



DEVELOPMENT LAND FOR SALE

DEVELOPMENT LAND FOR SALE | 3503 S. LONE PINE, SPRINGFIELD, MO 65804

- First time to market
- Located across the from Sequiota Park & Ozarks Greenway Trails
- Convenient to Glenstone and Battlefield Roads
- Galloway corridor under significant re-development

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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

Executive Summary



PROPERTY SUMMARY

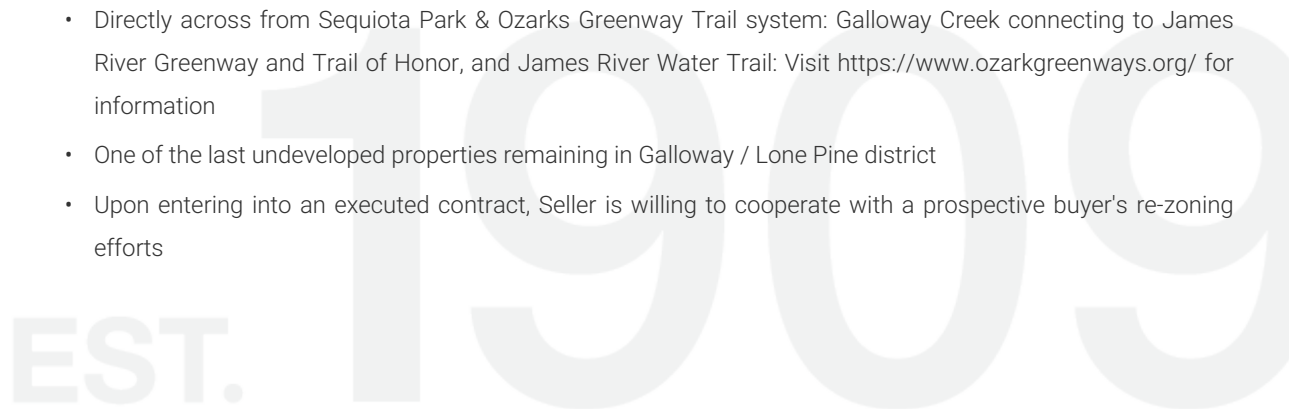
Sale Price:	\$3,650,000
Taxes:	\$7,316.50 (2019)
Lot Size:	4.14 Acres
Zoning:	Single Family Residential & Limited Business & General Retail
Cross Streets:	Lone Pine and Galloway

PROPERTY OVERVIEW

First time offering to market for sale: approximately 4.1± acres of proposed development ground overlooking Springfield's Sequoia Park located within Springfield's Galloway Lone Pine district. This property is nestled within the Galloway Village Lone Pine corridor located directly across from the city's Sequoia park and the Ozark Greenway Trail system. The subject properties are 4 parcels with existing structures. The Galloway corridor is currently undergoing significant new growth and re-development of multifamily, retail, office, and restaurant. The area of Galloway's eclectic setting makes it one of the most sought after areas within the city for development, while still being only a quarter mile from Springfield's major local power-retail, medical/professional offices, restaurants, and premier housing areas. Please see supporting documents or contact listing broker for additional information.

PROPERTY HIGHLIGHTS

- First time to market
- Future development with competitive advantage: located within blighted incentive area
- Chapter 99 tax abatement available
- High-end redevelopment growth area
- Directly across from Sequoia Park & Ozarks Greenway Trail system: Galloway Creek connecting to James River Greenway and Trail of Honor, and James River Water Trail: Visit <https://www.ozarkgreenways.org/> for information
- One of the last undeveloped properties remaining in Galloway / Lone Pine district
- Upon entering into an executed contract, Seller is willing to cooperate with a prospective buyer's re-zoning efforts



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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3503 S. LONE PINE, SPRINGFIELD, MO 65804



Early Concept Visual



2018.10.25



Lone Pine Mixed Use - Early Concept Visuals

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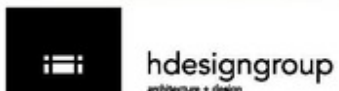
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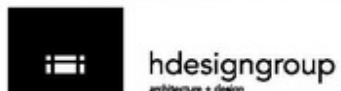
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Preliminary Survey - 3503, 3521, & 3527 S. Lone Pine

BOUNDARY & TOPOGRAPHIC SURVEY SECT 9, T28N, R21W

BASIS OF BEARINGS
BEARINGS ARE GRID NORTH BASED ON THE MISSOURI STATE PLANE COORDINATE SYSTEM OF 1983 CENTRAL ZONE. GPS TIES TO STATION "GR-37"

STATION GR-37:
N: 145348.37m
E: 433389.156m
ELEV: 393.346m



FLOOD NOTE:
This property lies in Flood Zone "X" (areas determined to be outside of the 0.2% annual chance floodplain) according to FIRM Community Panel 29077C 0363 E, effective December 17, 2010.

