



## LAND FOR SALE

INDUSTRIAL LAND FOR SALE | 2816 EAST DIVISION STREET, SPRINGFIELD, MO 65803

- Industrial lot located in Northeast Springfield
- Easy access to Hwy 65 and I-44
- Zoned Industrial Commercial
- All utilities available

EST. 1909

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

## Executive Summary



## PROPERTY SUMMARY

**Sale Price:** \$1,900,000

**Taxes:** \$10,595.10 (2025)

**Lot Size:** 4.55 Acres

**Zoning:** IC - Industrial Commercial

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

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

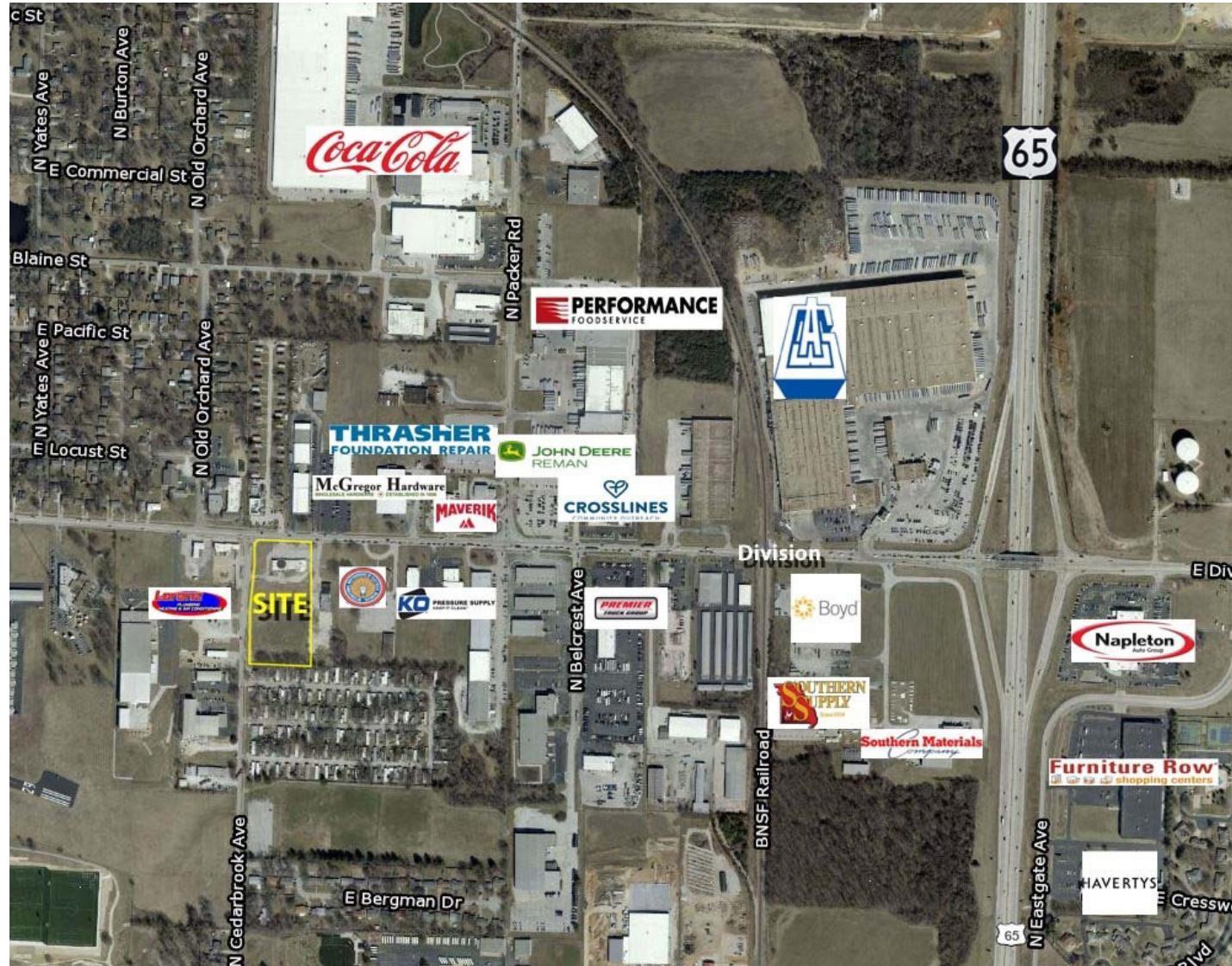
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100 years  
SINCE 1909

