

COMMERCIAL LAND FOR SALE

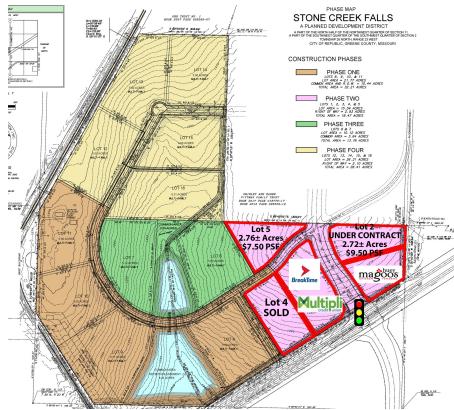
COMMERCIAL LOTS FOR SALE | STONE CREEK FALLS DEVELOPMENT, REPUBLIC, MO 65738

- Mixed-use subdivision in Republic, MO
- Development will be anchored by new US Hwy 60 and State Hwy MM Intersection
- Zoned PDD - Planned Development District
- Republic is one of the fastest growing cities in the State of Missouri
- All lots will be platted, regional detention will be in place, & utilities will be to each site
- Lot 2 Under Contract

EST. 1909

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Executive Summary



PROPERTY SUMMARY

Sale Price: \$7.50 / SF

2025 Taxes:
Lot 2: \$7,924.40
Lot 5: \$8,214.64

Lot Size: 2.5 - 15.54± Acres

Zoning: PDD - Planned Development District

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

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

PROPERTY OVERVIEW

Commercial lots for sale in 92 acre Stone Creek Falls Development in Republic, MO. Stone Creek Falls is a mixed-use subdivision with 16 multi-family housing lots and 5 commercial lots. The development will incorporate the realignment of the US Hwy 60 and State Hwy MM intersection which will support traffic counts of up to 55,000 cars per day. The lots will feature man-made lakes with fountains and trails. Brought to you by the same development team that built Golden Pond, Old Stone, and 60 West, this project will bring jobs and housing to the City of Republic. Commercial Lots range from 2.5 - 4.07± Acres. Individual lots are priced from \$7.50 - \$10.00 PSF. Discounted pricing available for multiple lots. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Commercial lots in mixed-use Stone Creek Falls Development
- Will be anchored by new US 60 and State Hwy MM intersection
- Regional detention will be in place
- New intersection will support traffic counts of 30,000 cars per day on Hwy MM & 55,000 per day on Hwy 60
- Zoned PDD - Planned Development District
- Lot 1: 2.5± Acres / 108,900± SF - SOLD
- Lot 2: 2.72± Acres / 118,483± SF available at \$9.50 PSF
- Lot 3: 4.07± Acres / 177,289± SF - SOLD
- Lot 4: 3.49± Acres / 152,024± SF - SOLD
- Lot 5: 2.76± Acres / 120,226± SF available at \$7.50 PSF
- *Each lot owner responsible for \$250/mo. common area & storm-water basin maintenance expense
- <https://vimeo.com/656858526/d4e03b2b22>

Additional Photos

1.5 billion being invested in the area between Republic and James River Freeway/Springfield between now and 2025.

Developments over last three years and current developments

1. Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
2. Amazon Fulfillment Center - \$150M – 1,800 employees
3. Red Monkey Expansion - \$10M - 100 additional employees - 400 overall
4. McClane Expansion - \$10M – 100 additional employees
5. Roi Mercy - \$7M – 90 additional employees
6. Lew's - \$7M – 85 additional employees
7. Iron Grain mixed-use development \$65M – under construction – Spring 2024 – across from Amazon
8. Stone Creek Falls – mixed-use development - \$350M – 1,320 residential units, 5 commercial lots w/ access to US 60 & MM expansion
9. Wilson's Valley – Stu Stenger Development - \$50M, 145 Single Family, 270 Multi-Family, Commercial Units – 4 commercial lots with 5 acres of commercial frontage. Approved by City and ready for permit issuance
10. Retail Food - Andy's, Popeye's, Culvers, and Whataburger
11. Great Escapes Brewery \$4M investment to a retail and distribution center located on Highway 60

12 New Active Subdivisions. Approximately 1200 approved single family lots to be built and 2500 multi-family units approved through zoning. Residential permits have increased approximately 25% year over year for the last 3 years.

