



RETAIL PROPERTY FOR SALE

FORMER LUMBER YARD FOR SALE | 211 S. SPRING PARK RD, MOUNT VERNON, MO 65712

- Former lumber yard
- Zoned B-3 General Business District
- First time to market

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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

Executive Summary



PROPERTY SUMMARY

| | |
|-----------------------|-------------------------------|
| Sale Price: | \$750,000 |
| Taxes: | \$6,103.52 (2019) |
| Lot Size: | 4.3 Acres |
| Building Size: | 27,068 SF |
| Year Built: | 1985 |
| Zoning: | B-3 General Business District |

PROPERTY OVERVIEW

Former lumber yard for sale in Mt. Vernon. This property is located on South Spring Park Road (Hwy 39) just two miles from Interstate 44. Mt. Vernon is located midway between Springfield and Joplin. Zoned B-3 General Business District. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 8,380± SF retail building
- Two warehouses: 3,200± SF and 4,800± SF
- Three T-sheds: 3,648± SF, 3,520± SF, and 3,520± SF
- Water, sewer, gas, and electric available
- T-Sheds have 16' eave height

EST. 1909

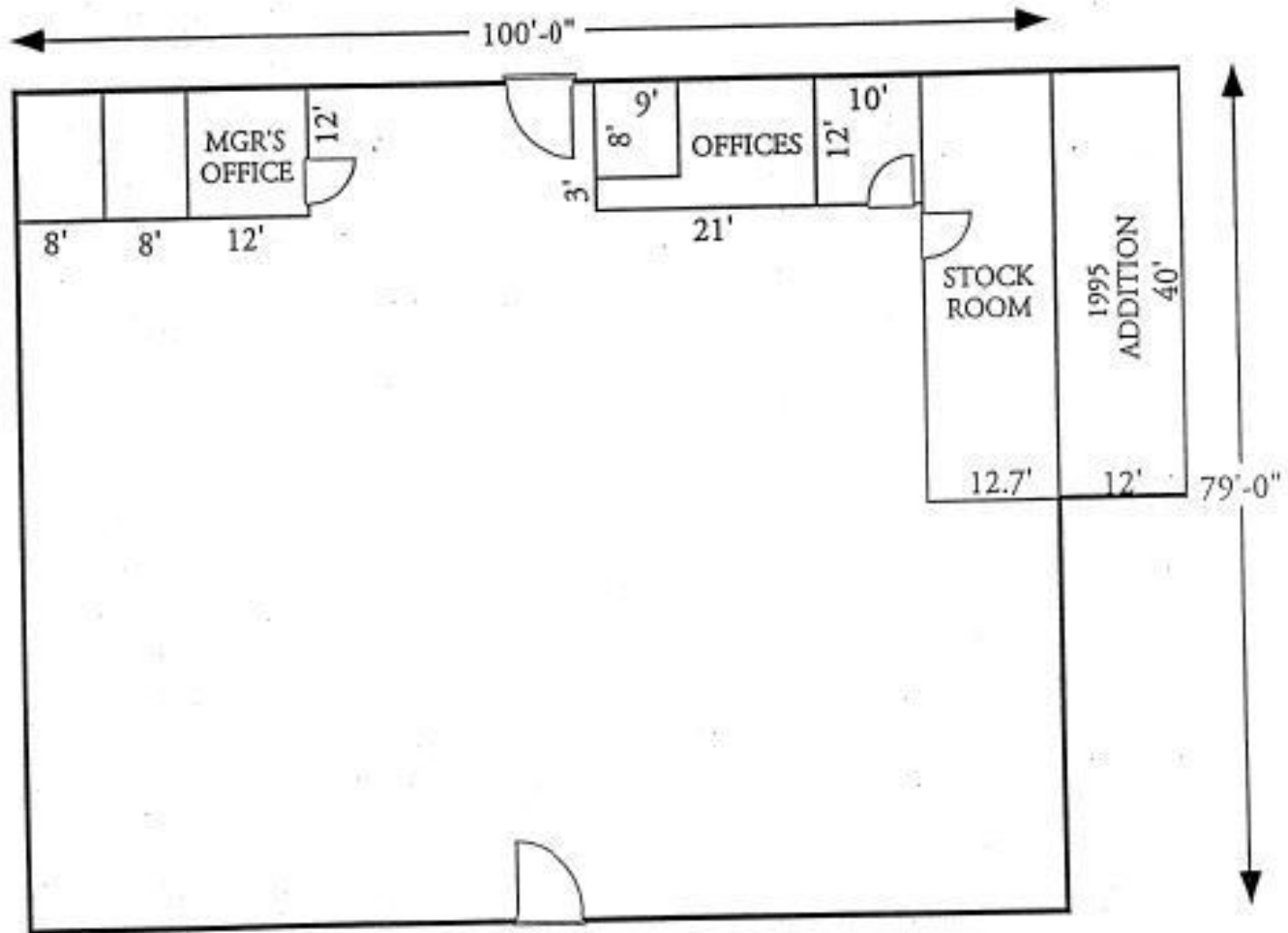
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Floor Plans - Retail Building



