



## LAND FOR SALE

VACANT LAND FOR SALE | 1505 N KENTUCKY AVE, WEST PLAINS, MO 65775

- Main retail corridor
- Excellent visibility
- Adjacent to Meek's Lumber
- Surrounded by local and national retailers
- Easy access to Hwy 63
- Corner Lot

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 OVERVIEW

1.22± acre lot for sale in West Plains. The property is located adjacent to Meek's Lumber. Surrounded by local and national retailers, this lot has great visibility on a corner lot. Easy access to Hwy 63. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 1.22± acre lot
- Excellent visibility
- Property is adjacent to Meek's Lumber
- Surrounded by local and national retailers
- Easy access to Hwy 63
- Corner Lot
- Zoned C2 - General Commercial

PROPERTY SUMMARY

Sale Price: \$425,145

Taxes: \$5,073.68 (2024)

Lot Size: 1.22 Acres

Zoning: C2 - General Commercial



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



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Aerial



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## Retail Map



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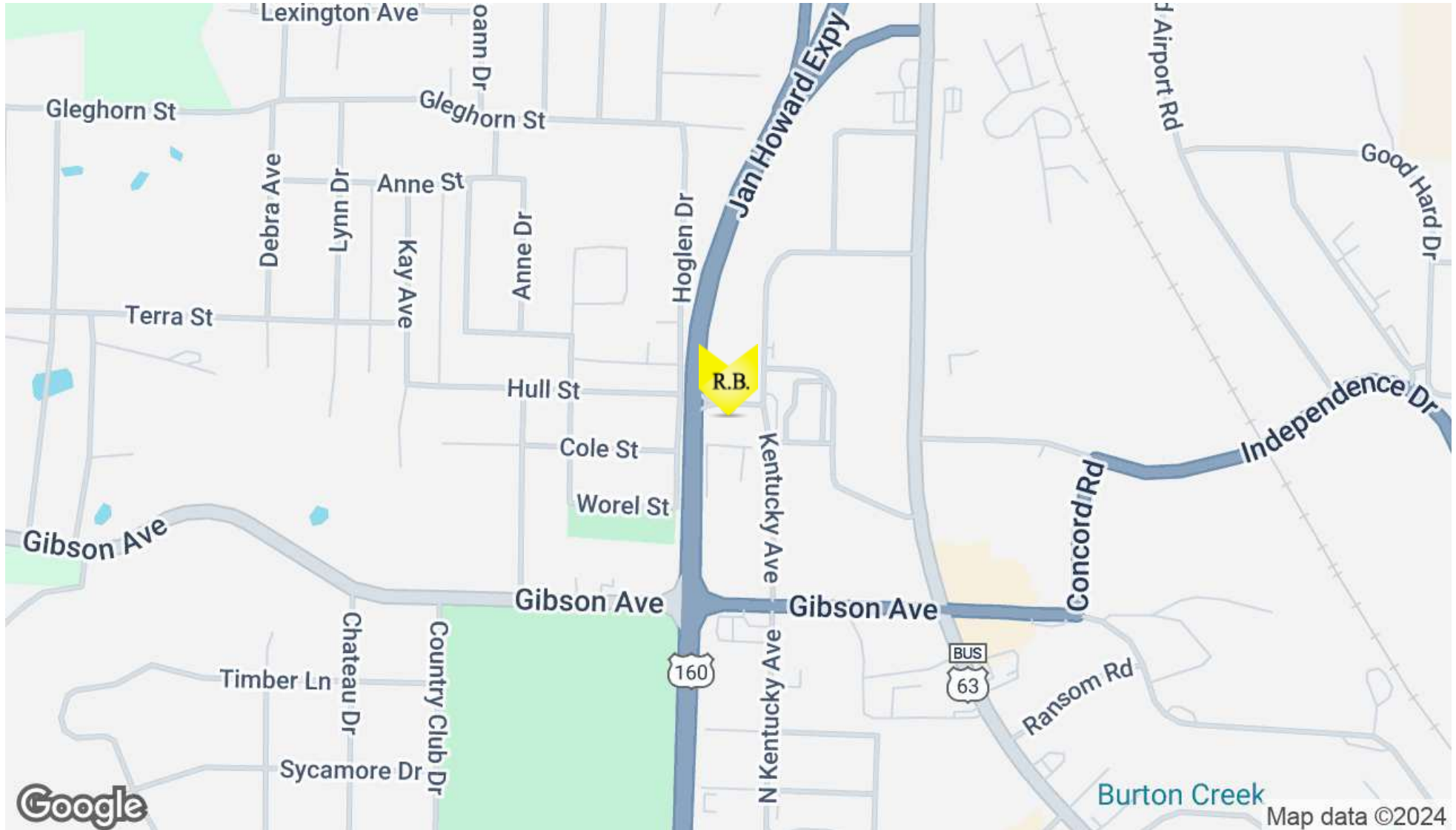


