

HARD CORNER RETAIL LAND FOR SALE

APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE | 2700 E BATTLEFIELD , SPRINGFIELD, MO 65804

- Approximately 7.31 Acres For Sale at \$1,750,000
- Located at the southwest corner of Battlefield and Lone Pine
- Recently rezoned to GR - General Retail with conditional overlay district #151
- First time to market
- Fully signalized hard-corner site
- Entrance to Galloway Village
- Power and Neighborhood Trade Area

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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

David C. Murray, SIOR, CCIM
417.881.0600
dave@rbmurray.com

rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$1,750,000
Lot Size:	7.31 Acres
APN #:	1904305190
Zoning:	GR - General Retail w/conditional overlay district #151
Market:	Southeast Springfield
Cross Streets:	Lone Pine
Traffic Count:	>55,000 cares

PROPERTY OVERVIEW

Directly across from CVS Pharmacy, with UPS Store, Fuddruckers, Bambinos & Subway restaurants. Located approximately 2 miles west of Highway 65 and Battlefield interchange and approximately 2 miles east of Battlefield and Glenstone intersection. Higher traffic counts - +55,000 cars

PROPERTY HIGHLIGHTS

- Recently zoned GR (General Retail) with conditional overlay district #151
- Traffic Counts above 55,000 cars
- Electric, water and gas to the property; sewer is on the East side of Lone Pine (see utility maps)
- Neighbors included CVS Pharmacy, numerous restaurants, and churches
- Property is not platted; Buyer will be required, with the cooperation of Seller, in accordance to Buyer's needs to plat at Buyer's costs.
- Signalized hard corner
- Entrance to Galloway Village
- First time to market
- Half mile from Simon Mall (1,250,000 SF; average retail sales \$450 per square foot)
- Real Estate Taxes: \$73.00 (2019)



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

LAND FOR SALE

**APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804**



Retailer Map



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

LAND FOR SALE

**APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804**



Aerial



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. | MURRAY COMPANY

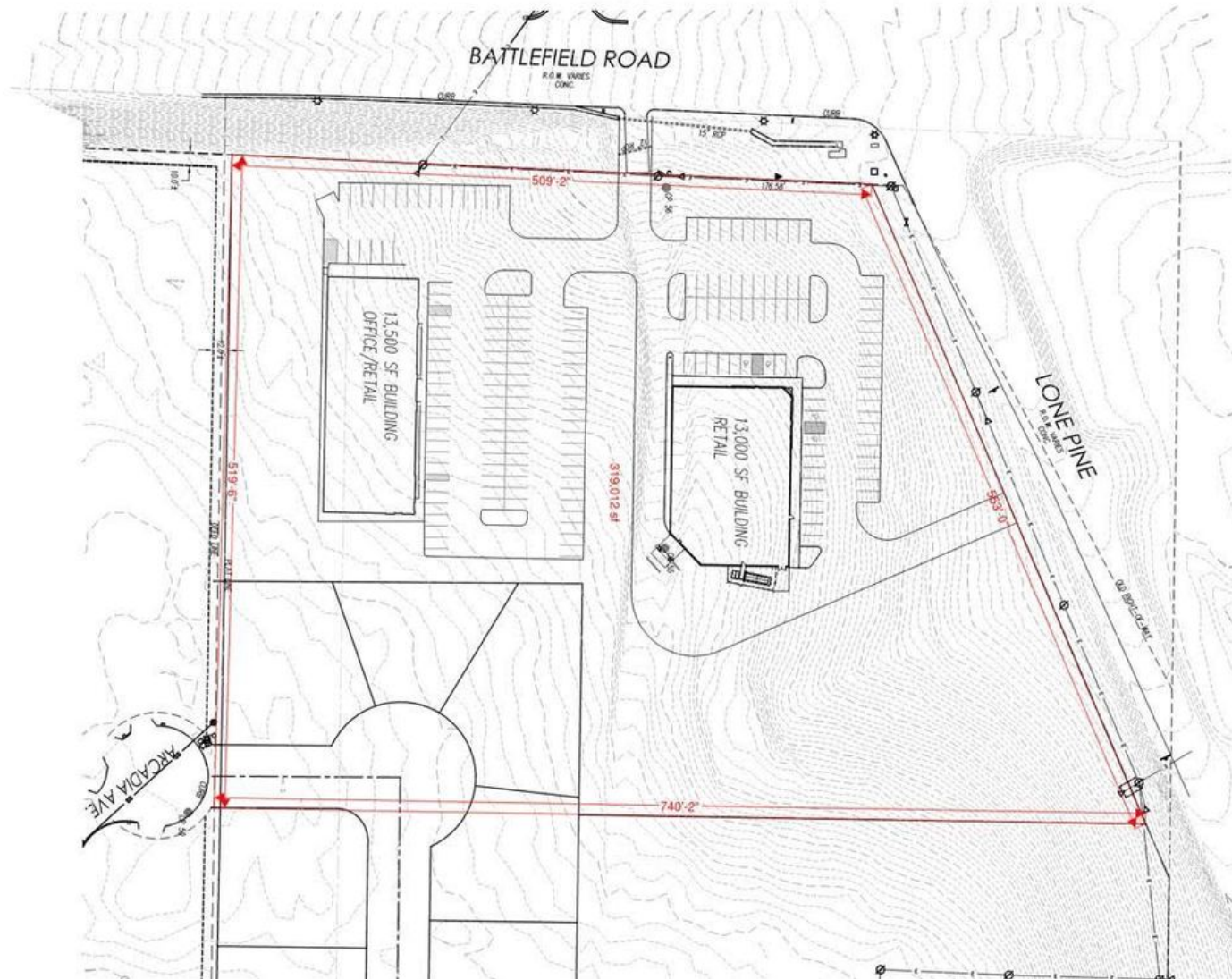
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804



