



LAND FOR SALE

VACANT LAND FOR SALE | 1450 BRANSON HILLS PKWY, BRANSON, MO 65616

- Located in Branson Hills Development
- Zoned Planned Development
- Hard Corner Retail or Office Pad Site
- High Growth Area
- Just off Highway 65
- Located at Entrance of Branson Hills Golf Club

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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SINCE 1909
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$325,000
Taxes:	\$8,083.06 (2024)
Lot Size:	1.41 Acres
Zoning:	PD 2005-007
Cross Streets:	Branson Hills Pkwy & Gallery Drive

PROPERTY OVERVIEW

Vacant lot available for sale on Branson Hills Parkway. This property is located in the Branson Hills Development just south of the Recplex and right next to the Branson Hills Golf Club. All utilities available. The Shoppes at Branson Hills retail corridor is located just to the south of the property with retailers including Home Depot, Target, Walmart Supercenter, Kohl's, Pier 1 Imports, Best Buy, and others. Easy access to Highway 65. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Hard corner retail or office pad site
- Located in Branson Hills Development next to the Branson Hills Golf Club
- Zoned Planned Development
- Easy access to Highway 65
- Utilities include: underground electricity, public water, sewer, and natural gas
- High growth area
- Just off Highway 65
- Located at entrance of Branson Hills Golf Club
- Special Assessment CID Tax: \$4,879.07



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

Retail Map



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Retailer Map



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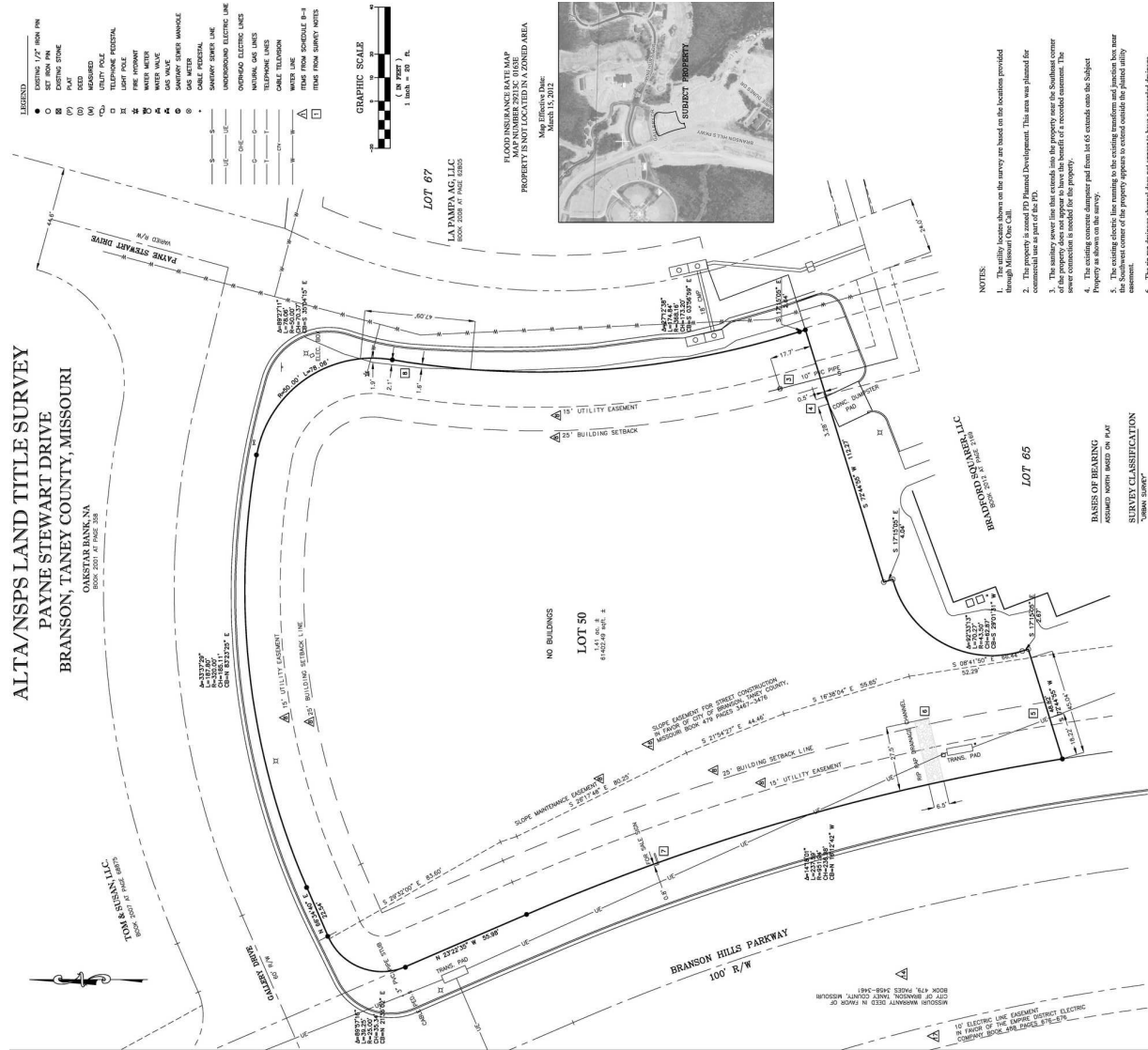
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Survey