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Location Map



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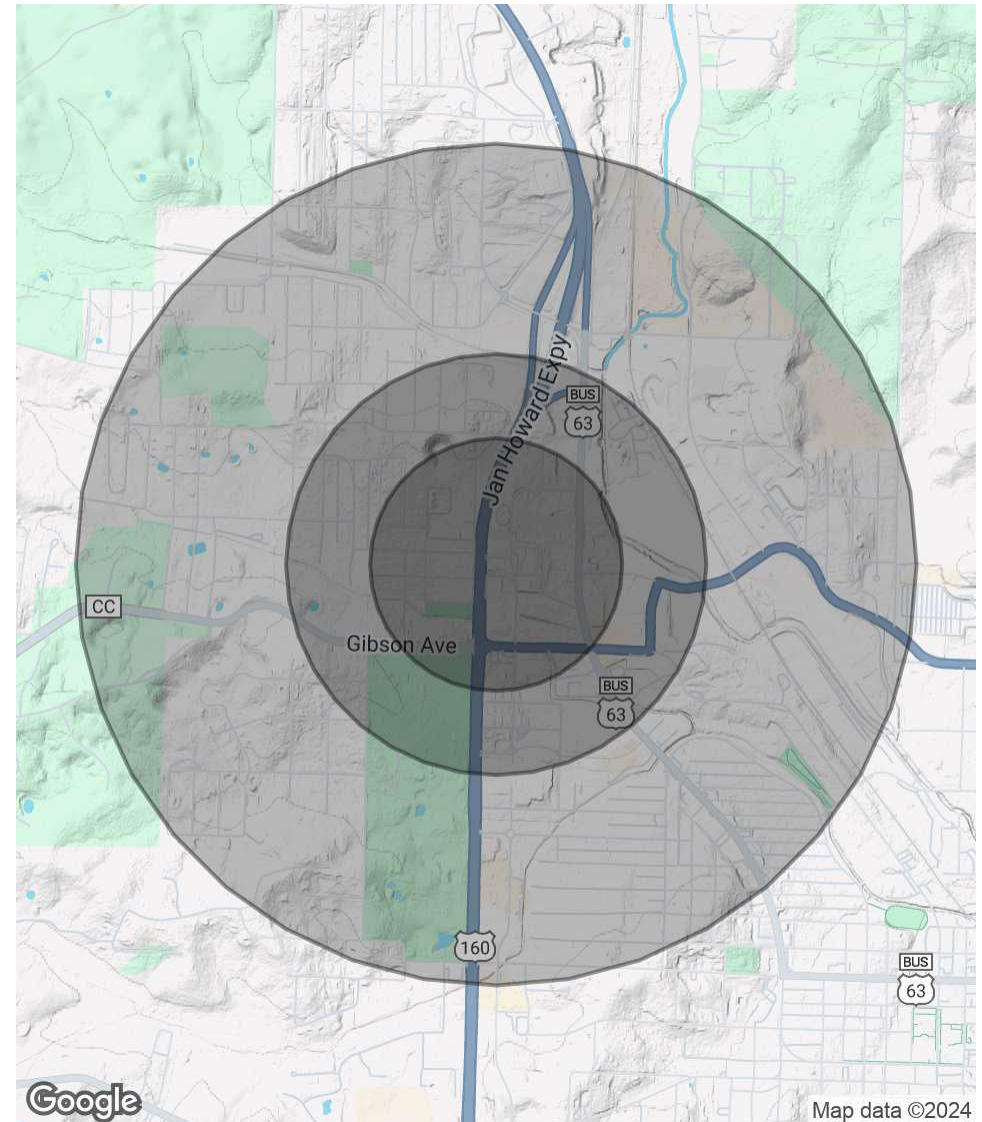
**Demographics Map & Report**

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	313	775	4,097
Average Age	40	40	41
Average Age (Male)	37	38	38
Average Age (Female)	43	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	128	315	1,651
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$44,856	\$50,493	\$60,958
Average House Value	\$156,764	\$172,356	\$194,914

*Demographics data derived from AlphaMap*



Map data ©2024

## 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](http://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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