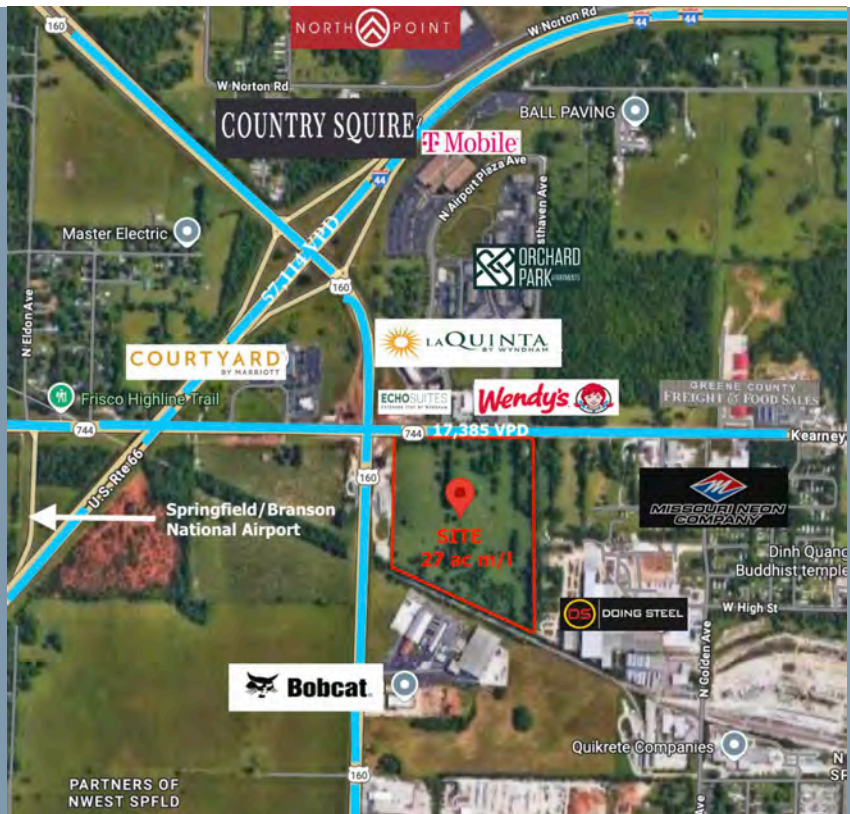


COMMERCIAL LAND FOR SALE

3300 WEST KEARNEY ST | SPRINGFIELD, MO 65803



COMMERCIAL DEVELOPMENT LAND TRACT

- 27 Acres m/l
- HM Heavy Manufacturing Zoning
- Utilities Available- Gas, Water, Sewer, Electric
- Convenient Location- 4 miles to Branson-35 Miles to Springfield
- Frontages on State Highway 744 (Kearney St)
- Multiple Curb Cut Possibilities
- Site Mostly Level and Open
- Enhanced Enterprise Zone - EEZ

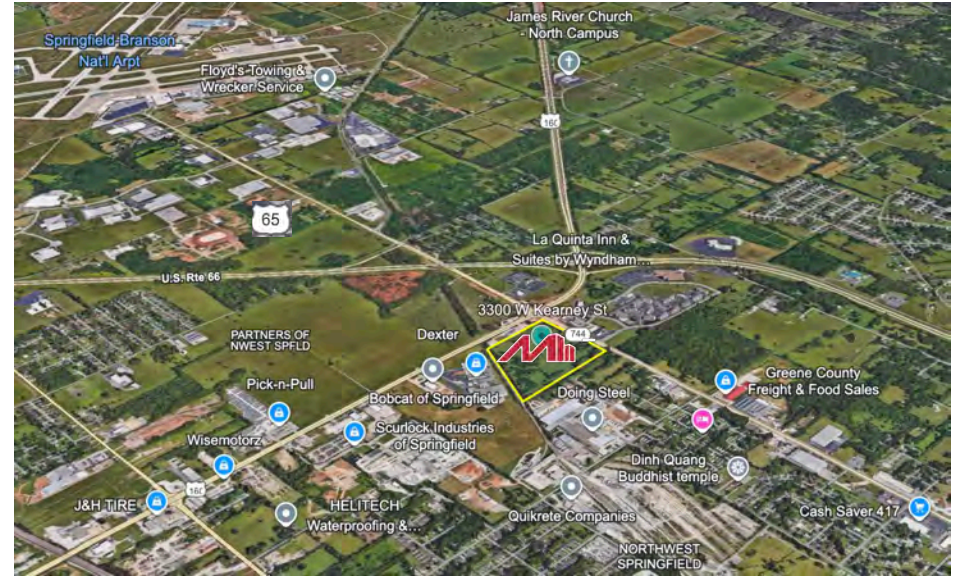
Mark Kerivan | 417-575-1271 | mkerivan@murney.com
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 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

