Location Maps



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Demographics Map & Report

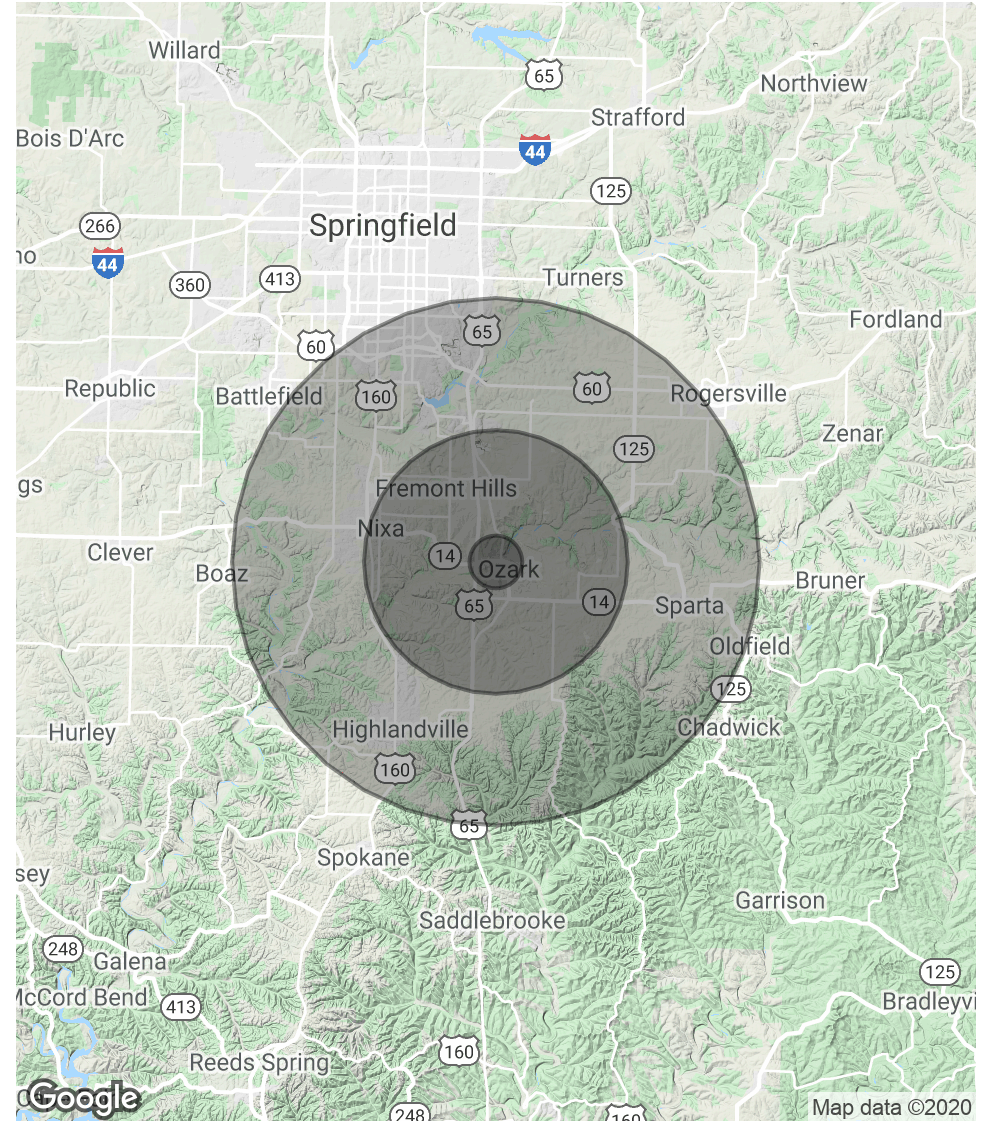
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,496	34,486	115,143
Average age	33.6	34.8	38.9
Average age (Male)	33.3	34.1	37.7
Average age (Female)	33.7	35.4	40.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	594	13,436	46,730
# of persons per HH	2.5	2.6	2.5
Average HH income	\$58,776	\$65,287	\$72,384
Average house value	\$186,851	\$187,941	\$220,767

* Demographic data derived from 2010 US Census



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Advisor Bio



ROSS MURRAY, SIOR, CCIM

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

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