

James River Freeway

HWY MM



SITE



SALE

**+/- 203 Acres of
Industrial &
Manufacturing Land
near Amazon**

1462 S STATE HIGHWAY MM

Springfield, MO 65802

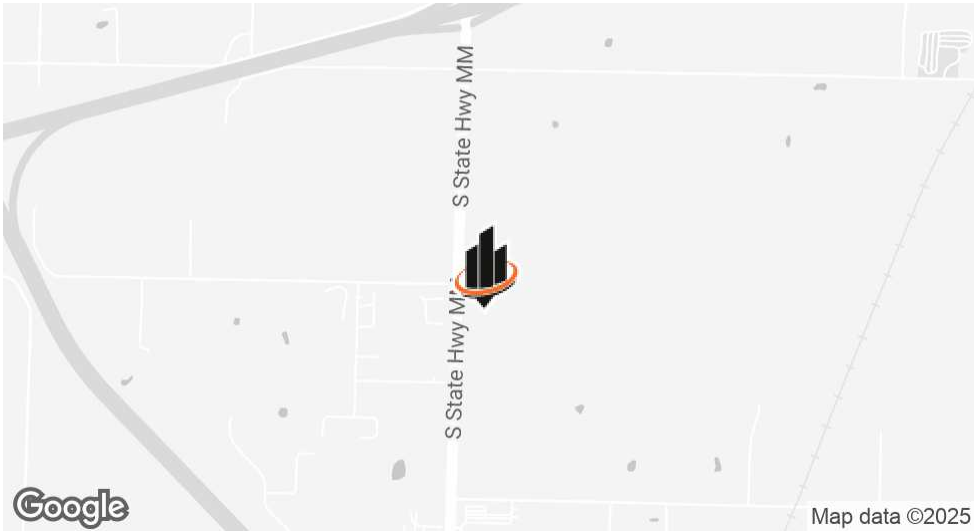
PRESENTED BY:

JACK RANKIN

O: 417.860.9951

jack.rankin@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$9,000,000
LOT SIZE:	203.17 Acres
PRICE PER FOOT:	\$1.01/SF
ZONING:	Planned Development District (PDD)
TRAFFIC COUNTS (MM-HWY 60):	2023: 17,189, 2028: 39,019 (+227%), 2033: 56,959 (+331%)
CROSS STREETS:	State Highway MM and Farm Road 144
MARKET:	Republic, Missouri

PROPERTY DESCRIPTION

Thank you for viewing this +/- 203 acre industrial & manufacturing development tract now available for sale at the (future signalized) intersection of Highway MM and Farm Road 144, between Highway 60/James River Freeway and Interstate 44. This property features roughly 750 feet of frontage on State Highway MM with access directly from State Highway MM and Farm Road 140. The City of Republic and MoDot are slated to spend \$20 Million in infrastructure improvements on the Highway MM corridor include widening MM to four lanes with a median from I-44 to MO 360 (James River Freeway), increasing traffic counts an estimated 227% in the next three years. The sale features three separate tracts being sold together. Owner will consider subdividing into smaller tracts to fit a buyer's specific use requirements. Please contact the listing broker for additional information. Thank you!

LOCATION DESCRIPTION

Moments from Amazon's new 1.3 million square foot Fulfillment Center, located at the future signalized intersection of Highway MM and Farm Road 144 in Republic Missouri. This site is located in Republic just southwest of Springfield, MO, with easy access to Interstate 44 and US Highway 65.