COMMERCIAL LAND FOR SALE

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

LIST PRICE	\$3,510,000
LOT SIZE	27 m/l acres
PROPERTY TYPE	Development Land
ZONING	GM General Manufacturing
MARKET	Springfield
TAXES	\$34.14

PROPERTY OVERVIEW

Excellent Gateway Development Property. This 27 acre m/l development tract is perfectly located in the Northwest portion of Springfield, Missouri. Strategically positioned for ideal access to and from Interstate 44 highway which sees 60,000+ VPD traffic. The property boasts significant visibility and accessibility, making it an attractive option for investors and developers seeking a high-traffic location. With its generous acreage, this 27 acre +- tract could accommodate expansive multi-faceted projects, whether it's a dynamic retail center, modern office park, or thoughtfully designed multi-family community. The proximity to established commercial corridors and thoroughfares ensures that future developments will benefit from both local and regional connectivity. This strategic site presents not only immediate development potential, but also long-term value as Springfield continues to experience growth and expansion in its northwest sector. Enhanced Enterprise Zone -EEZ ,Some Tax Abatement possibilities.

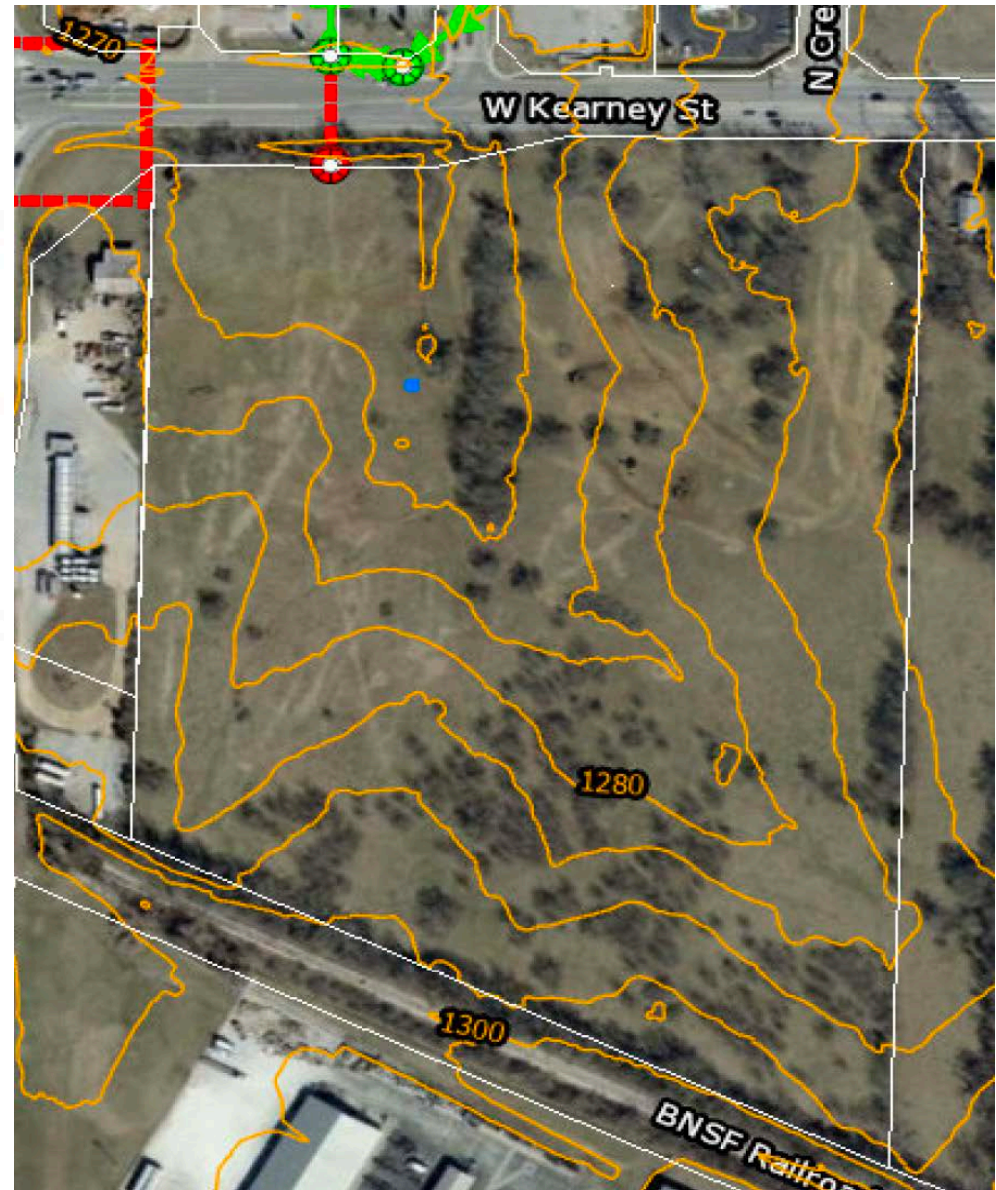
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UTILITIES



