



2.35 Acres in Chesterfield Crossings | 2200 Block West Kingsley Street, Springfield, MO 65807

LAND FOR SALE

- 2.35 Acres For Sale at \$783,100 or \$7.65 PSF
- Zoned PD-238 (Retail/Commercial Uses)
- Corner Lot at Cox Road and Kingsley Street
- Last corner lot in Chesterfield Crossings

EST. 1909

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 2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



PROPERTY OVERVIEW

Located in Chesterfield Crossing is 2.35 Acres, which is zoned PD-238, allowing for retail/commercial use, and a block away from the new VA Clinic. A copy of the PD is available upon request.

PROPERTY HIGHLIGHTS

- Last remaining corner lot available in Chesterfield Crossing Subdivision
- Located at Cox Road and Kingsley Street
- All utilities - sewer runs along Kingsley south of the property
- Zoning allows for a wide variety of retail and commercial uses including art galleries, libraries, museums, athletic clubs, fitness centers, automobile parts & accessory stores, banks, churches, commercial amusements, convenience stores, day care centers, furniture stores, governmental building, hardware/improvement stores, hotels, offices, personal service establishments, pet stores, photo processing, police/fire stations, print shops, parks, recording studios, restaurants, retail establishments, schools, and veterinary clinics

PROPERTY SUMMARY

Sale Price:	\$783,100
Lot Size:	2.35 Acres
APN #:	1810401195
Zoning:	PD-238
Market:	Southwest Springfield
Cross Streets:	Cox and Republic Road



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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Retailer Map