Investment into Infrastructure

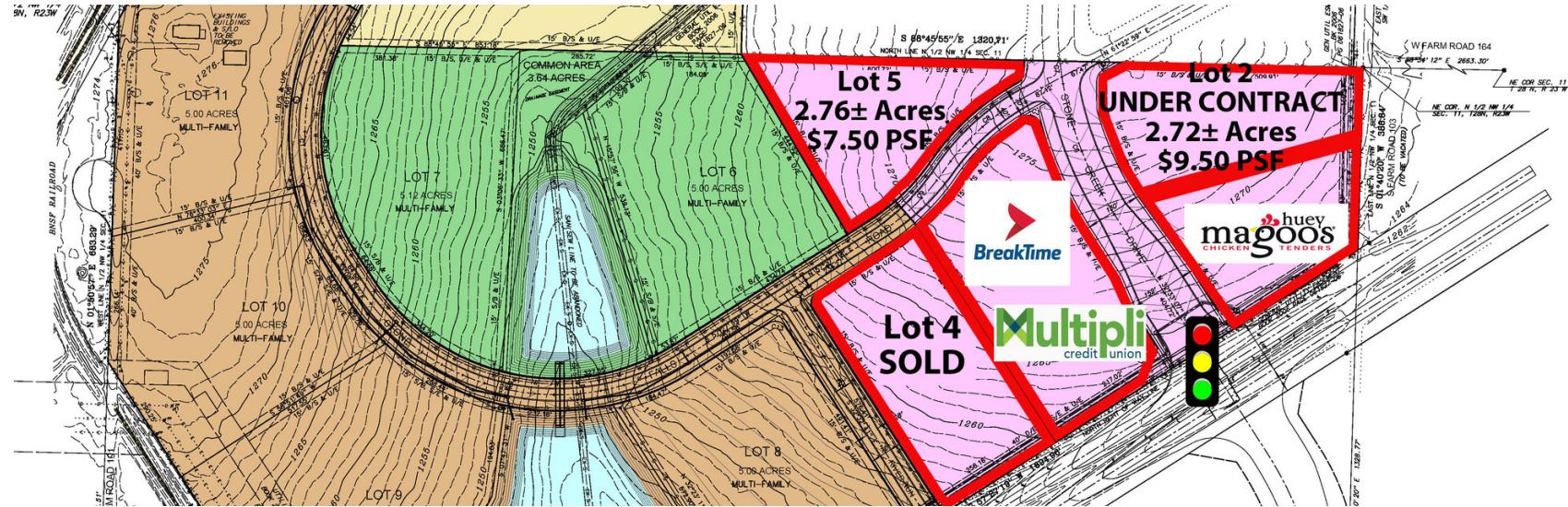
1. \$12.5M to 5 Lane MM Highway From I-44 to James River
2. \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road 103. This intersection will see AM and PM peaks of close to 60k cars a day
3. \$16M to 6 lane Highway 60 from the intersection above toward Springfield and James River Freeway
4. \$2.5M to improve the interchange at I-44 and MM
5. City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development
6. City Investing \$20M into a sports mega-plex on 136 acres near 60 and MM. This facility will have 9-10 baseball/softball fields and 8 soccer fields
7. City investing \$10M into expansion of the regional aquatics center - 60,000 patrons annually