Suggested Site Plan



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. | MURRAY COMPANY

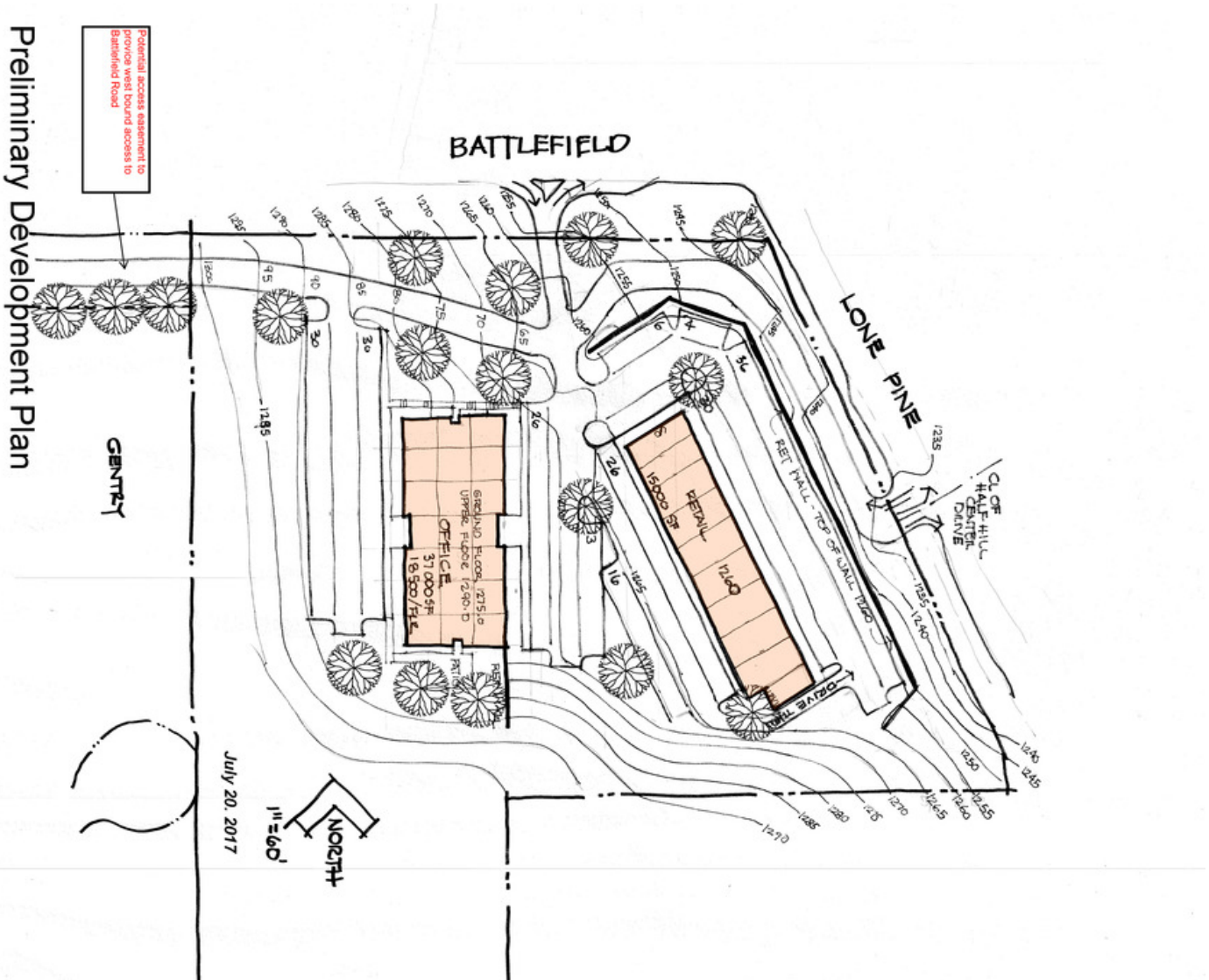
COMMERCIAL & INDUSTRIAL REAL ESTATE

Suggested Development Plan

Briarcliffe Subdivision
a development of the Carson Family

Preliminary Development Plan

Potential access easement to provide west bound access to Battlefield Road



BUTLER ROSENBLUTH PARTNERS

Architects 319
 Engineering
 Planning
 Project Management
 Site Plan
 www

WE'VE GOT YOU COVERED

LAND FOR SALE

APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE 2700 E BATTLEFIELD , SPRINGFIELD, MO 65804



