



Vacant Lot for Sale | 1615 E Valley Water Mill Rd, Springfield, MO 65803

# LAND FOR SALE

- Located a few blocks north of US Interstate 44
- Zoned Planned Development - auto sales, etc.
- All utilities available

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com

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

EST. 1909  
**R.B. | MURRAY COMPANY**

COMMERCIAL & INDUSTRIAL REAL ESTATE

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Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$415,998 / \$5.00 PSF
<b>Taxes:</b>	\$887.98 (2018)
<b>Lot Size:</b>	1.91± Acres 83,199.6+/- SF
<b>Available:</b>	Immediately
<b>Utilities:</b>	All available
<b>Zoning:</b>	PD 303 - Planned Development
<b>Market:</b>	NE Springfield

**PROPERTY OVERVIEW**

Now available for sale; hard corner lot located on State Hwy H (Glenstone Avenue) and Valley Water Mill Rd. This lot is just a few blocks North of US Interstate 44. Zoned Planned Development - for automobile sales and other retail uses. All utilities are available. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- Located a few blocks north of US Interstate 44
- Zoned Planned Development - auto sales, etc.
- All utilities available

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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# VACANT LOT FOR SALE

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Aerial Map



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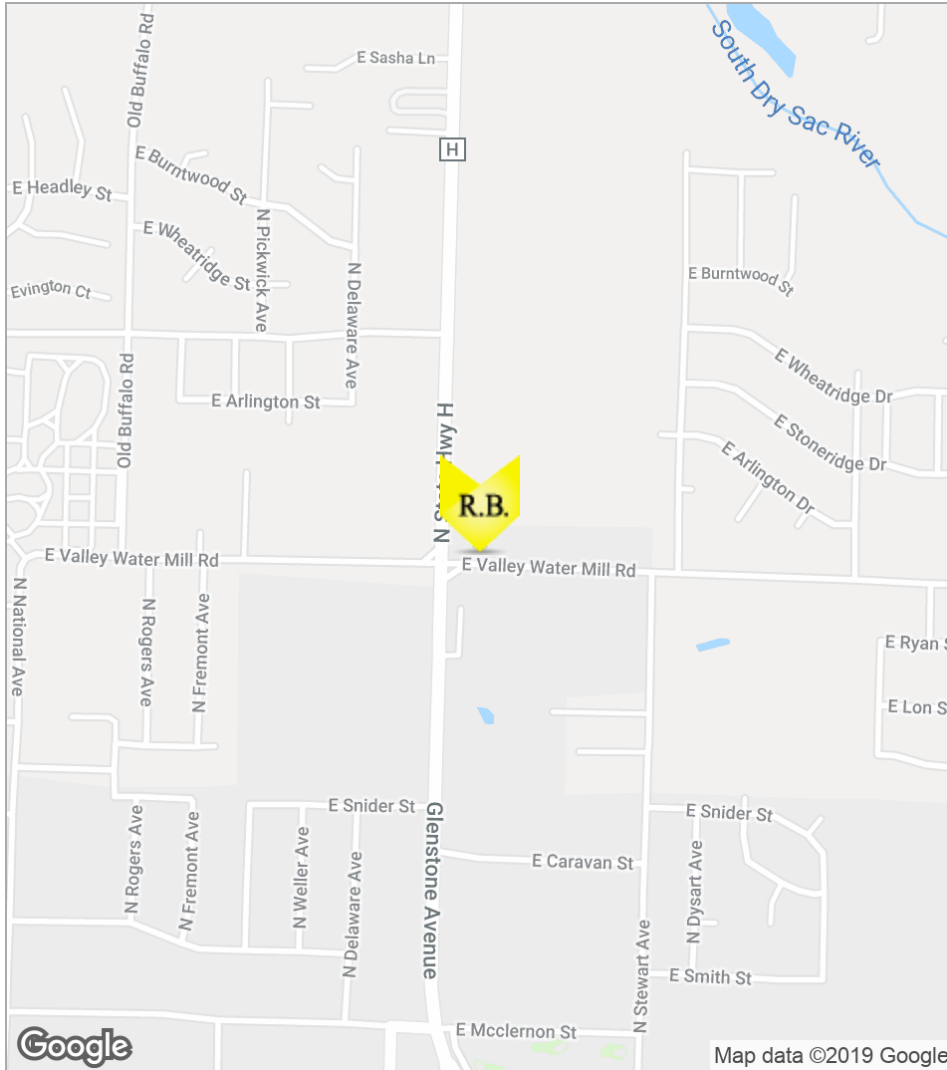
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## Location Maps