Additional Photos

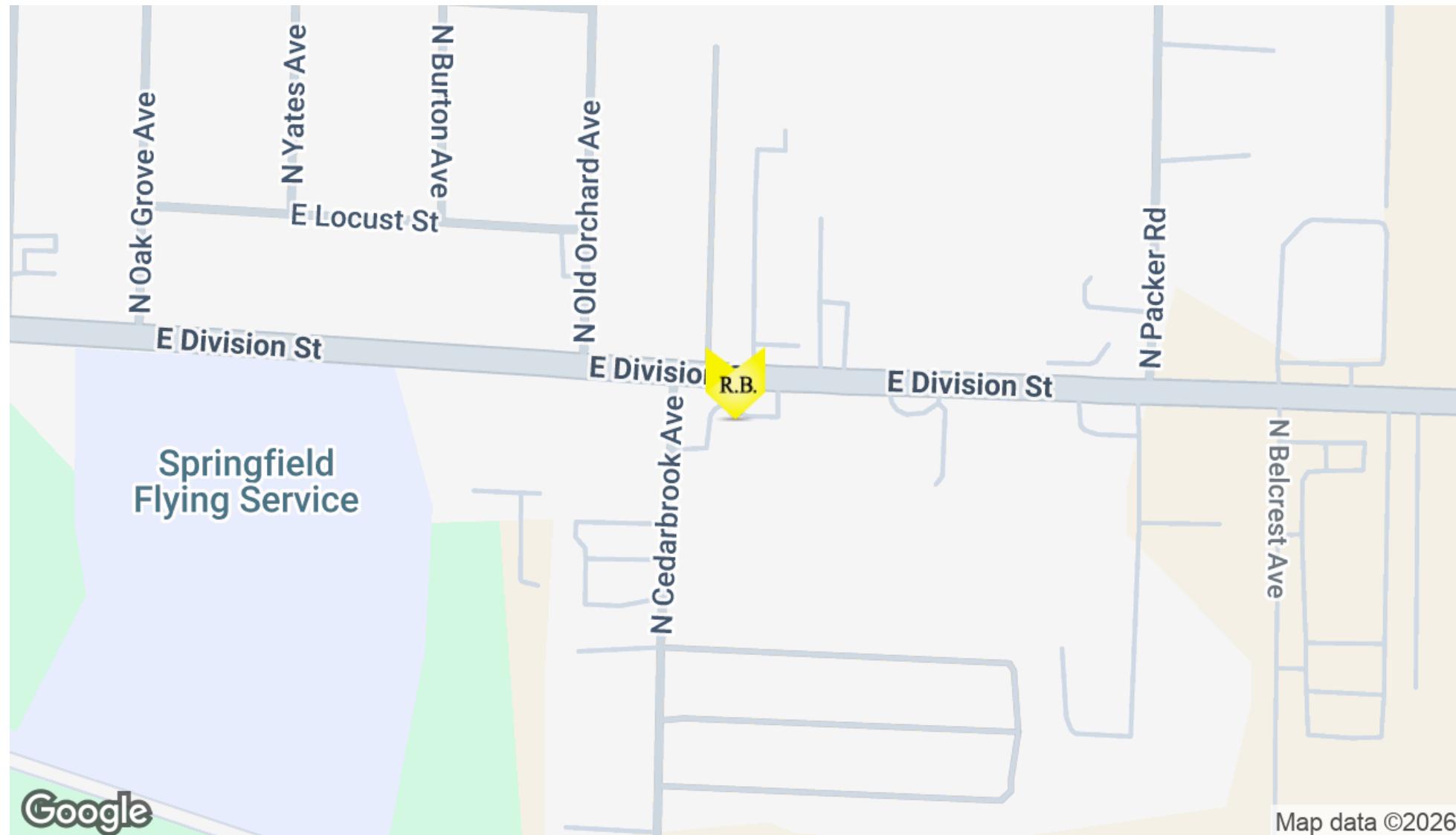


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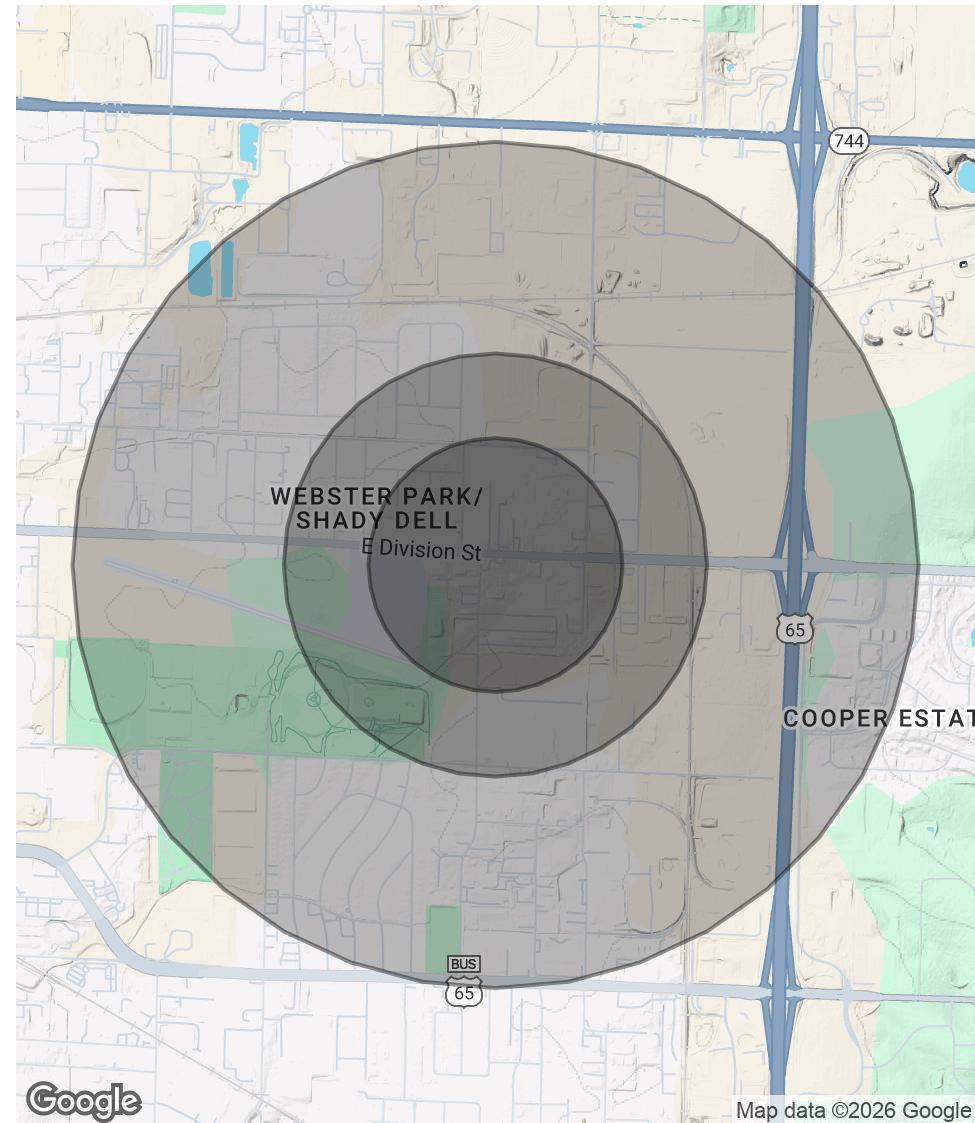
Location Map



## Demographics Map &amp; Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	430	1,155	3,188
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	491	1,390
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$57,292	\$53,657	\$57,005
Average House Value	\$169,584	\$149,811	\$174,281

Demographics data derived from AlphaMap



## Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

### Chief Executive Officer



2225 S. Blackman Road  
 Springfield, MO 65809

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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, specializing 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. 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 currently 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

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