Utility Map - Electric



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. MURRAY COMPANY

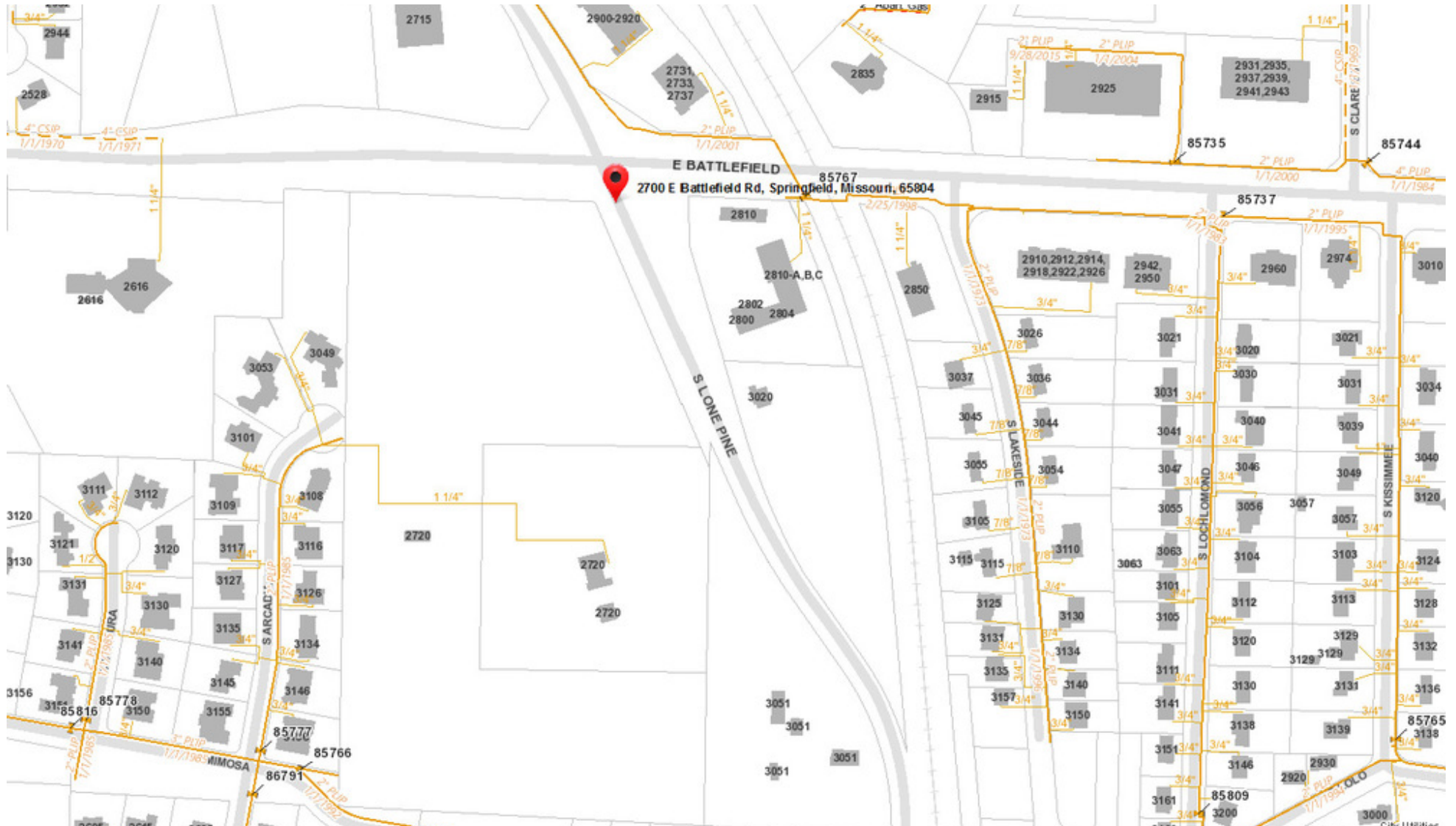
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE 2700 E BATTLEFIELD , SPRINGFIELD, MO 65804



