

## LAND FOR SALE

VACANT LAND FOR SALE | 5389 W SUNSHINE ST | 5389 W SUNSHINE ST, SPRINGFIELD, MO 65810

- 12.73± Acres Available in West Springfield
- Zoned HC - Highway Commercial with conditional overlay district 144
- Located between Springfield and Republic
- Easy access to James River Freeway

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

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

**Executive Summary****PROPERTY SUMMARY**

Sale Price:	\$749,000
Taxes:	\$1,601.07 (2025)
Lot Size:	12.73 Acres
Zoning:	HC - Highway Commercial with conditional overlay district 144
Market:	SW Springfield
Cross Streets:	Maple Leaf Lane

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

**PROPERTY OVERVIEW**

Now available for sale, 12.73± acres located in West Springfield between Springfield and Republic. The property is located just east of James River Freeway in a rapidly growing area with the new Amazon Distribution Center, Stone Creek Falls, Wilson's Valley, 60 West, Iron Grain District, and Springfield Plaza Developments all less than three miles away. Nearby businesses include Menards, Walmart Supercenter, Petco, Ross, Burlington Coat Factory, Plaza Tire, Whataburger, as well as a Target Store coming soon to the corner of Sunshine and West Bypass. The property has electric and gas service. Sewer is located approximately 400' west of the subject property. Zoned HC - Highway Commercial with conditional overlay district 144. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- The 12.73 Acres in West Springfield
- Easy access to James River Freeway
- The lot is irregular in size
- Utilities: Electric & Gas; sewer is located approximately 400' west on north side of Sunshine
- Property is Zoned HC - Highway Commercial with conditional overlay district 144

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Aerial



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## Survey



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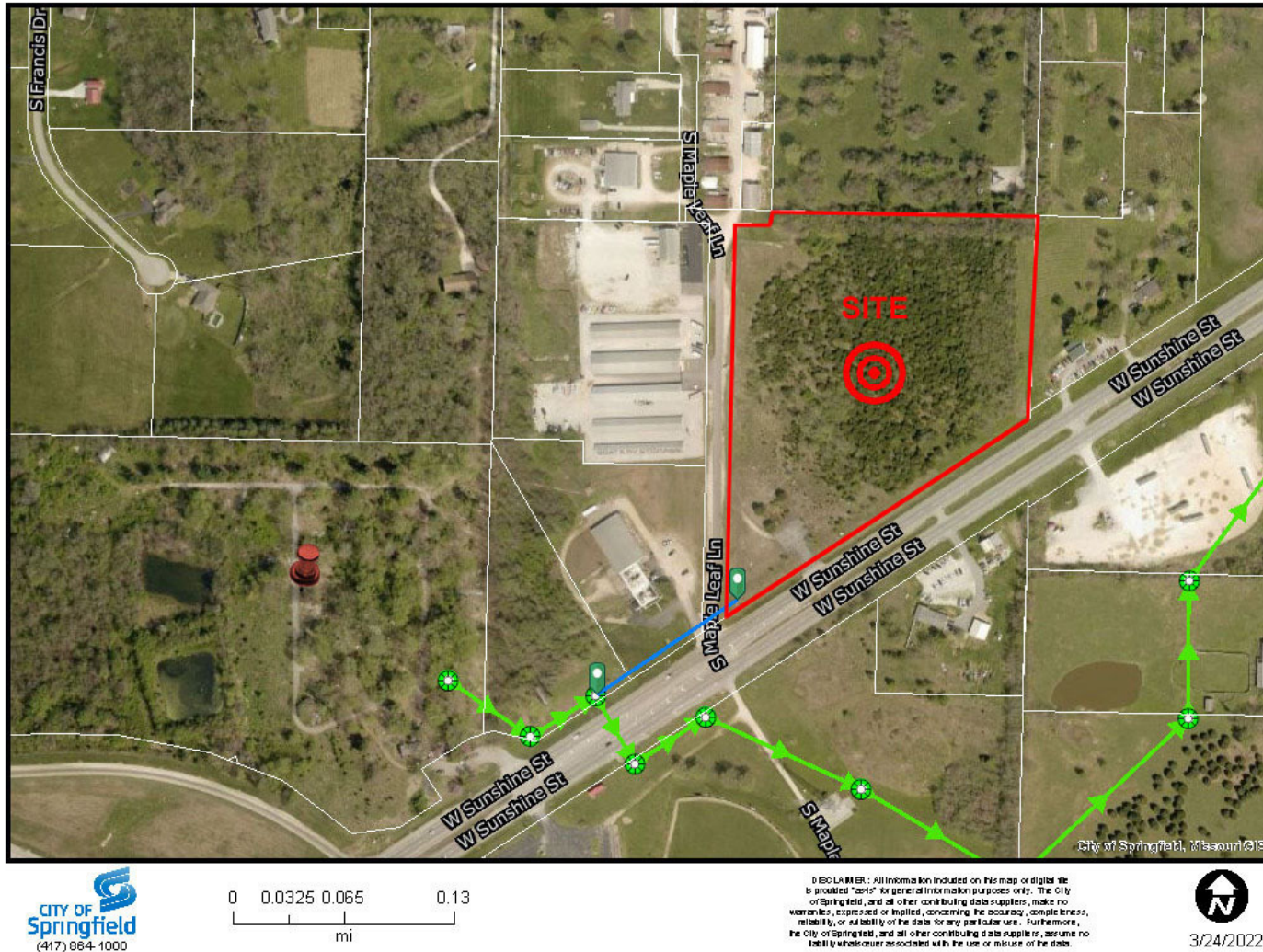
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Sewer Map