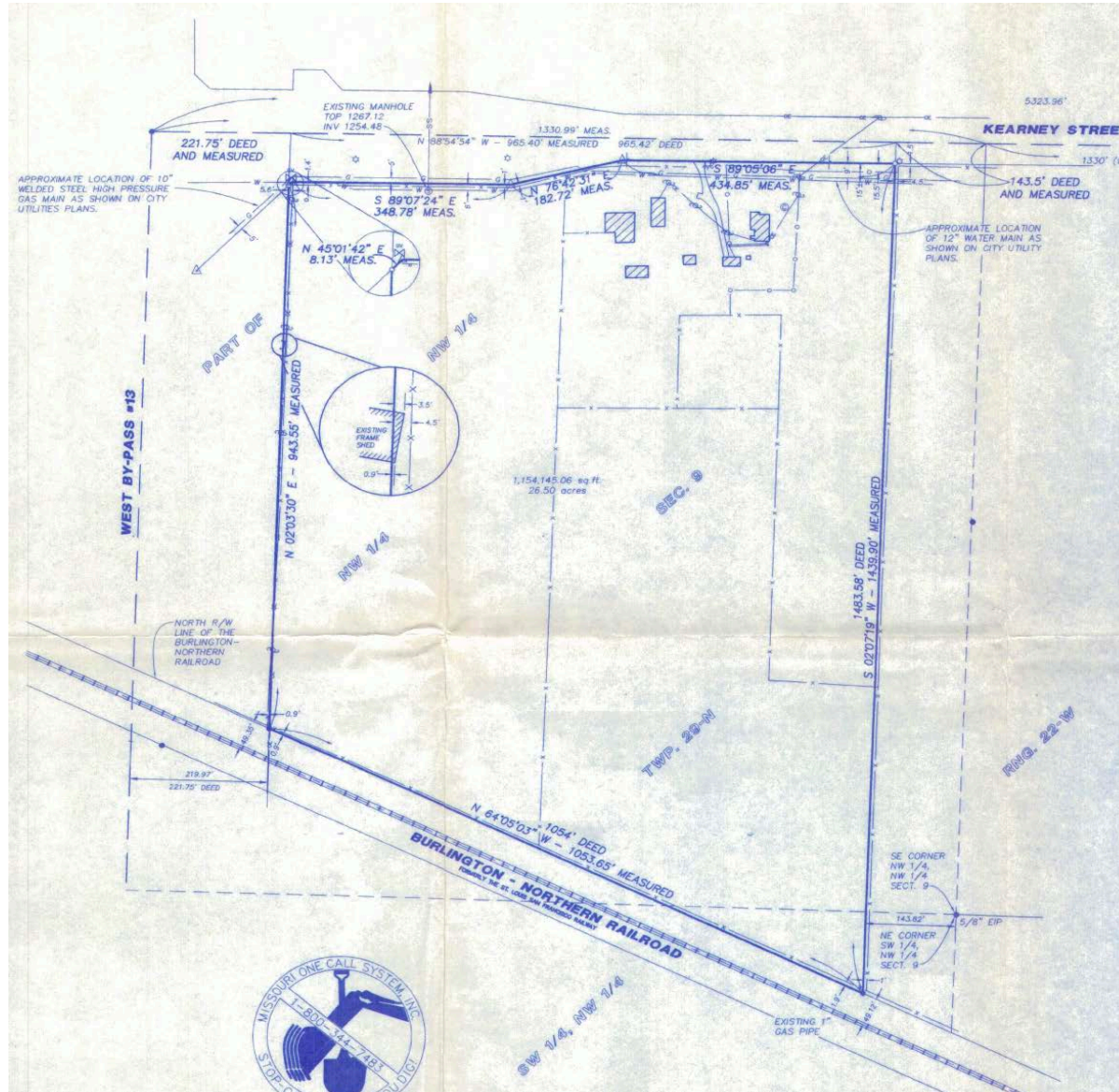
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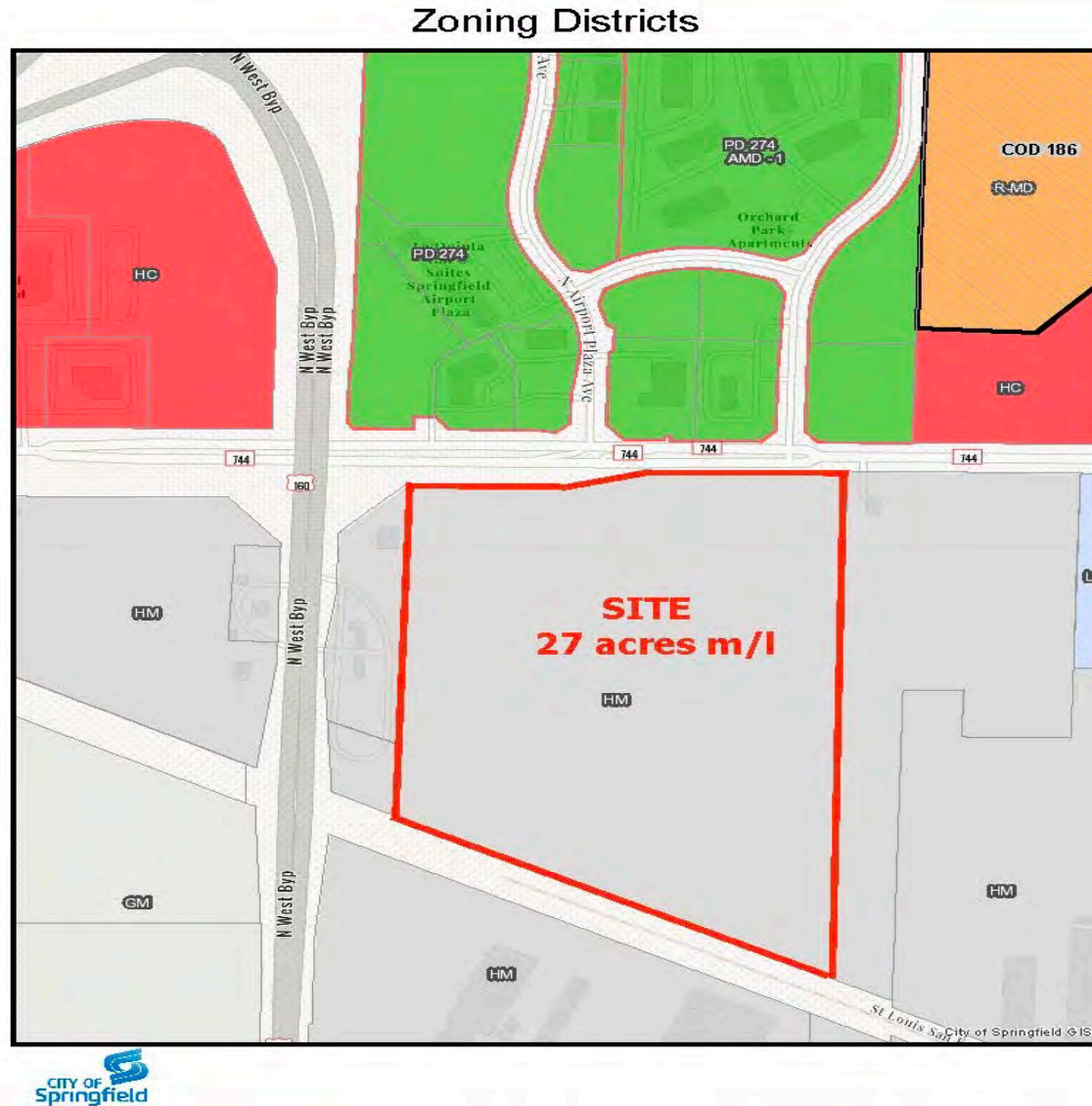
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PROPERTY DRAWING



ZONING MAP



**COMMERCIAL LAND
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TOPO MAP



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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is Murney Associates, Realtors listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to Murney Associates, Realtors.

Neither the Murney Associates, Realtors nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, Murney Associates Realtors and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.