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Land Lots



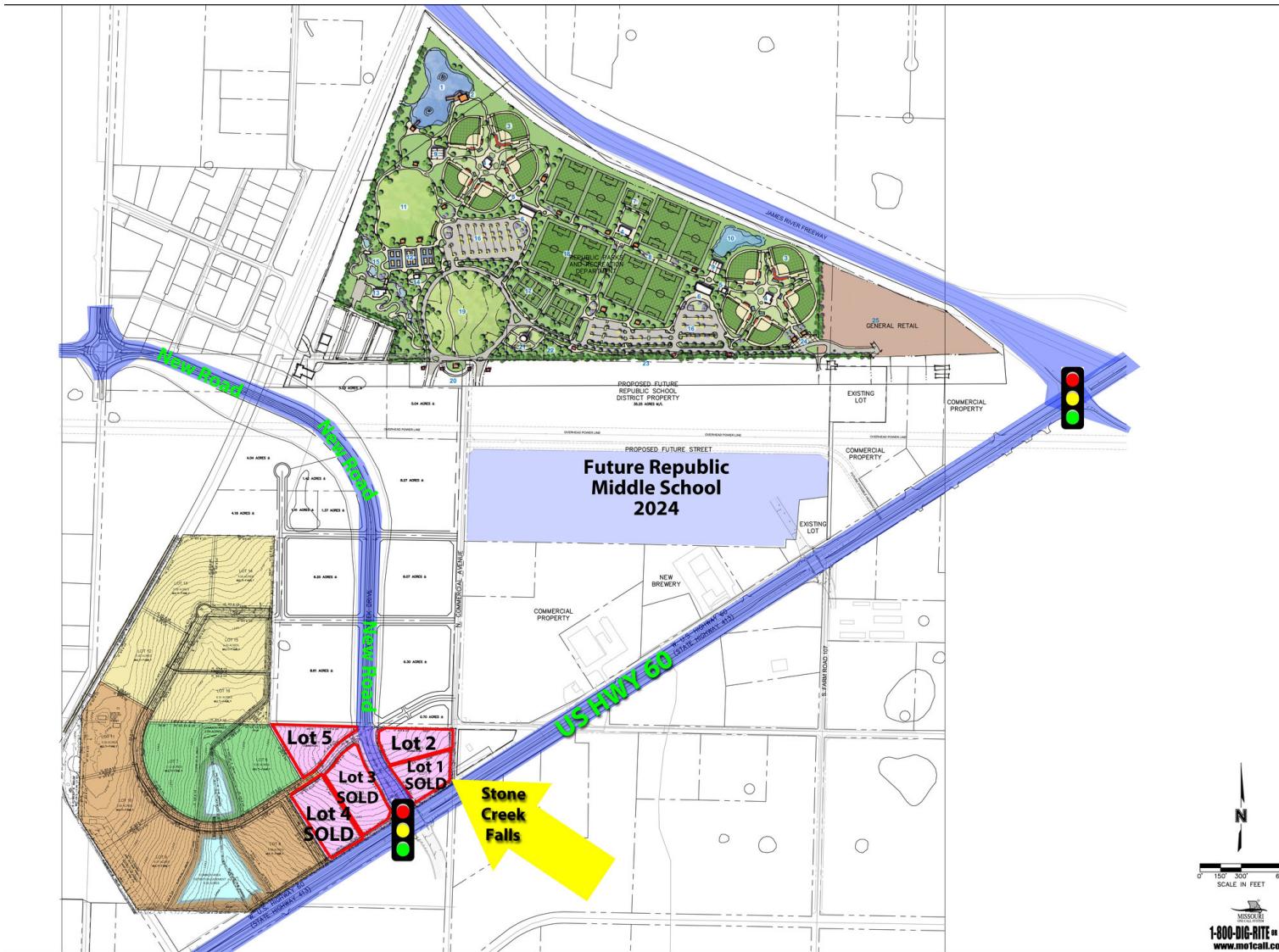
STATUS	LOT #	SIZE	PRICE	*EACH LOT OWNER RESPONSIBLE FOR \$250/MO. COMMON AREA & STORM-WATER BASIN MAINTENANCE EXPENSE	
Pending	2	2.72 Acres	\$9.50 / SF		
Available	5	2.76 Acres	\$7.50 / SF		