Sewer Map.

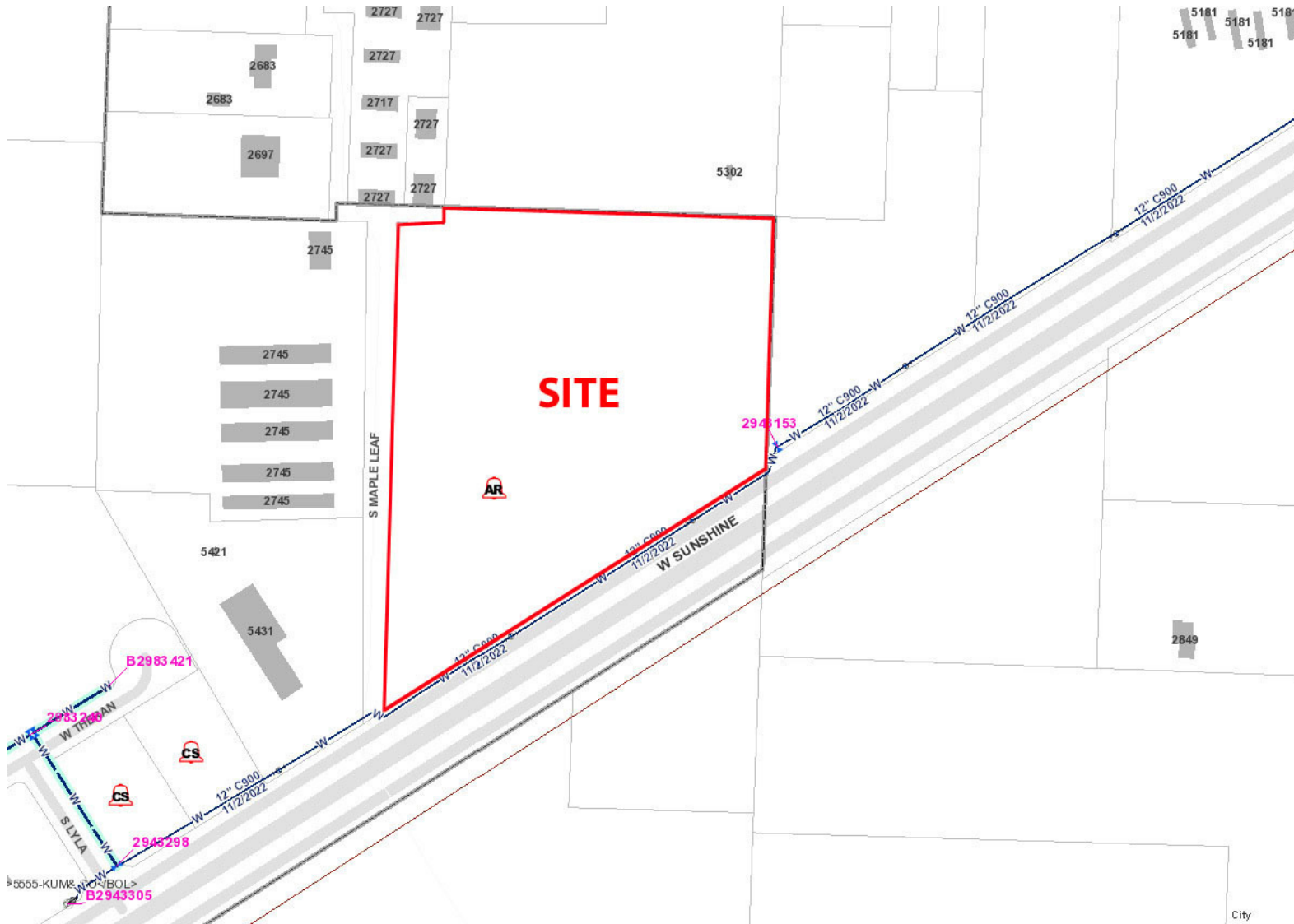


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**Water Map**





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**Electric Map**



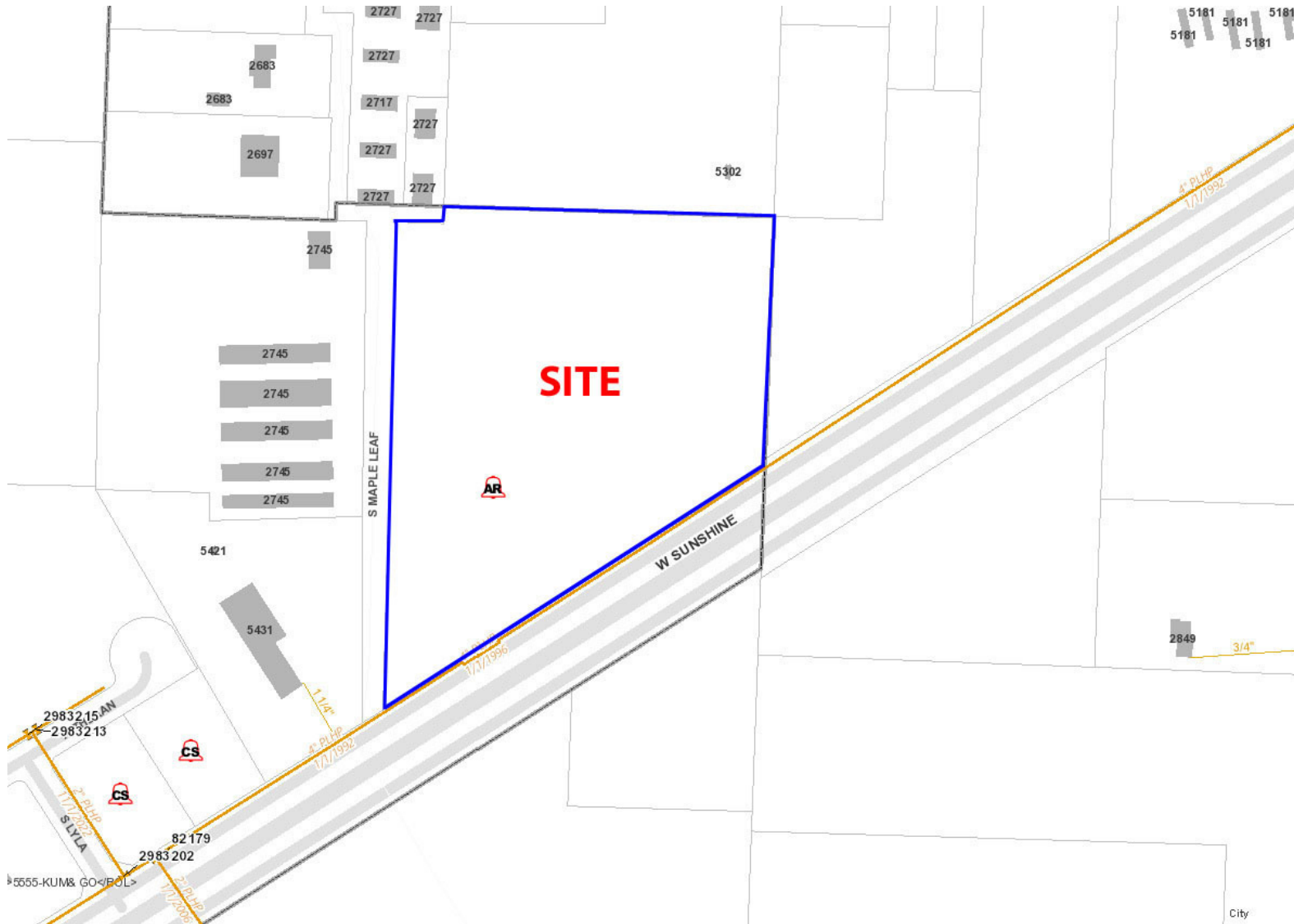


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**Gas Map**



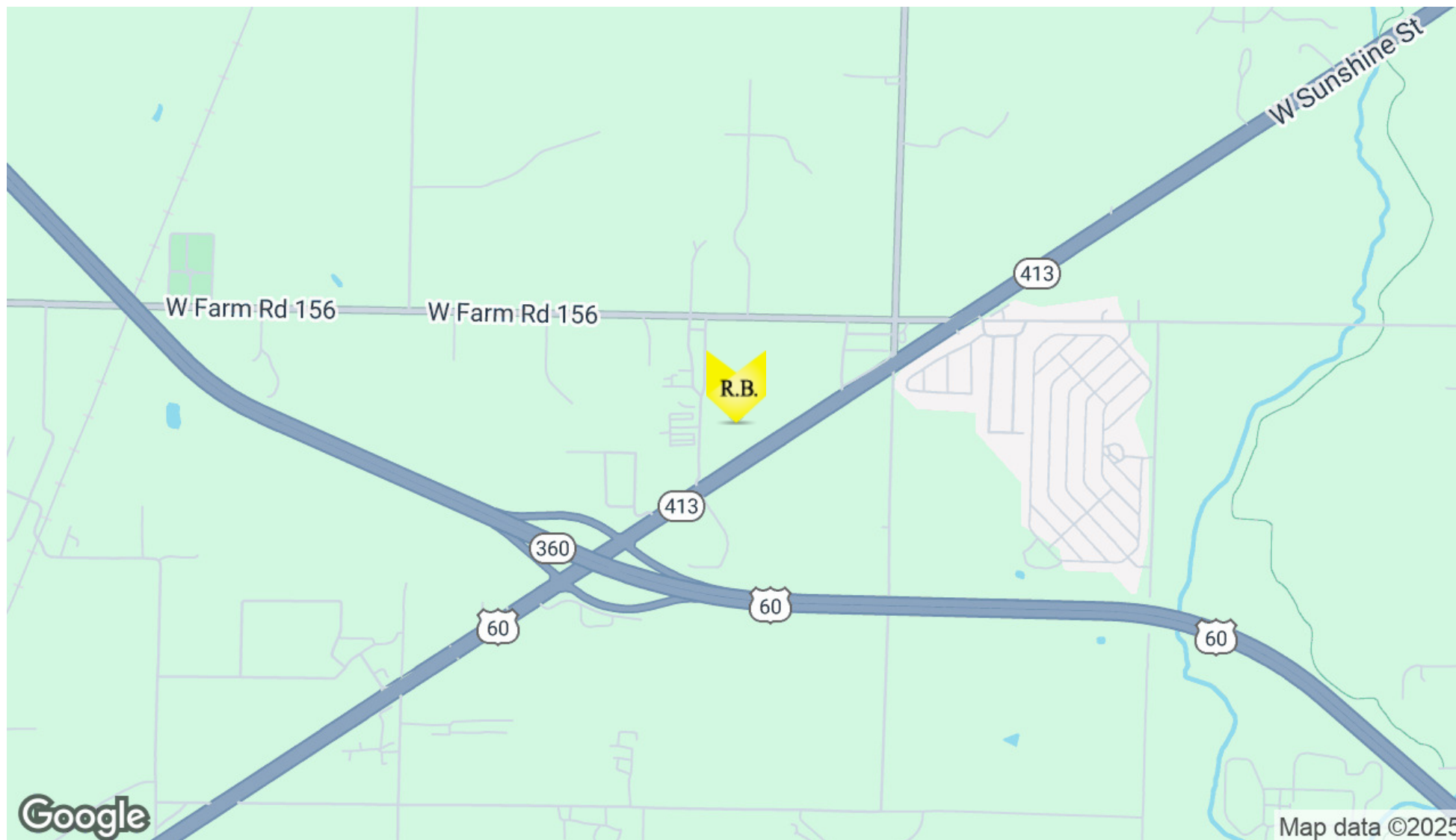