Utility Map - Gas



Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

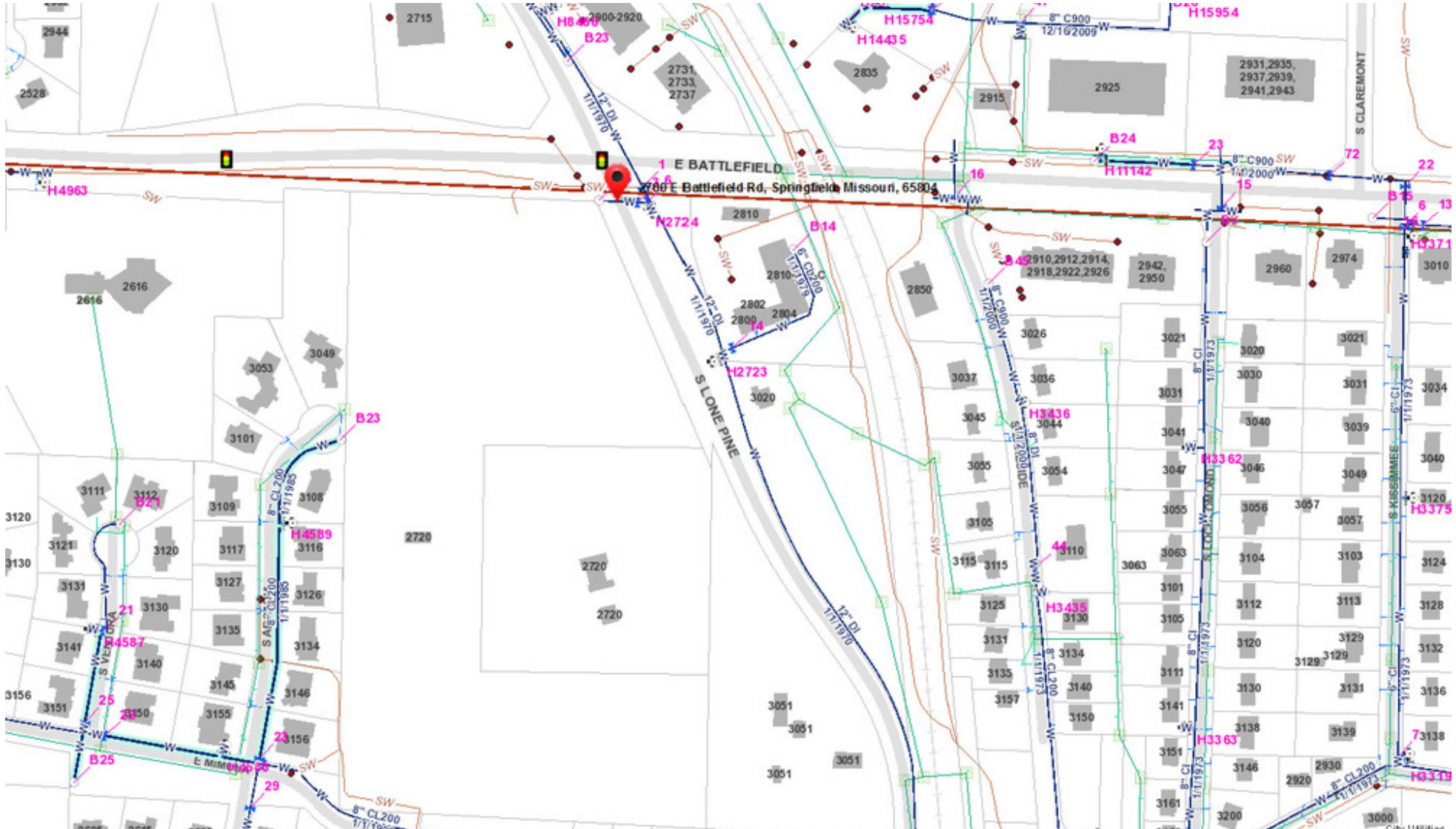
R.B. MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE 2700 E BATTLEFIELD , SPRINGFIELD, MO 65804