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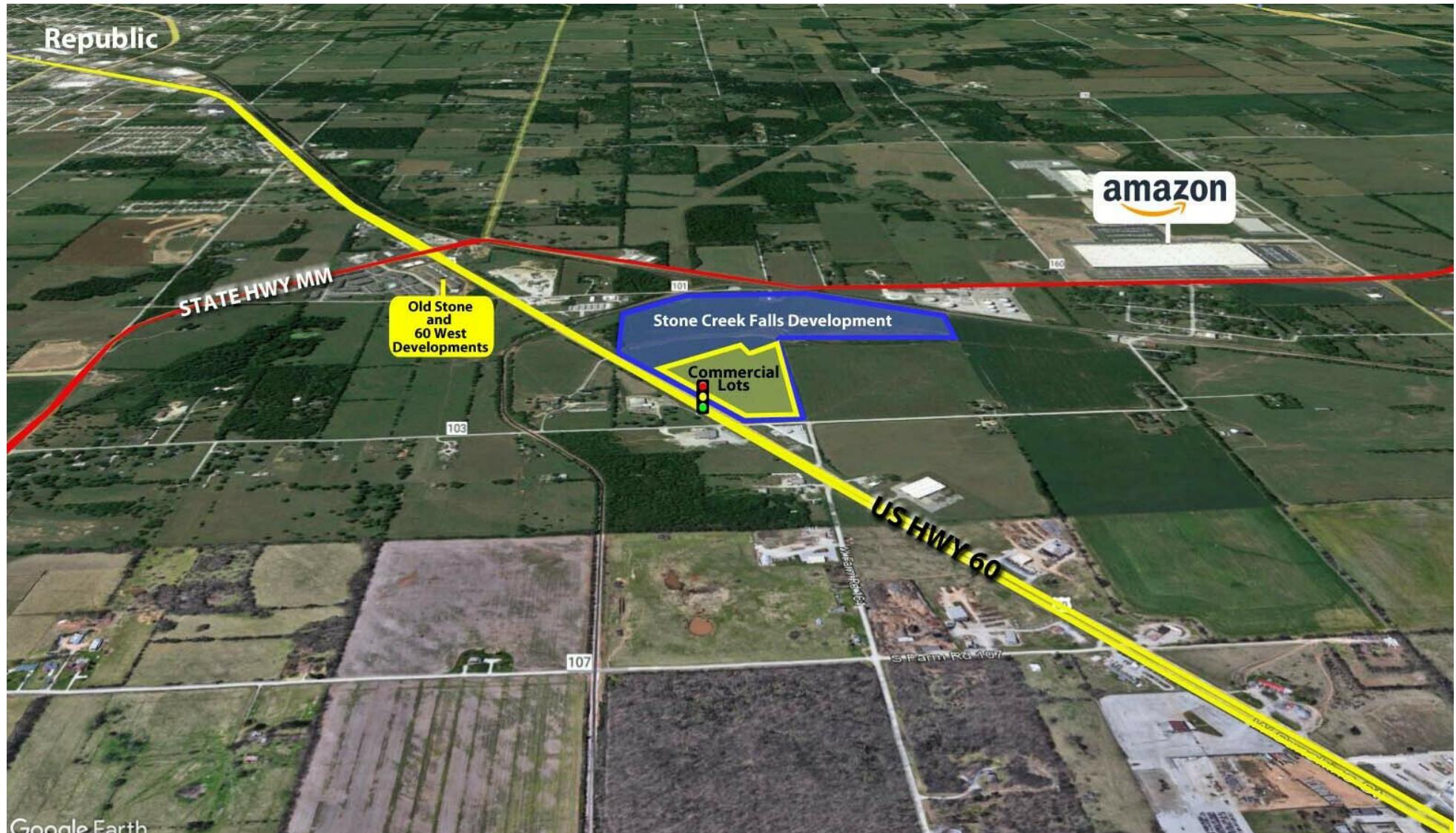
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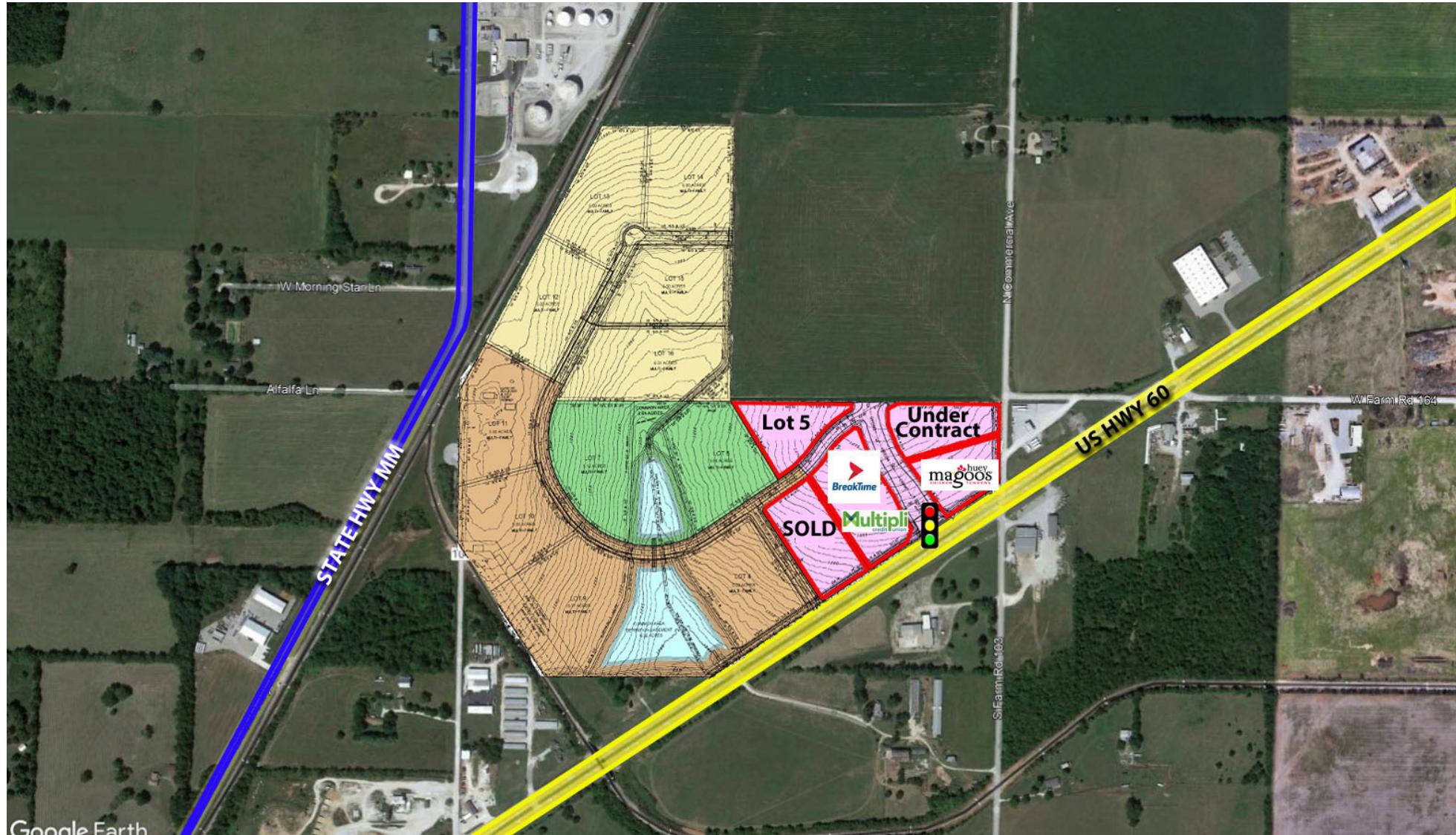


