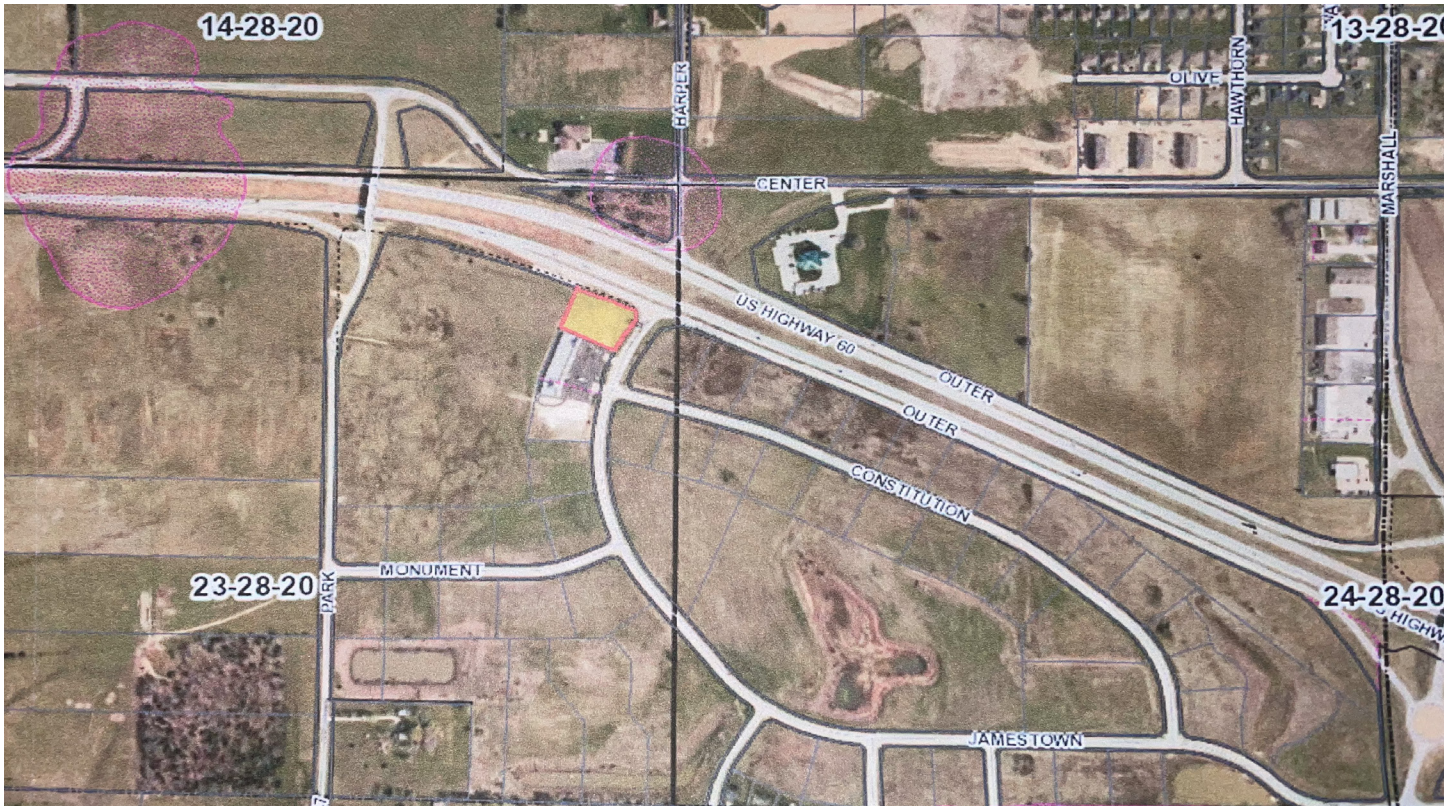


FOR SALE LOT 2 JAMESTOWN DEVELOPMENT

Rogersville, MO 65804



Lot 2
Jamestown Development
Rogersville, MO

Size: 1.06 Acres
Purchase Price: \$175,000

Location:

At West side of main entrance to James Town Development — very visible & accessible to HWY "60"

Directions

From HWY "60" driving East to Rogersville, drive under next over pass East of HWY "125", veer right on to outer road, turn right on James Town Blvd, Lot 2 is on the right (West) between HWY "60" and the Retail Center.