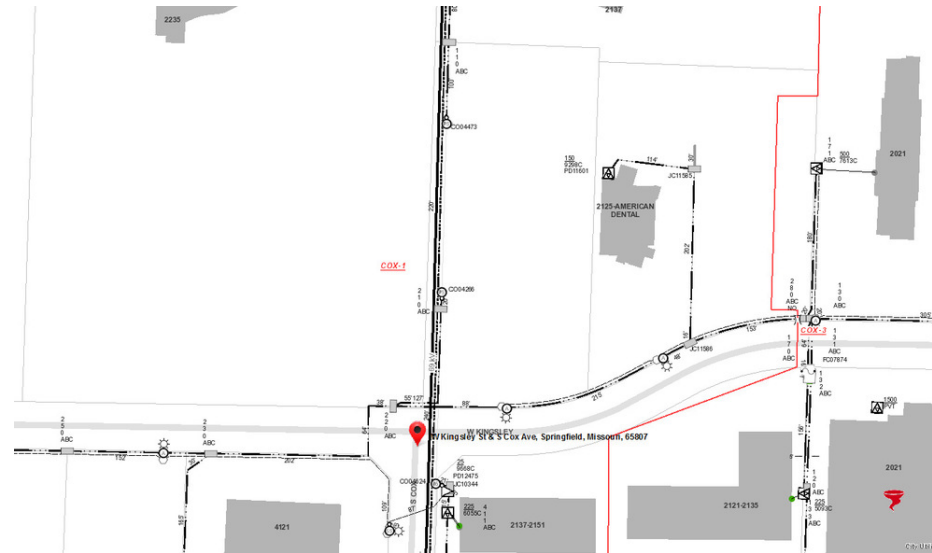


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Utility Map - Electric



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Utility Map - Gas



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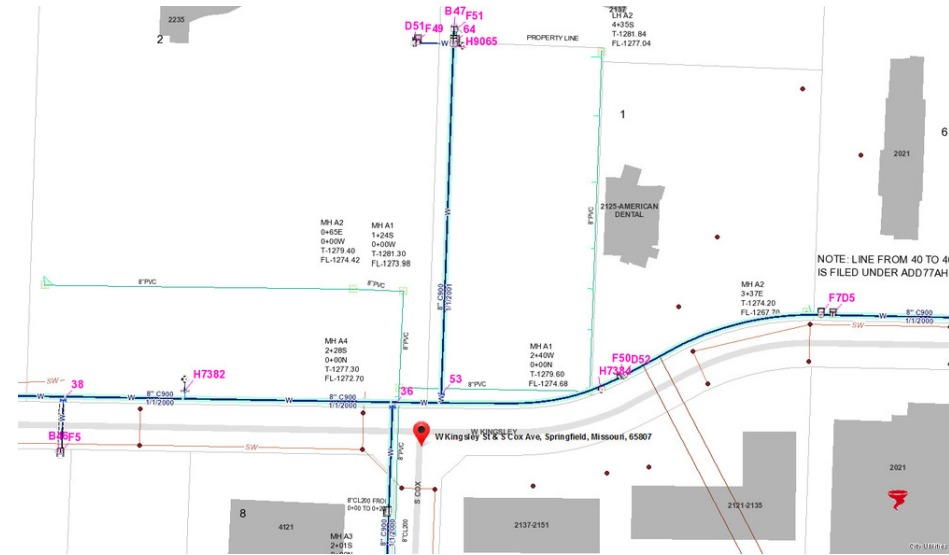
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Utility Map - Water



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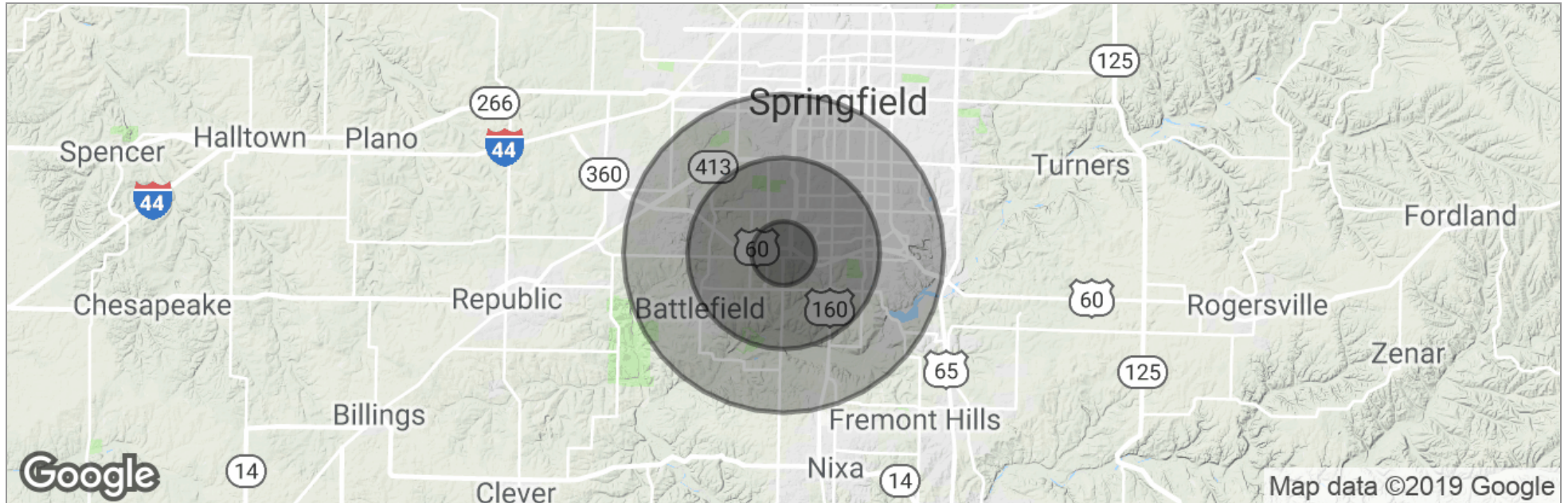
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	5,239	53,133	138,872
Population Density	1,668	1,879	1,768
Median Age	37.4	36.8	36.1
Median Age (Male)	36.3	35.5	34.7
Median Age (Female)	38.0	37.7	37.6
Total Households	2,216	23,755	60,765
# of Persons Per HH	2.4	2.2	2.3
Average HH Income	\$63,041	\$56,175	\$53,460
Average House Value	\$222,176	\$180,921	\$159,540

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
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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

SIOR, CCIM, LEED AP, CPM