Utility Map - Water



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

R.B. MURRAY COMPANY

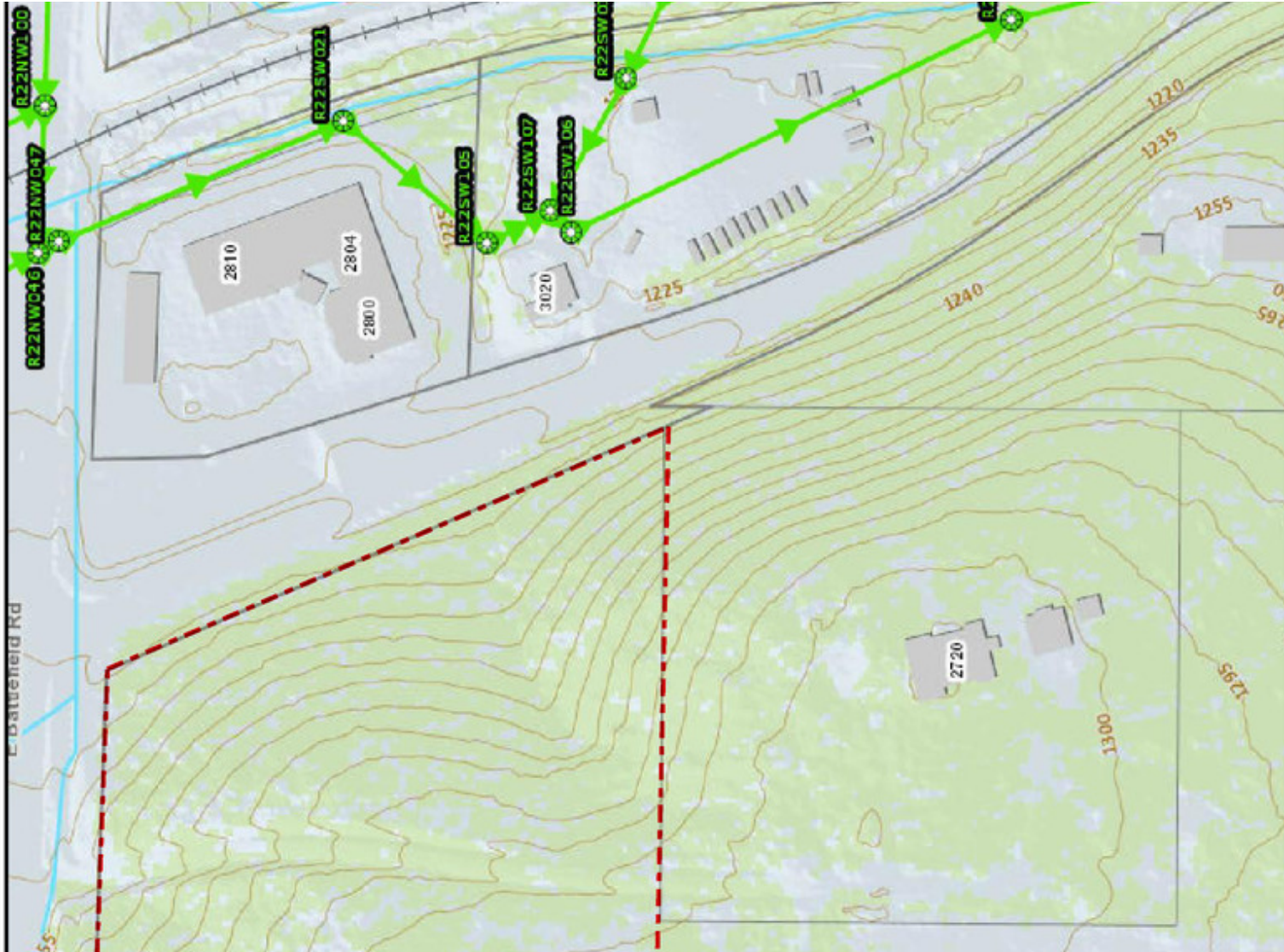
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

**APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804**



Utility Map - Sewer



Printed: May

City of Springfield, Missouri

My Title



Information included on this map or digital files for general information purposes only. Springfield, and all other contributing data have no warranties, expressed or implied, as to accuracy, completeness, reliability, or suitability for any particular use. Furthermore, the City of Springfield, Missouri, and all other contributing data suppliers, shall not be liable for any damages, including consequential damages, whatsoever associated with the use or

Ryan Murray, SIOR, CCIM, LEED AP, CPM | 417.881.0600 | ryan@rbmurray.com
David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