DECLARATION BY SURVEYOR:

I hereby declare to Elevation Development Company that the information contained hereon is based upon an actual survey of the land described herein, according to the current Missouri Minimum Standards for Property Boundary Surveys, 4CSR20-16, URBAN class properties, that the results are correctly represented hereon to the best of my knowledge and belief and that monuments and pins set were placed under my personal supervision.

Physical evidence of improvements is shown from information taken by visual inspection. The measurements shown are those written, provided or evident from surface features and may not be true measurements. Own improvements as shown are based on information provided by others and do not represent actual measurements.

This plat of survey is an instrument of record and shall be subject to the provisions of the Surveying and Mapping Act, RSMo, Chapter 172, and shall be used by anyone other than the party or parties named on the plat without the approval and recording of the Surveying and Mapping Associates, L.L.C.

BY: Don Ray Berry PROFESSIONAL SURVEYOR
STATE OF MISSOURI LICENSE NO. 000017829

Preliminary
10:25:25 AM
10/06/2018

LEGEND

- | | | | |
|-----------|---------------------------------|-----|-------------------------------------|
| ● | FOUND IRON PIN | ⊕ | PHONE/COMMUNICATION MANHOLE |
| ○ | SET IRON PIN OR MARKER AS NOTED | ⊖ | PHONE PEDESTAL |
| △ | R/W MARKER | — | CABLE TV RISER |
| — | BOUNDARY LINE | — | CABLE TV LINE |
| - - - | R/W LINE | — | UNDERGROUND PHONE |
| - · - · - | EASEMENT LINE | — | OVERHEAD PHONE |
| — · — · — | SETBACK LINE | — | FIBER OPTIC LINE |
| (M) | MEASURED | WV | WATER VALVE |
| (P) | PLAT | WM | WATER METER |
| (D) | DEED | WF | WATERLINE |
| (R) | RECORD | WY | FIRE HYDRANT |
| ⊙ | LIGHT POLE | WV | GAS VALVE |
| ⊕ | SANITARY SEWER MANHOLE | GM | GAS METER |
| ⊖ | SANITARY SEWER CLEANOUT | — | GAS LINE |
| ⊗ | SANITARY SEWER LINE | — | FENCE LINE (AS NOTED) |
| — | UTILITY POLE | — | ROAD SIGN (STOP, SPEED LIMIT, ETC.) |
| — | ELECTRIC METER | — | ABBREVIATIONS |
| — | OVERHEAD ELECTRIC | TRM | TRANSFORMER |
| — | UNDERGROUND ELECTRIC | ICV | IRRIGATION CONTROL VALVE |
| — | GVY WIRE | CI | STORMWATER CURB INLET |