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Location Map



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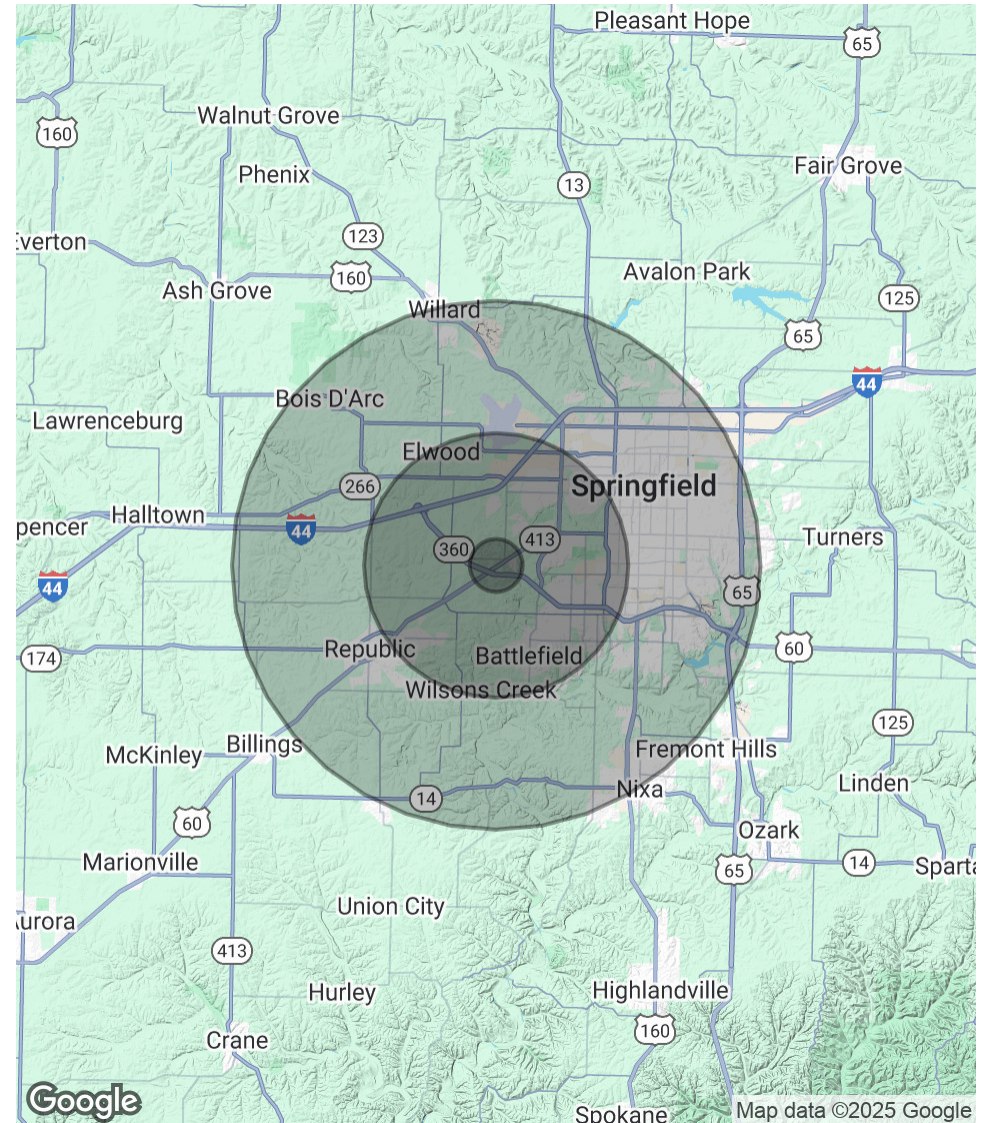
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### Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,646	57,223	252,297
Average Age	34.8	33.7	34.6
Average Age (Male)	34.6	33.0	33.7
Average Age (Female)	35.2	34.4	35.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	654	22,748	105,636
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$60,162	\$57,708	\$50,338
Average House Value	\$146,473	\$147,906	\$142,519

2020 American Community Survey (ACS)



**Advisor Bio****ROSS MURRAY, SIOR, CCIM  
President**

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**Professional Background**

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

**Significant Transactions**

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

**Industry Recognition**

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

**Commitment to Community**

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)