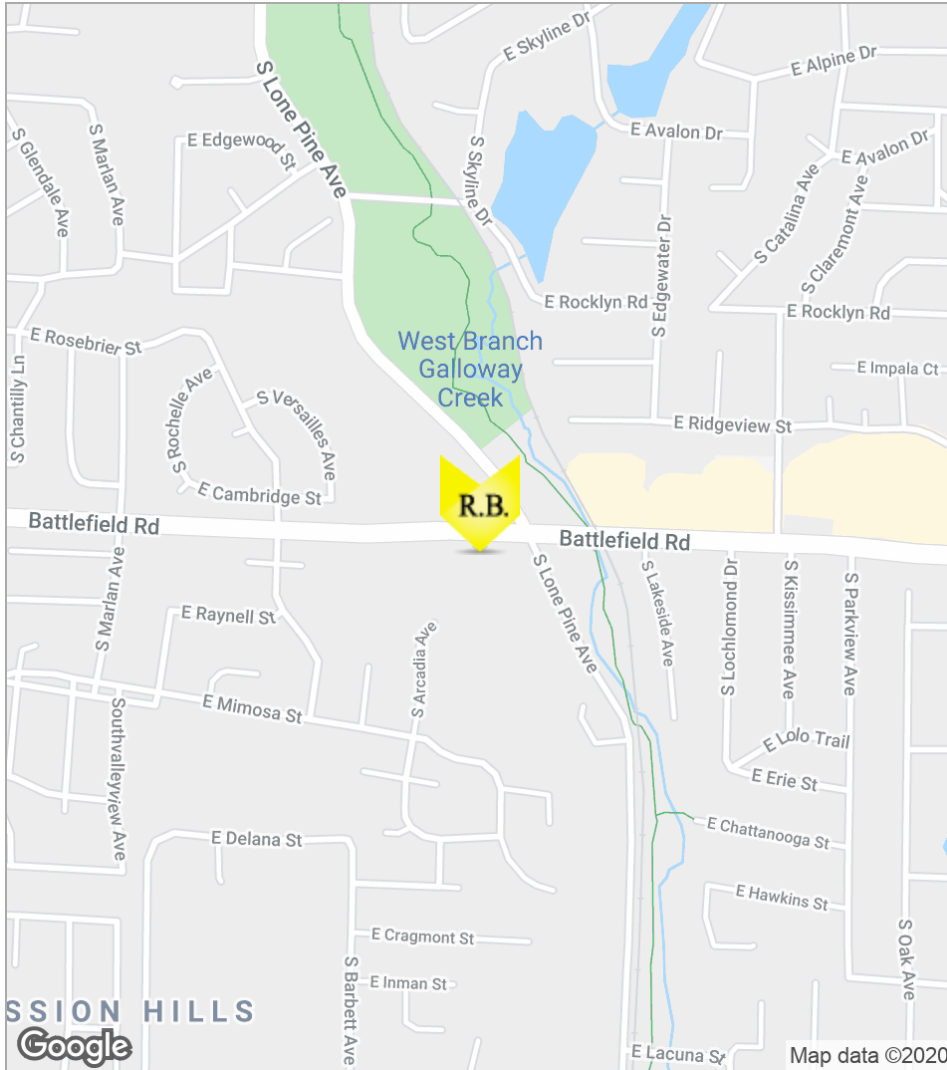
R.B. MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

**APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804**



Location Maps



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

David C. Murray, SIOR, CCIM | 417.881.0600 | dave@rbmurray.com

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

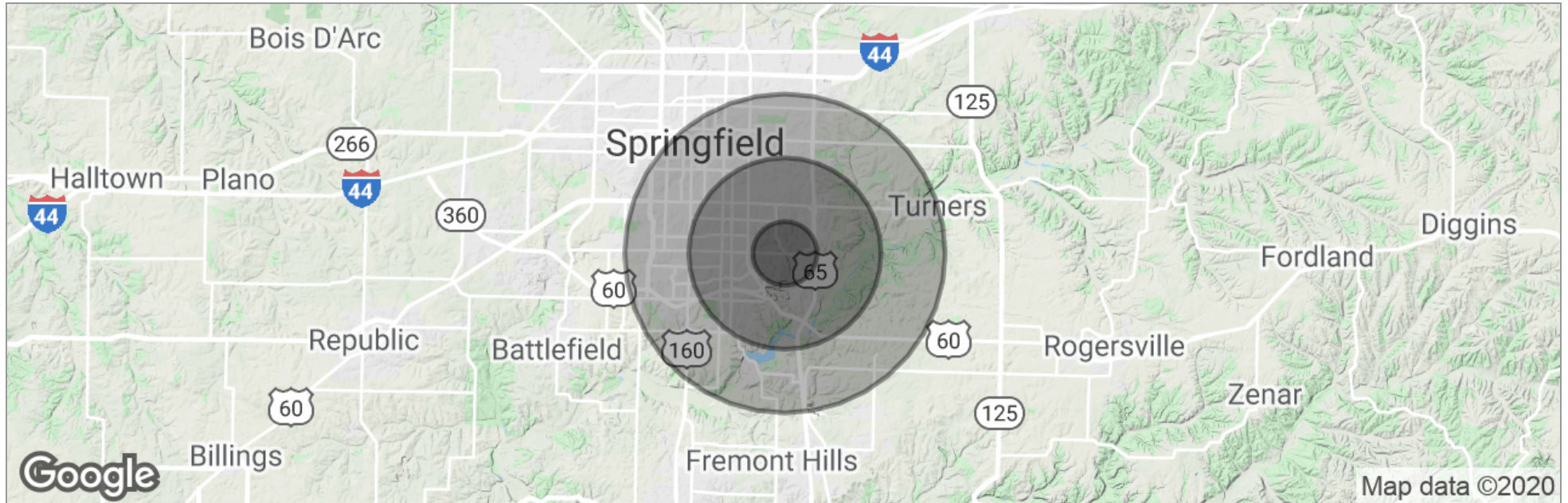
R.B. | MURRAY COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

**APPROX. 7.31 ACRES - SWC BATTLEFIELD & LONE PINE
2700 E BATTLEFIELD , SPRINGFIELD, MO 65804**



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,388	50,188	129,860
Population Density	2,352	1,775	1,653
Median Age	42.6	40.1	36.9
Median Age (Male)	40.4	37.6	35.2
Median Age (Female)	44.1	42.2	38.4
Total Households	3,470	24,050	58,137
# of Persons Per HH	2.1	2.1	2.2
Average HH Income	\$64,223	\$59,235	\$56,491
Average House Value	\$160,958	\$187,407	\$204,533

* Demographic data derived from 2010 US Census

Advisor Bio & Contact 1

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM
Chief Executive Officer



2225 S. Blackman Road
 Springfield, MO 65809

T 417.881.0600
 C 417.766.4226
 ryan@rbmurray.com
 MO #2007030465

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 & Contact 2

DAVID C. MURRAY, SIOR, CCIM
Chief Investment Officer

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
C 417.861.6300
F 417.882.0541
dave@rbmurray.com
MO #1999022973

Professional Background

David has over 30 years experience serving clients in the commercial real estate market. He graduated cum laude from Southwest Missouri State University in 1973, with a degree in Economics. Dave was one of the first Certified Commercial Investment Members (CCIM) in southwest Missouri.

In 1996, he was invited to become a member of the Society of Industrial and Office Realtors (SIOR), making him the first member of both the CCIM and SIOR organizations in Southwest Missouri. As an active member in Springfield's business community, Dave presently serves on the real estate advisory committee for the Community Foundation of the Ozarks where he serves as an advisor for real estate issues. Recently, he served as a panelist for the Chamber of Commerce Economic Conference and the Ozarks Regional Economic Partnership, serving a 10 county trade area.

Currently, Dave serves on the Advisory Board of Directors for Commerce Bank of Springfield. Previously he has served on the board of directors at Mercantile/US Bank where he chaired the Executive Loan, Trust and Audit committees. Dave was a director of Hickory Hills Country Club and served as a division chairman for the United Way. He was also a member of the task force that rezoned the City of Springfield and was a member of the Vision 20/20 Program.

Memberships & Affiliations

Certified Commercial Investment Members (CCIM); Society of Industrial and Office Realtors (SIOR)

EST. 1909