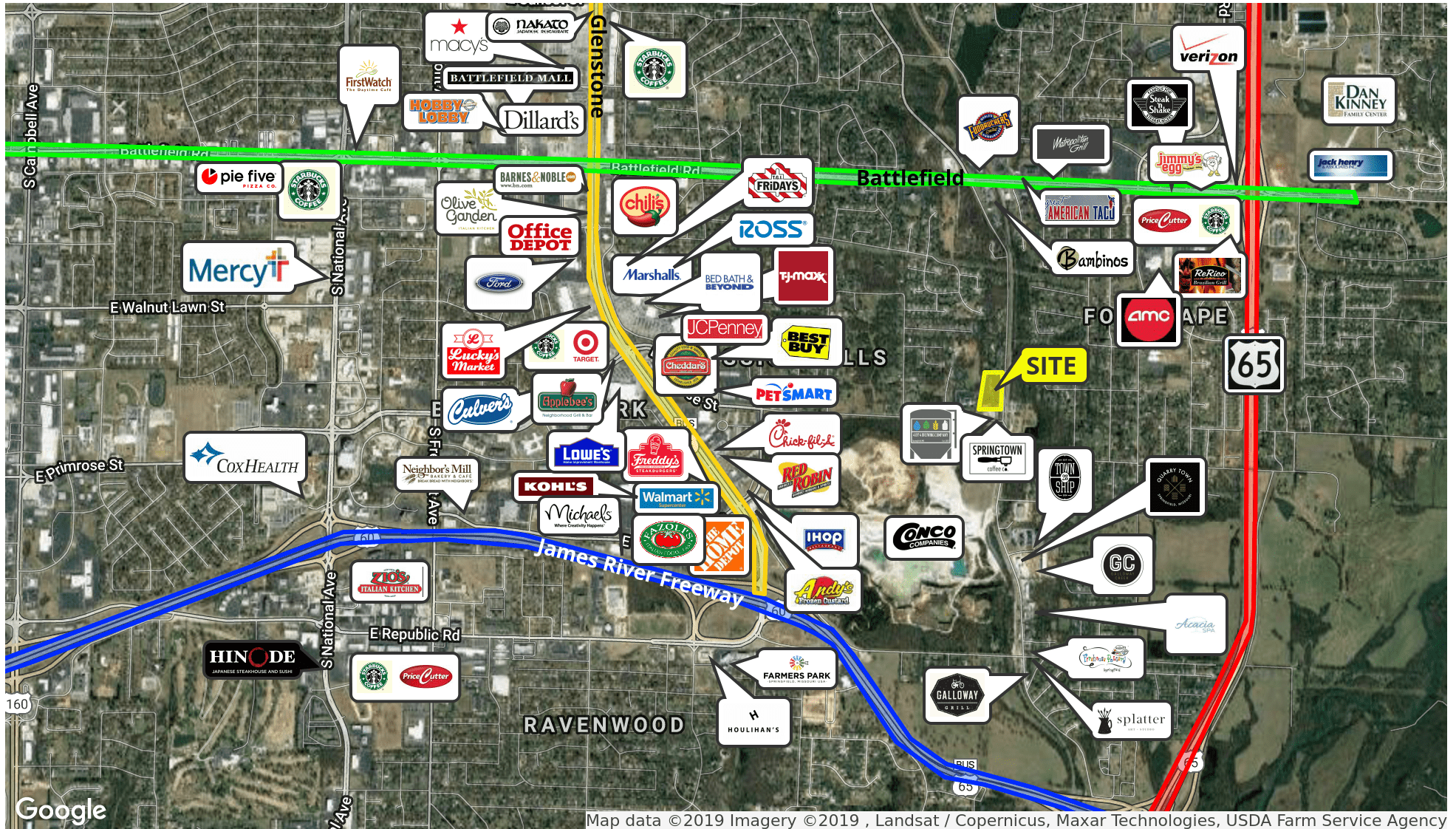
SURVEY DESCRIPTION -

Commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 9, Township Twenty-eight North, Range Twenty-one West of the Fifth Principal Meridian, City of Springfield, Greene County, Missouri; thence, North 01°03'20" West, along and with the West line of said Quarter-Quarter section, a distance of 316.00 feet to the Northwest corner of the Ellison tract (as recorded in Book 494 Page 471 of the Greene County Deed Records) and the POINT OF BEGINNING; thence, continue North 01°03'20" West, along and with said West line, a distance of 394.97 feet to an existing iron pin at the Southwest corner of Huscher Hill Subdivision; thence, South 86°20'52" East, along and with the South line of said subdivision, a distance of 353.08 feet to the West right-of-way line of Lone Pine Avenue; thence, South 03°25'52" West, along and with said West line, a distance of 389.21 feet to the North line of the aforementioned Ellison Tract; thence, North 81°15'37" East, along and with said North line, a distance of 336.73 feet to the POINT OF BEGINNING, containing 3.10 acres and being subject to easements, restrictions or rights-of-way, if any.

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Retail Map



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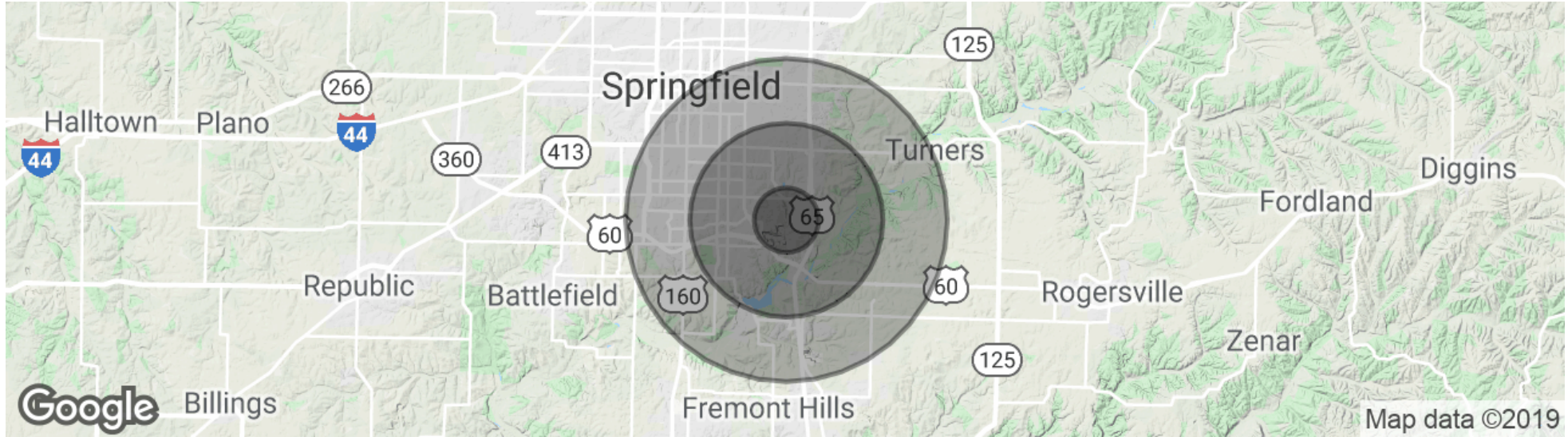
Location Maps