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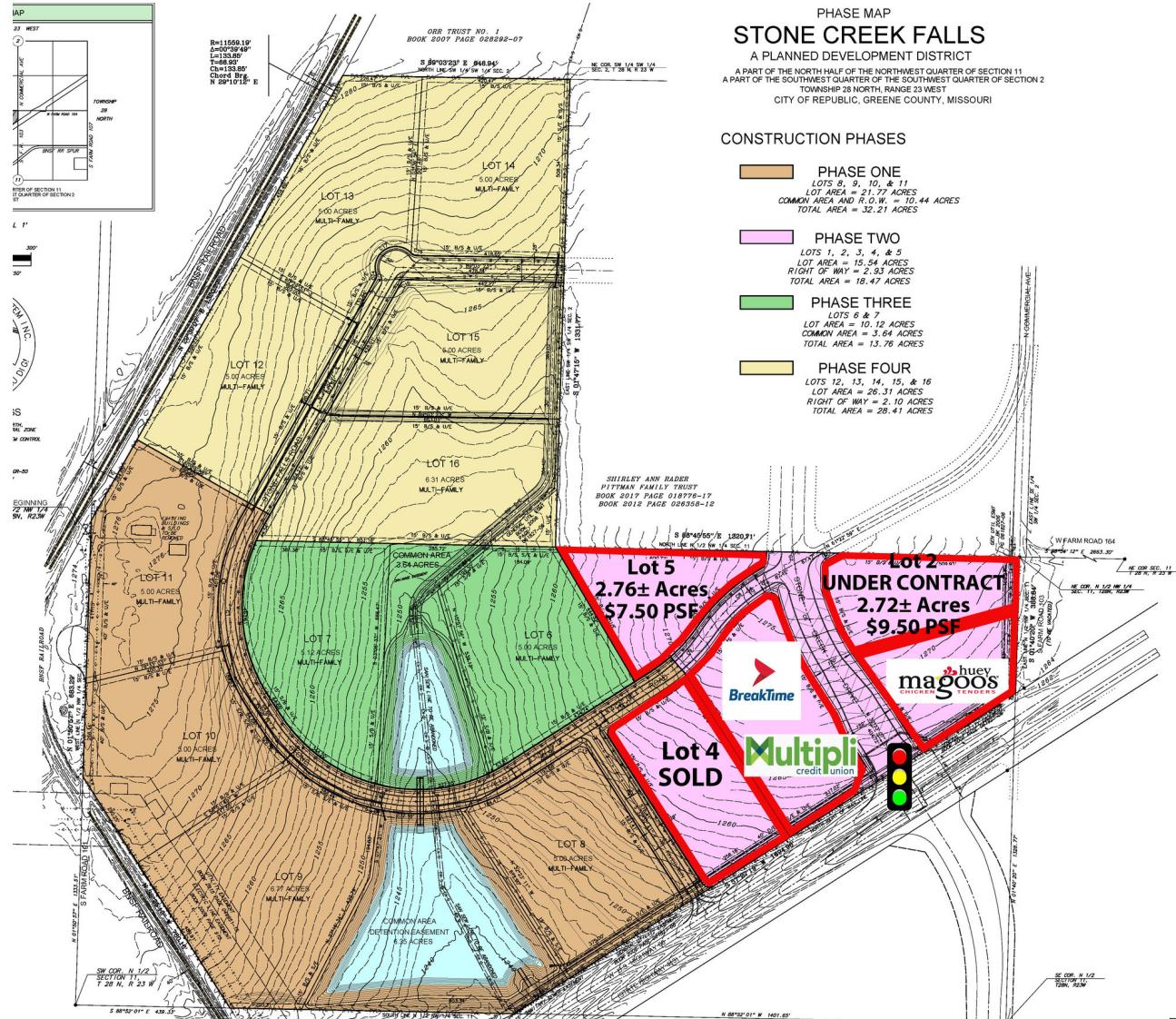
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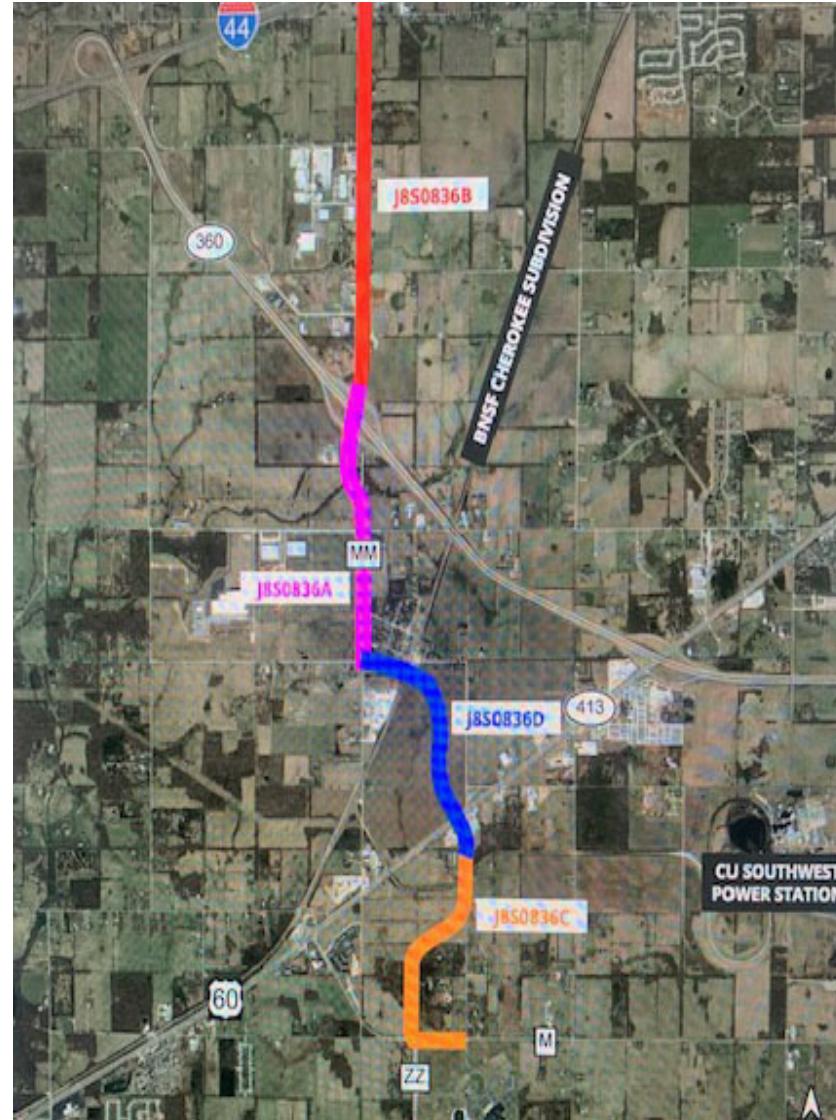
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Project Vicinity Map



