

West Division Street

EE

SITE

FedEx
Freight



HAYDEN
MACHINERY, LLC

Industrial Land For Sale | 4450 W. Division Street, Springfield, MO 65802

INDUSTRIAL LAND FOR SALE

- 1.09± Acres Industrial Land For Sale at \$47,480 or \$1.00 PSF
- Zoned in Greene County M-1, which is light manufacturing | industrial district
- All utilities except sewer; the property is also served with a well.

EST. 1909

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COMMERCIAL & INDUSTRIAL REAL ESTATE

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INDUSTRIAL LAND FOR SALE

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Executive Summary



PROPERTY OVERVIEW

This 1.09 Acres is being sold as vacant land, but has several out-buildings on the property. All utilities to site except for sewer.

PROPERTY HIGHLIGHTS

- 1.09 Acres offered for sale @ \$47,480 or \$1.00 PSF
- It is zoned M-1 in the county, which is Light Manufacturing or Industrial District
- Property is being offered as vacant land.
- There is approximately 183' of frontage on West Division Street and approximately 375' of frontage on Interstate 44
- All utilities to the site except for sewer. The property is also served with a well.

PROPERTY SUMMARY

Sale Price:	\$47,480
Lot Size:	1.09 Acres
APN #:	1318100002
Zoning:	M-1 in Greene County
Market:	Springfield
Sub Market:	Northwest
Cross Streets:	Interstate 44



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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Aerial



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Aerials



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Location Maps



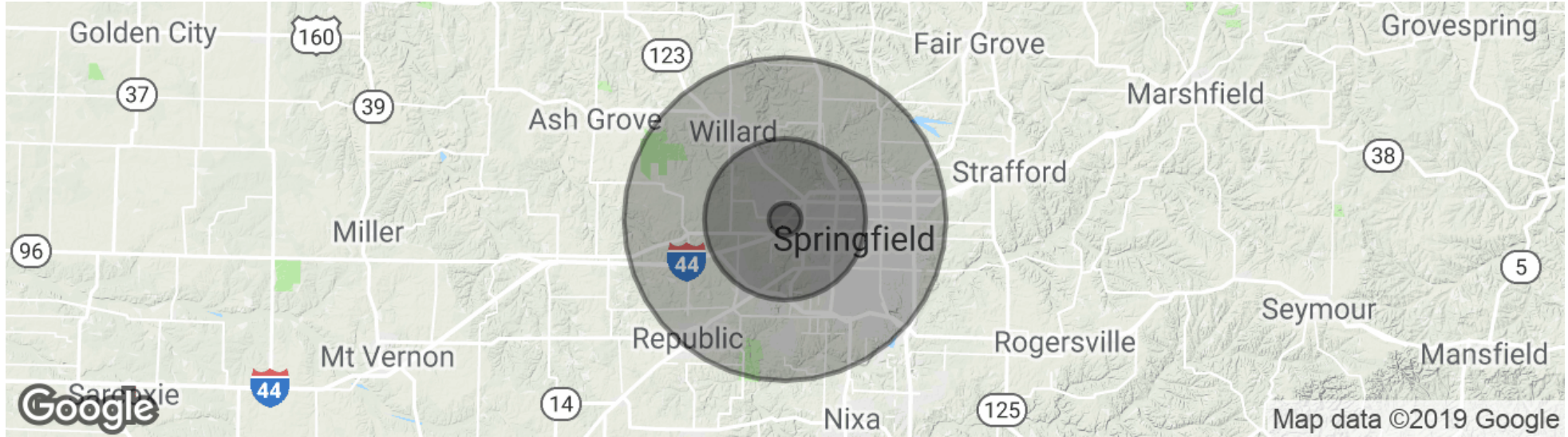
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Demographics Map & Report



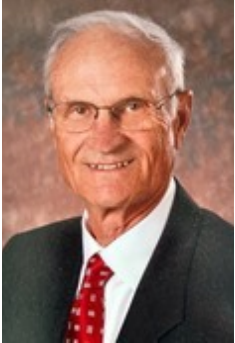
POPULATION

	1 MILE	5 MILES	10 MILES
Total population	758	65,095	255,837
Median age	31.5	34.7	34.5
Median age (Male)	29.8	33.6	33.4
Median age (Female)	32.3	36.0	35.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	290	26,817	108,028
# of persons per HH	2.6	2.4	2.4
Average HH income	\$44,381	\$42,452	\$48,065
Average house value	\$141,655	\$110,160	\$135,620

* Demographic data derived from 2010 US Census

ROBERT MURRAY, JR., SIOR
Chief Financial Officer

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Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

EST. 1909