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Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,384	43,041	118,118
Median age	42.5	41.7	37.8
Median age (Male)	39.0	39.2	36.0
Median age (Female)	45.3	43.8	39.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,400	20,406	53,162
# of persons per HH	2.2	2.1	2.2
Average HH income	\$68,101	\$63,849	\$59,629
Average house value	\$161,695	\$200,562	\$210,667

* Demographic data derived from 2010 US Census

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

EXECUTIVE SUMMARY

SPRINGFIELD MSA

Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

• 3M	• JPMorgan Chase
• Bass Pro	• Kraft Foods
• BKD, LLP	• O'Reilly Auto Parts
• Burlington Northern Santa Fe	• Paul Mueller Company
• Dairy Farmers of America	• Springfield Remanufacturing Corp.
• Expedia, Inc.	• T-Mobile
• Jack Henry & Associates	

POPULATION

458,930

Current Springfield Metro Area Population

0.6%

Average Annual Population Growth Rate

POPULATION | SPRINGFIELD MSA

[Source: Bureau of Labor Statistics]

166,810

Springfield City Limits

1,039,566

*Springfield's Economic Area

626,456

**Springfield Regional Economic Partnership

* (Defined by the U.S. Dept. of Commerce, Bureau Of Economic Analysis includes: Missouri counties of Barry, Christian, Dade, Dallas, Dent, Douglas, Greene, Hickory, Howell, Laclède, Lawrence, Oregon, Ozark, Phelps, Polk, Pulaski, Shannon, Stone, Taney, Texas, Webster and Wright, and the Arkansas counties of Baxter, Boone, Carroll, Marion and Newton)

** (10-county area includes: Barry, Christian, Dade, Dallas, Lawrence, Greene, Polk, Stone, Taney and Webster counties)

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

MAJOR EMPLOYERS
SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
Mercy Health Springfield Community	10,460
CoxHealth Systems	10,069
Walmart Stores, Inc.	3,717
Springfield Public Schools	3,000
Bass Pro Shops Tracker Marine	2,434
United States Government	2,400
State of Missouri	2,331
City of Springfield	2,251
Missouri State University	2,018
Citizens Memorial Healthcare	1,900
SRC Holdings	1,500
Chase Card Services	1,450
O'Reilly Auto Parts	1,200
Prime, Inc.	1,195
Oxford Healthcare	1,189
Ozarks Technical Community College	1,145
TeleTech	1,030
City Utilities of Springfield	983
Burlington Northern Santa Fe Railroad	975
Kraft Heinz Company	938
American National Property & Casualty Co.	910
Expedia, Inc.	900
Jack Henry & Associates, Inc.	899
General Council of the Assemblies of God	850
Burrell Behavioral Health	800
Greene County	800

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.



MISSOURI STATE UNIVERSITY

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	49,010
Missouri State University	22,385
Ozarks Technical Community College	14,396
Drury University	4,215
Southwest Baptist University - Bolivar	2,678
Evangel University	2,006
Cox College of Nursing and Health Sciences	874
Mercy College of Nursing and Health Sciences	730
Baptist Bible College	376
Bryan University	313
Vatterott College	280
Assemblies of God Theological Seminary	205
Forest Institute of Professional Psychology	202
Midwest Technical Institute	121
Webster University	54

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17



DISTANCES TO SPRINGFIELD

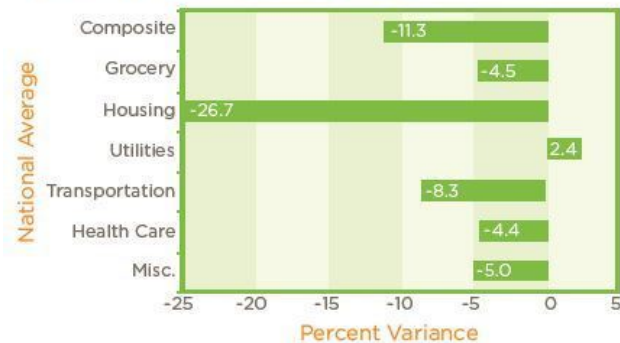
City	Miles	Days/ Rail	City	Miles	Days/ Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

COST OF LIVING

COST OF LIVING INDEX COMPARISON



COST OF LIVING CATEGORIES



[Source: Council for Community & Economic Research]

Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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 Springfield, MO 65809

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 ross@rbmurray.com
 MO #2004035357

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)

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

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