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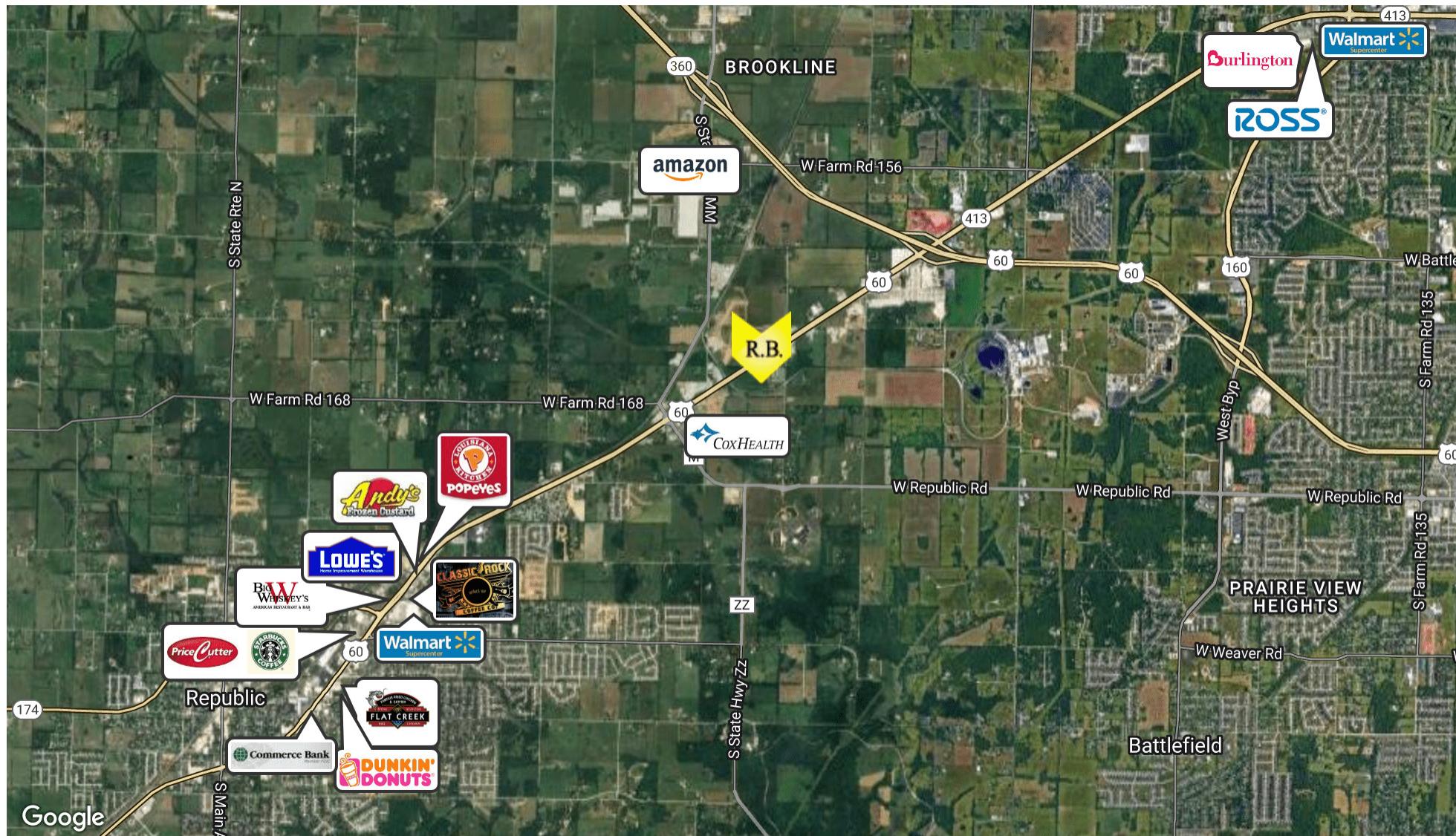
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Retailer Map



