



# BRETT HEINTZ

REALTOR®

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## 000 WEST REPUBLIC ROAD, LOTS 1 & 3 | BATTLEFIELD, MO



### 000 W. REPUBLIC RD, LOT 1

**PRICE:** \$686,000  
**MLS:** 60236468  
**Zoned:** C-1  
**Acres:** 4.2 +/-

### 000 W. REPUBLIC RD, LOT 3

**Price:** \$995,000  
**MLS:** 60236469  
**Zoned:** R-1  
**Acres:** 16.2 +/-

Located right at the Springfield/Battlefield city limits, a total 21.12+/- acre tract available in the southwest Springfield corridor approximately 1 mile south of James River Freeway. Prime location with great visibility from the growing Republic Rd and Highway FF intersection. proposed Lot 1 has been approved for C-1 zoning and other available tract, proposed lot 3, R-1. The neighboring Senior Community, Russell Cellular headquarters across the street and other retail, restaurants & housing nearby provide a lot of activity in this corridor. Great property for related retail, medical or office development.