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Aerial



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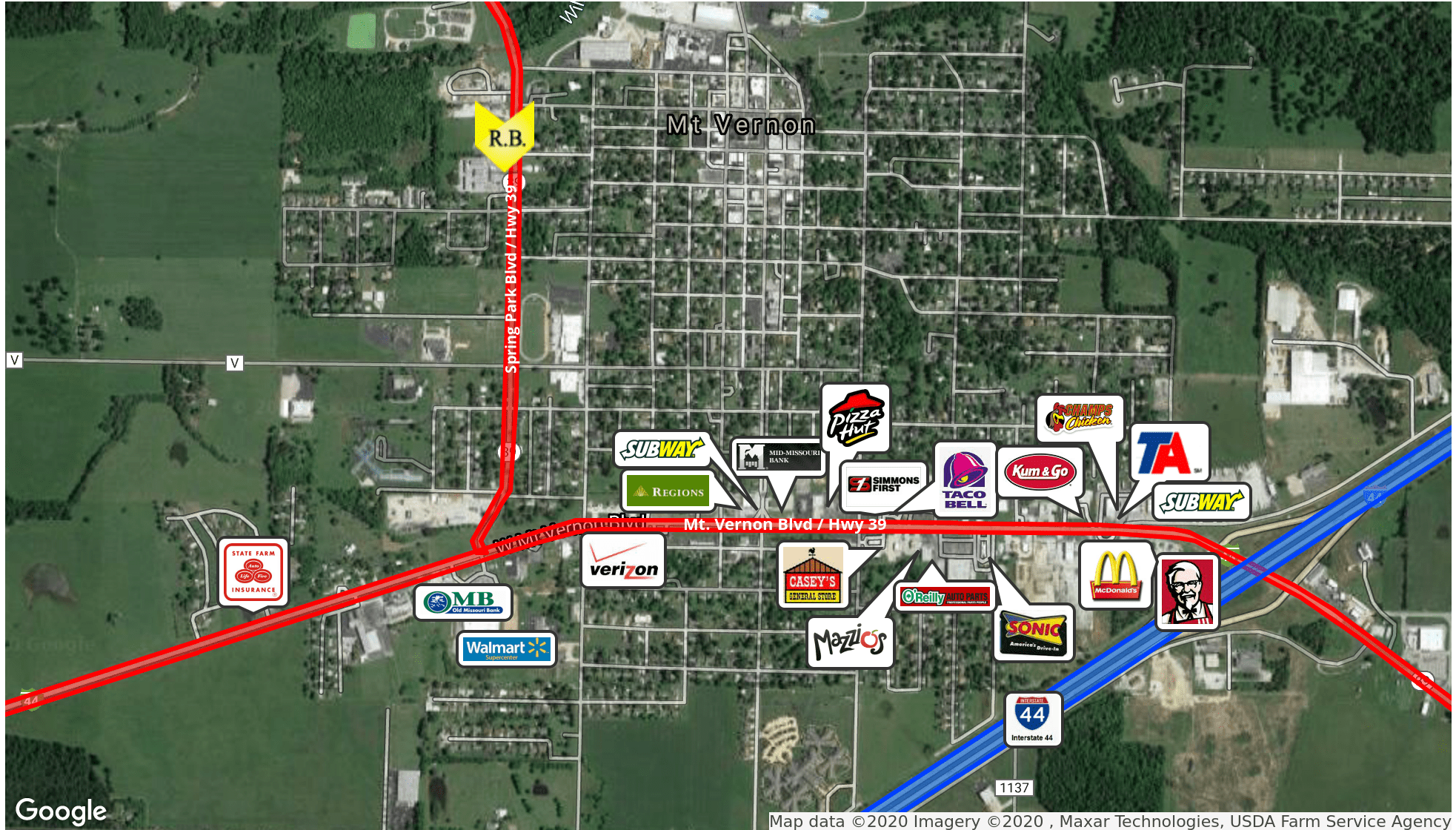
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Retailer Map