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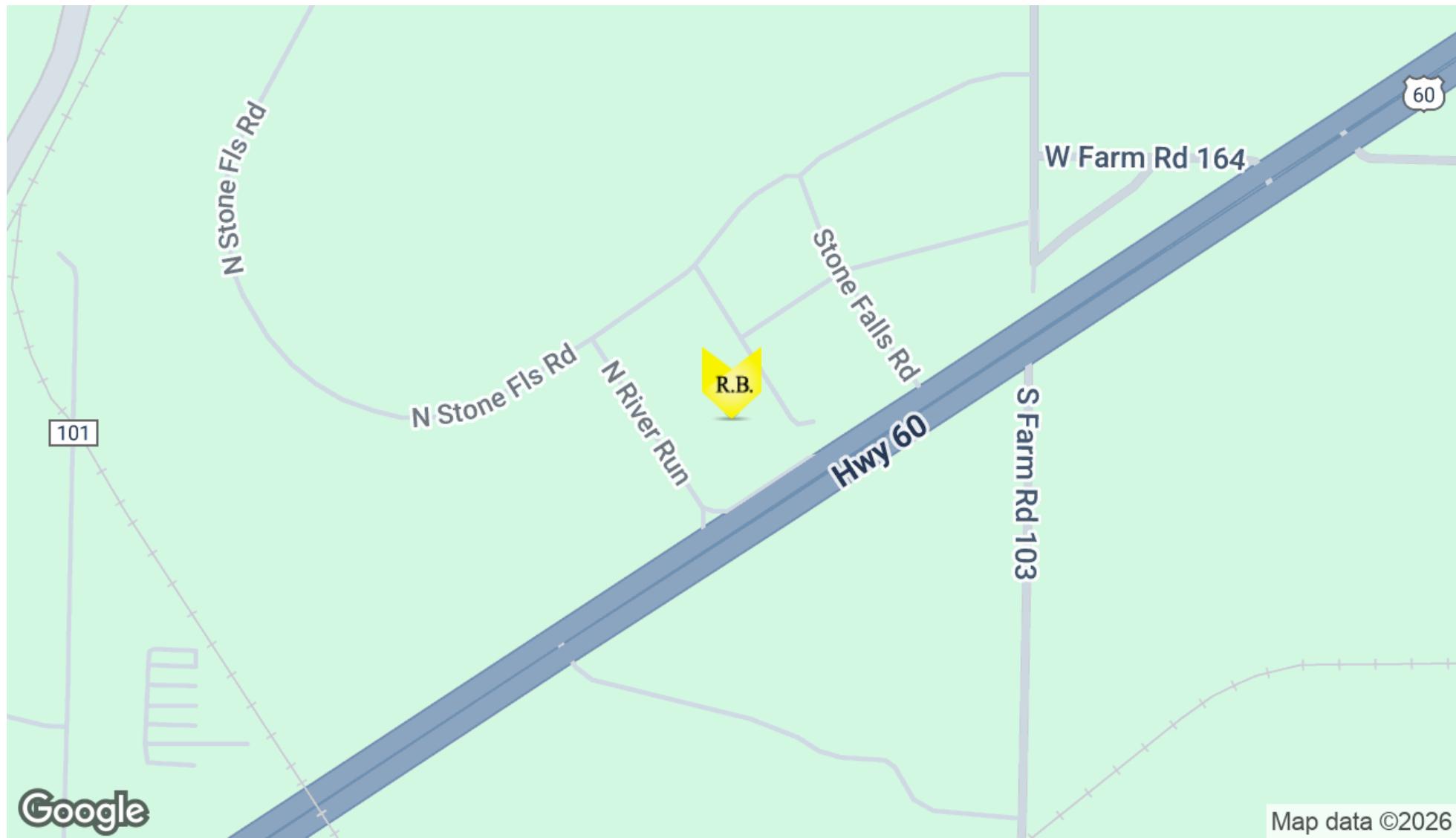
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Location Map