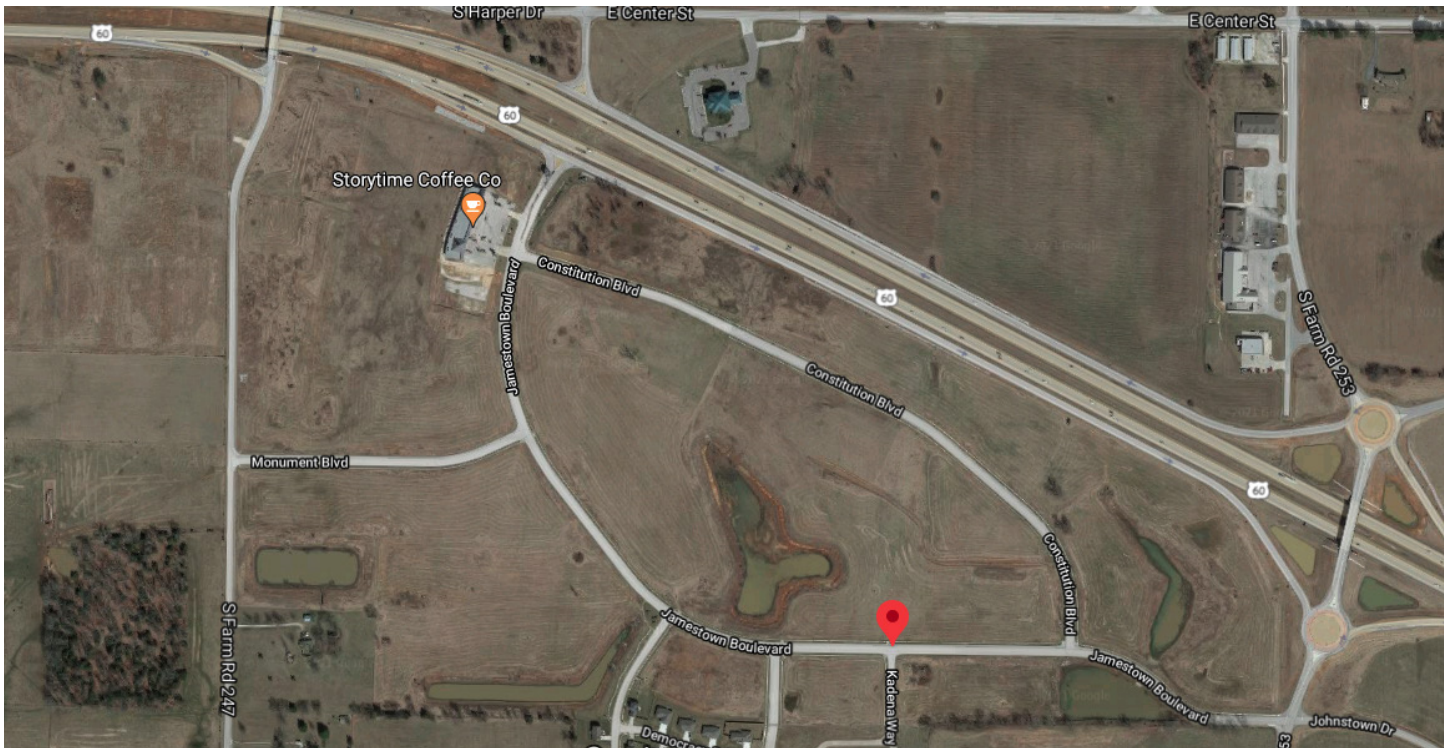


1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

GALEN PELLHAM AIA, CCIM
O: 417-823-2300 | C: 417-839-0156 | F: 417-447-5447
GPELLHAM@MURNEY.COM | GALENPELLHAM.MURNEY.COM

Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

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VIEW FROM OUTER ROAD

VIEW FROM HWY 60

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AIA: *The American Institute of Architects*

CCIM: *Certified Commercial Investment Member:*

- A recognized expert in the discipline of commercial and investment real estate specializing in market, financial, and investment analysis.

2012 Gold Medal Award, Lifetime Member:

- One of 5 recipients of Greater Springfield Board of Realtors 1,700 members having closed \$8M-\$15.9M of transactions, three (2) consecutive years.

Co-Star Power Broker:

- Ranked among the Market's Top Firms for Leasing Transactions.

Murney:

- Largest real estate company in southwest Missouri with 35% of market transactions
- Ranked 91st of Top 500 real estate companies in the country by Power Broker Reports
- An affiliate of Leading Real Estate Companies with 4,000 offices in 40 countries
- Ranked #1 on Google for more keywords than any competitor locally or nationally

Galen Pellham, AIA, CCIM has been an architect since 1977, founding Pellham-Phillips Architects & Engineers. His firm has designed many of Springfield's and Branson's notable projects and others in over 23 states, including:

Springfield

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer United Methodist Church
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River Assembly Church

Branson

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geysers Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Lodge of the Ozarks
- Chateau on the Lake - John Q. Hammons

As an architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties. He has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

In 2001, during his second year in commercial real estate, Pellham was the **Top Producer** of Carol Jones Realtors 235 agents and continued to be one of its yearly top producers. In 2012, Pellham was one of the five recipients of the **Gold Medal Award** of Excellence Life Members of the Greater Springfield Board of Realtors' 1,700 residential and commercial agents by closing \$8M-\$15M of transactions for three consecutive years.

Always ready to position himself to better serve his Clients, Pellham merged his 3-year old **Pellham Commercial Realtors** office with the region's largest real estate company - **Murney Associates, Realtors**®. During 2012, Murney had 35% of all real estate transactions, totaling more than the \$614,688,000 in southwest Missouri; was ranked 91st in the country for total transactions and is an affiliate of **Leading Real Estate Companies**.