Google

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Location Maps



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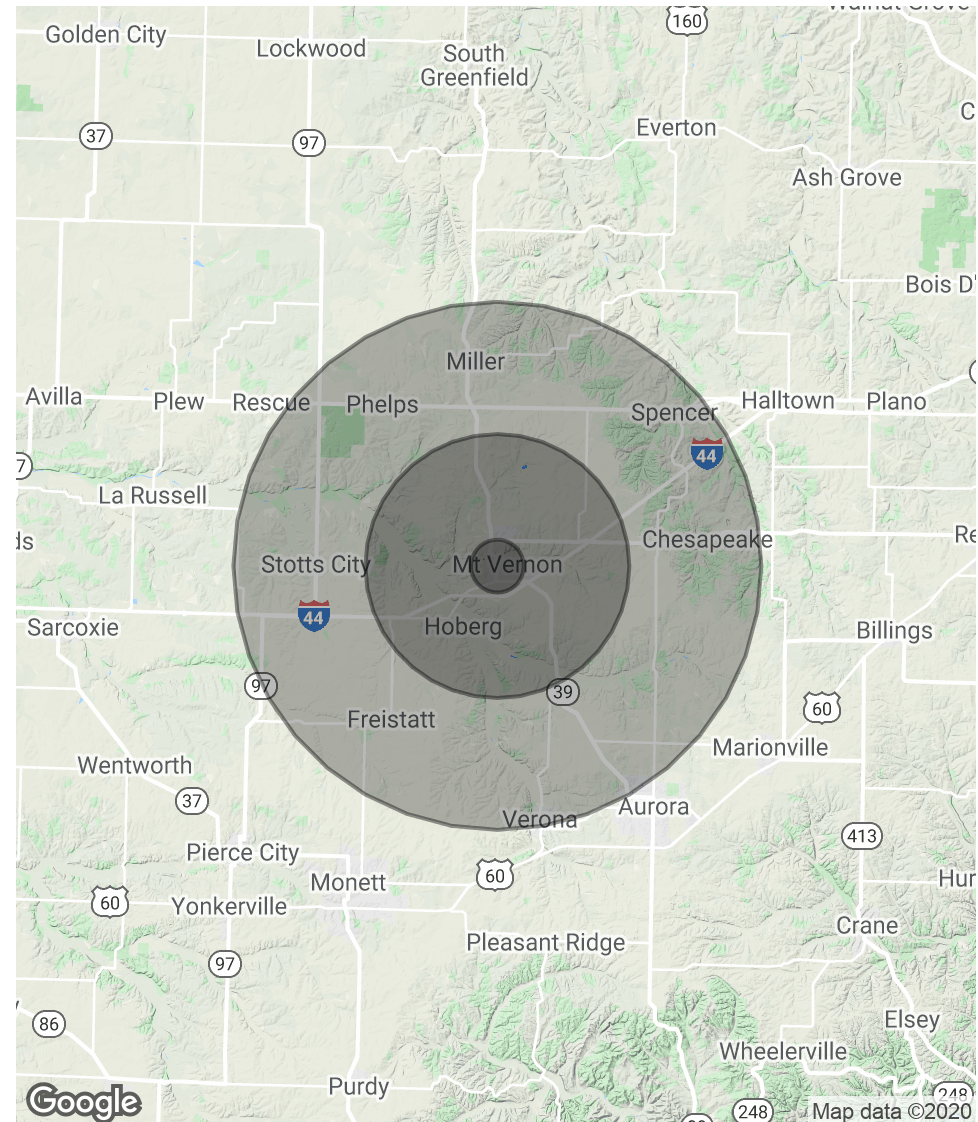
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Demographics Map & Report

| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|---------------|----------------|-----------------|
| Total Population | 283 | 6,103 | 17,472 |
| Median age | 35.1 | 35.3 | 37.3 |
| Median age (Male) | 29.6 | 30.4 | 34.2 |
| Median age (Female) | 37.8 | 37.8 | 39.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total households | 109 | 2,349 | 6,751 |
| # of persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH income | \$47,900 | \$47,824 | \$48,046 |
| Average house value | \$138,114 | \$137,972 | \$136,623 |

* Demographic data derived from 2010 US Census



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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