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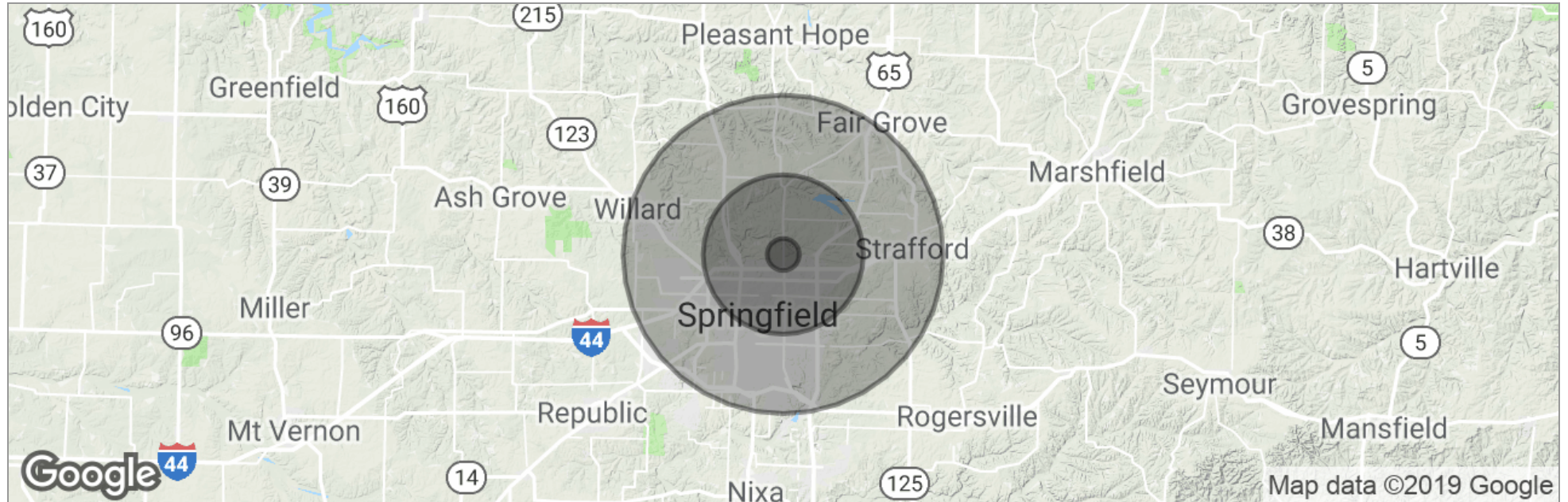
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## Demographics Map



	1 Mile	5 Miles	10 Miles
Total Population	2,896	86,818	240,396
Population Density	922	1,105	765
Median Age	38.9	32.1	35.9
Median Age (Male)	38.6	32.0	34.7
Median Age (Female)	40.0	32.5	37.3
Total Households	1,187	35,138	104,201
# of Persons Per HH	2.4	2.5	2.3
Average HH Income	\$50,019	\$40,038	\$49,846
Average House Value	\$152,617	\$113,570	\$141,832

\* Demographic data derived from 2010 US Census

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### Advisor Bio

#### RYAN MURRAY, SIOR, CCIM, LEED AP, CPM Vice President



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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

## 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](http://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](http://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)