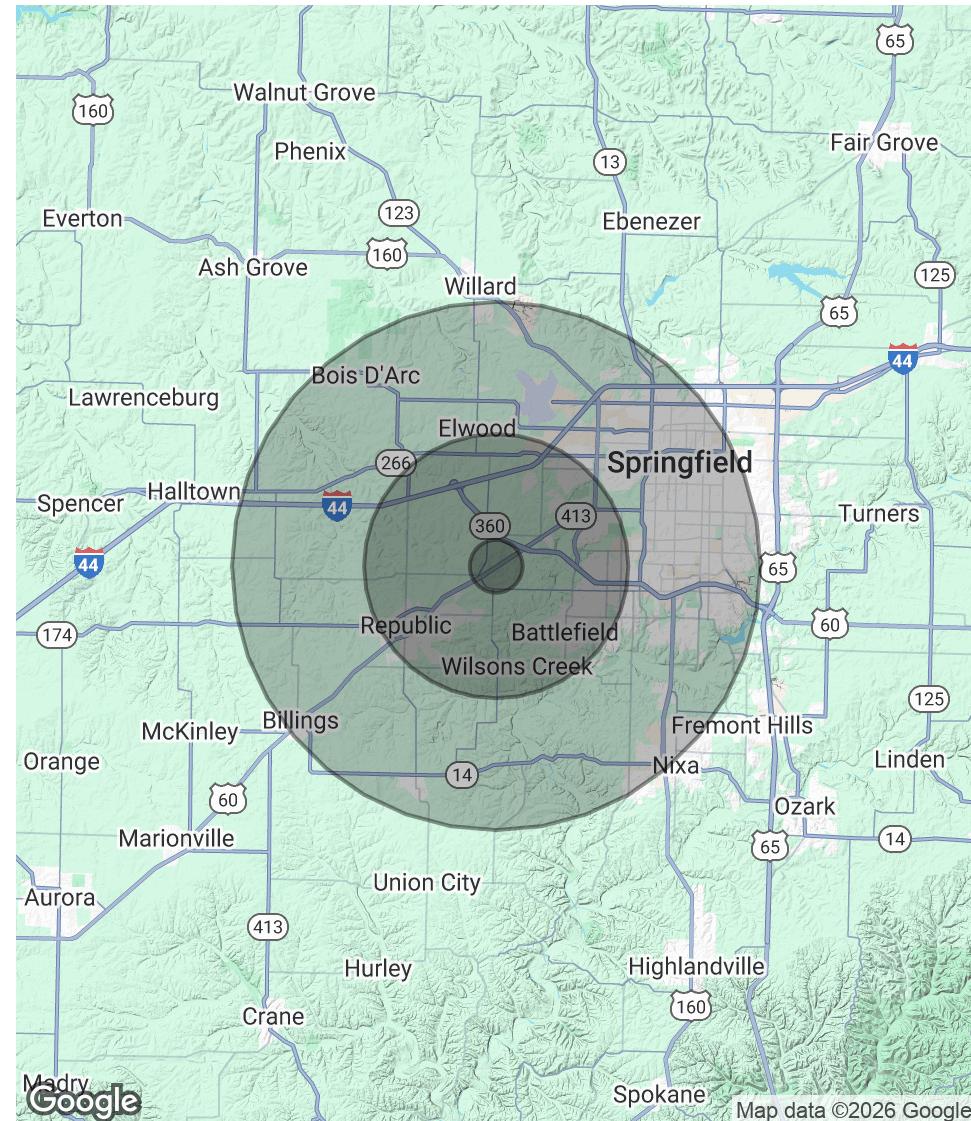
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	480	43,702	191,662
Average Age	34.2	33.8	35.2
Average Age (Male)	35.0	33.3	34.1
Average Age (Female)	33.3	34.5	36.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	192	17,084	80,347
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$57,449	\$61,628	\$51,234
Average House Value	\$166,689	\$148,975	\$141,000

* Demographic data derived from 2020 ACS - US Census



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)