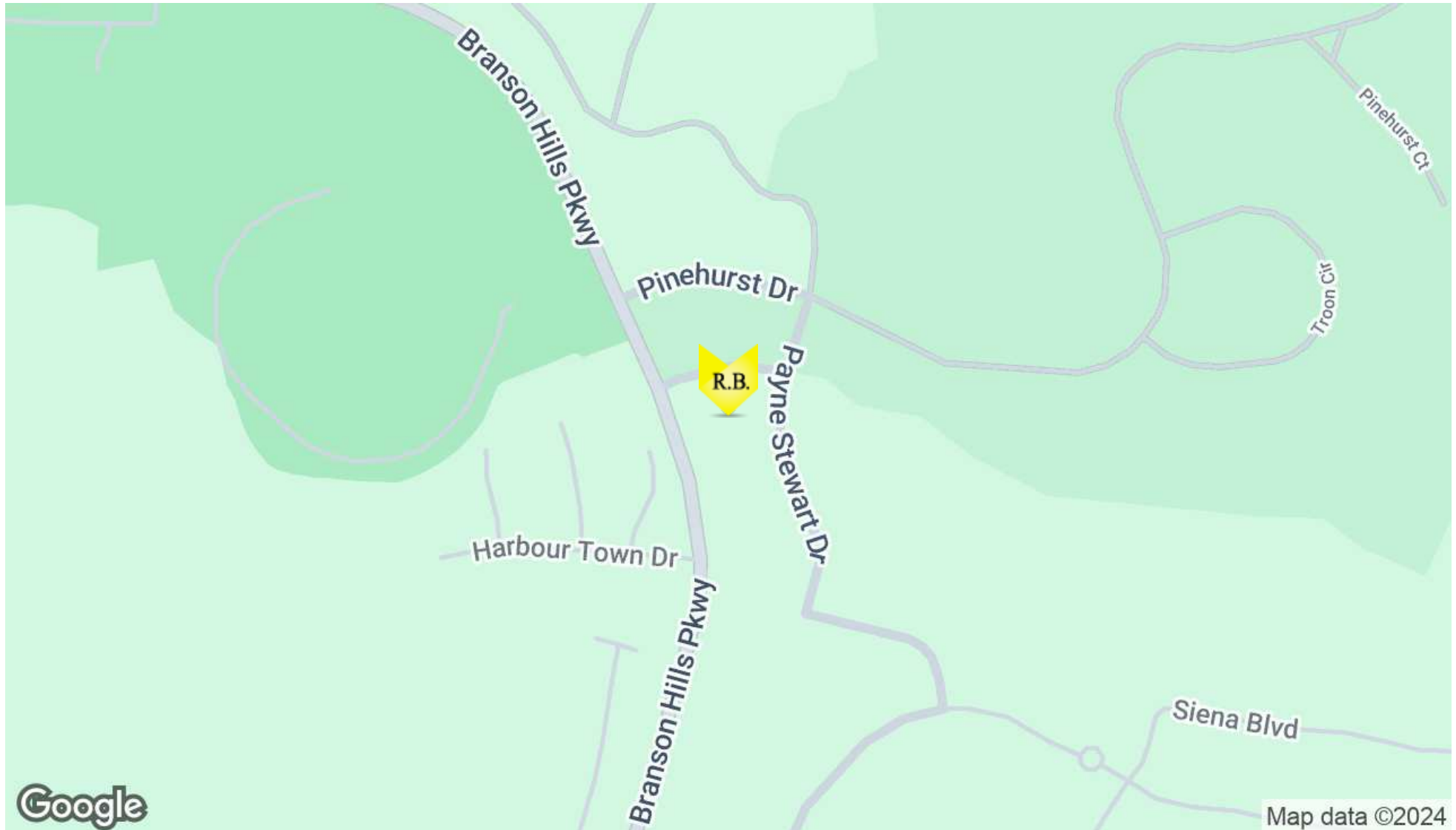


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Location Maps



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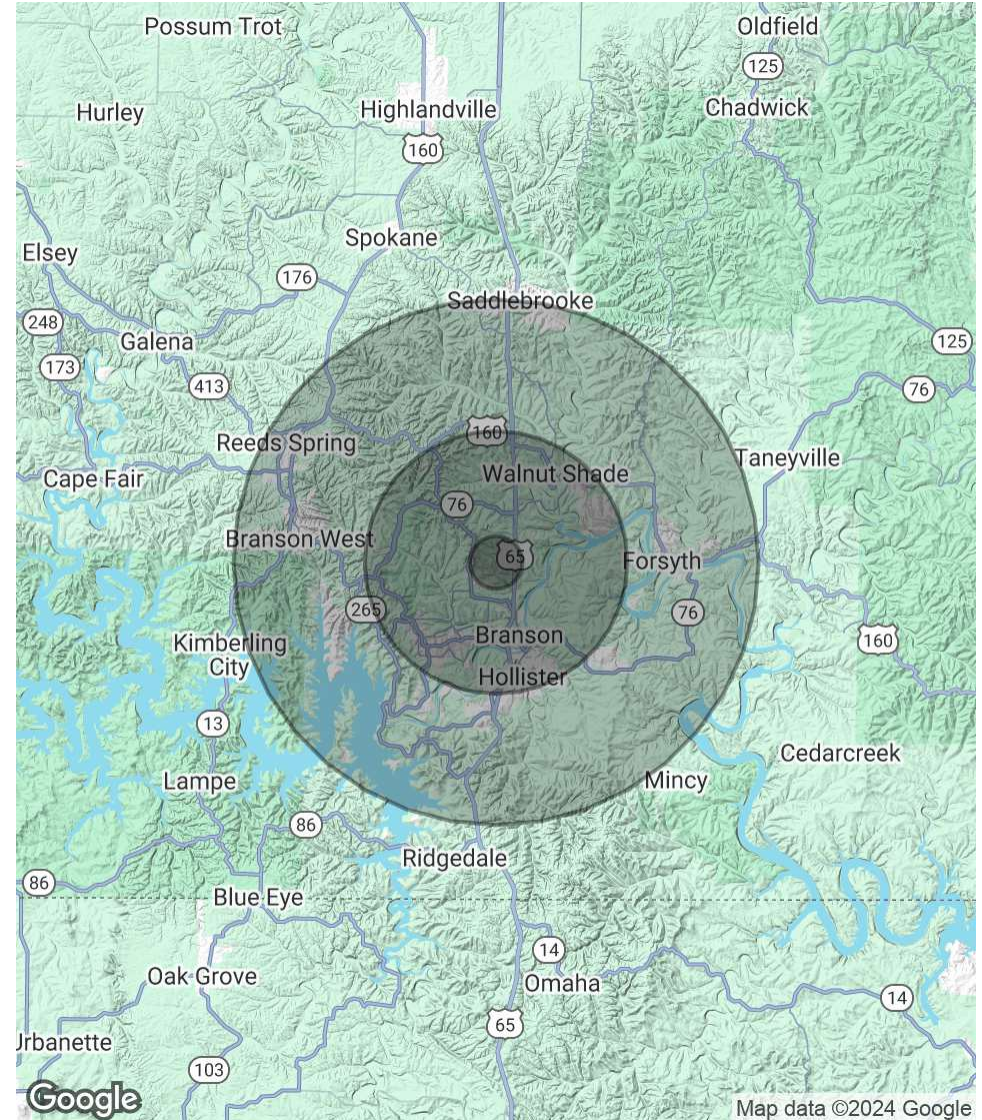


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	969	20,089	50,861
Average age	35.0	38.1	39.8
Average age (Male)	33.9	35.5	37.9
Average age (Female)	37.4	40.3	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	390	8,256	20,603
# of persons per HH	2.5	2.4	2.5
Average HH income	\$63,320	\$58,421	\$56,007
Average house value		\$131,839	\$162,968

** Demographic data derived from 2020 ACS - US Census*



Advisor Bio**ROSS MURRAY, SIOR, CCIM**
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 sale/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 5,000,000 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 for information.

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)

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