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ADDITIONAL PHOTOS



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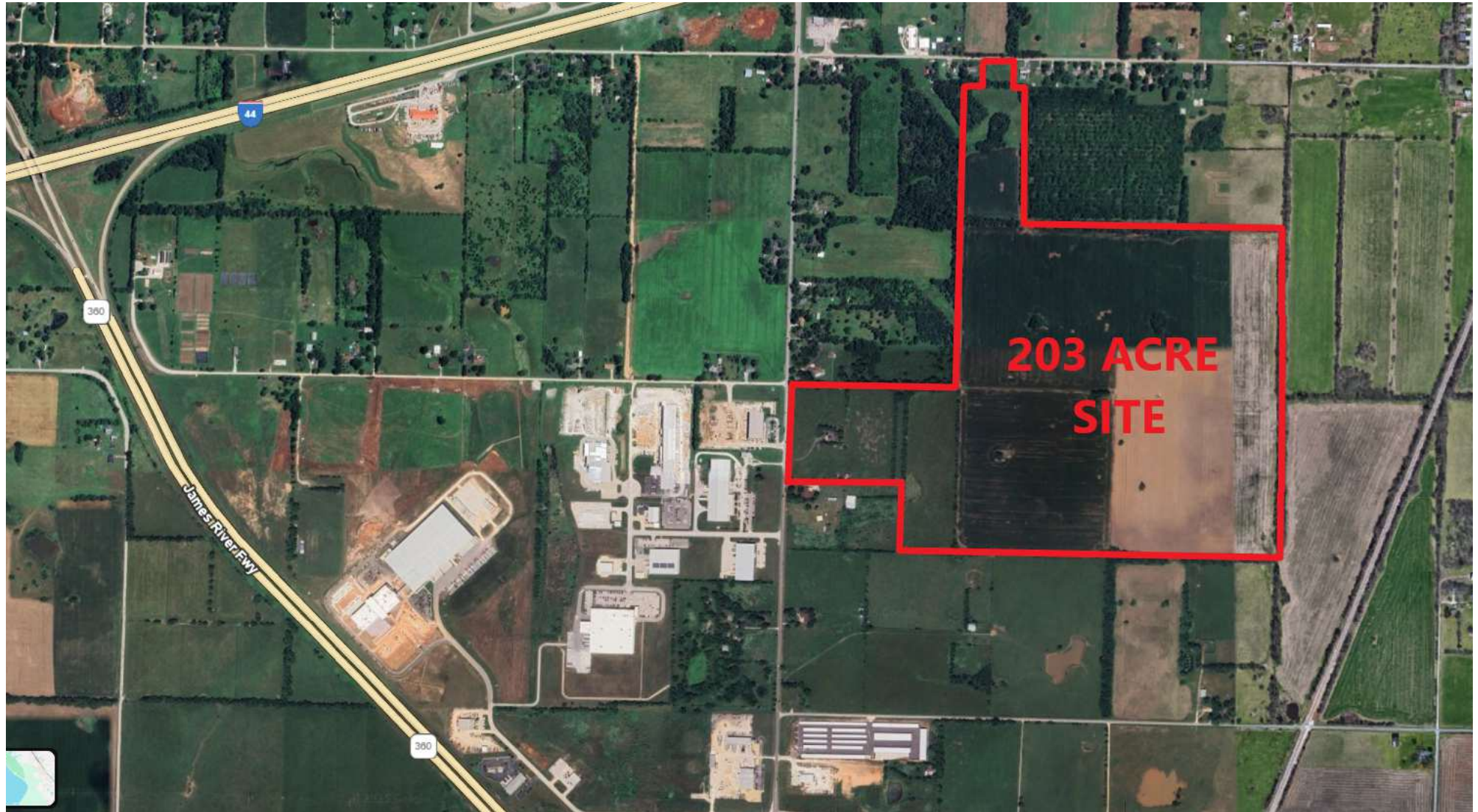
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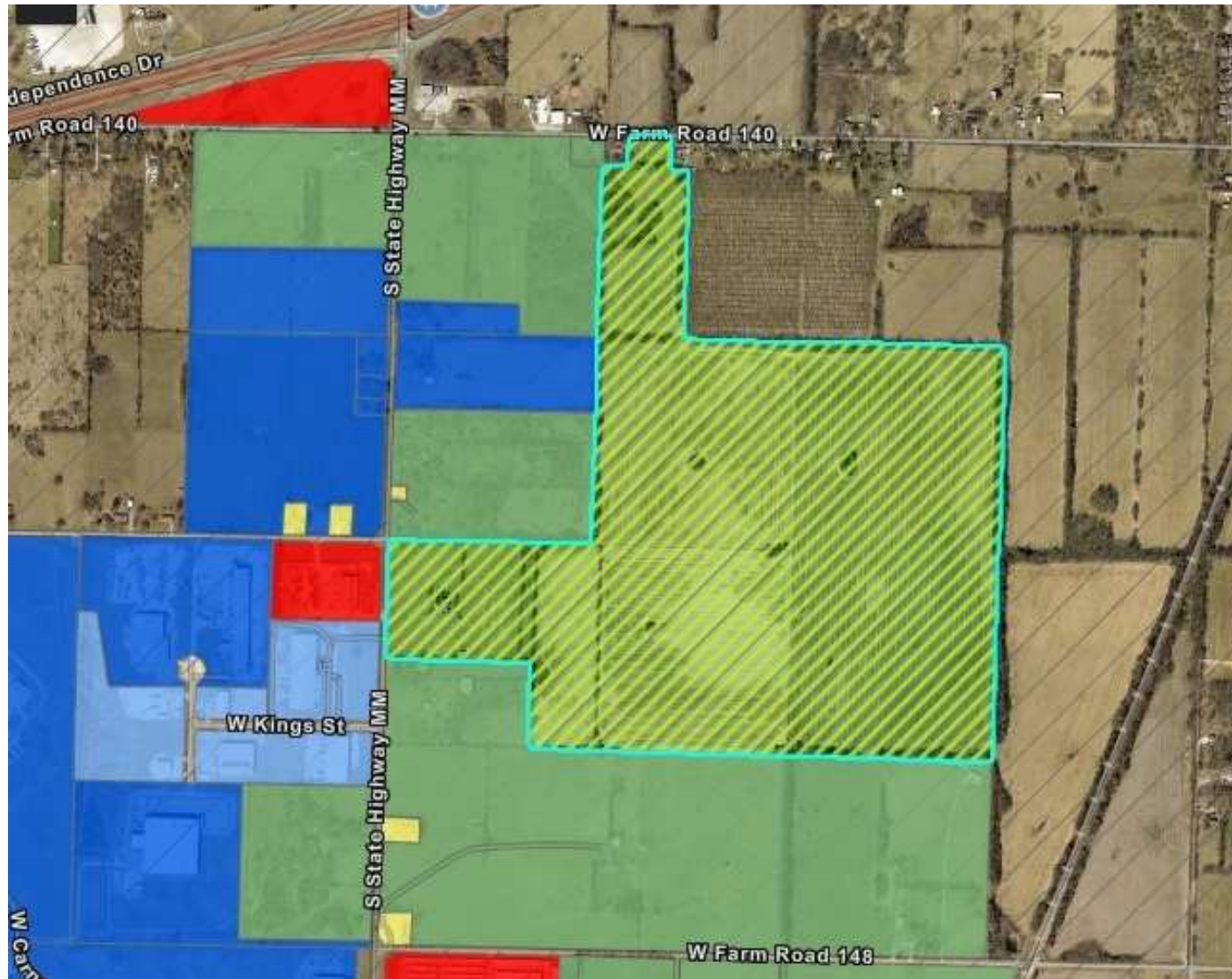


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ZONING MAP



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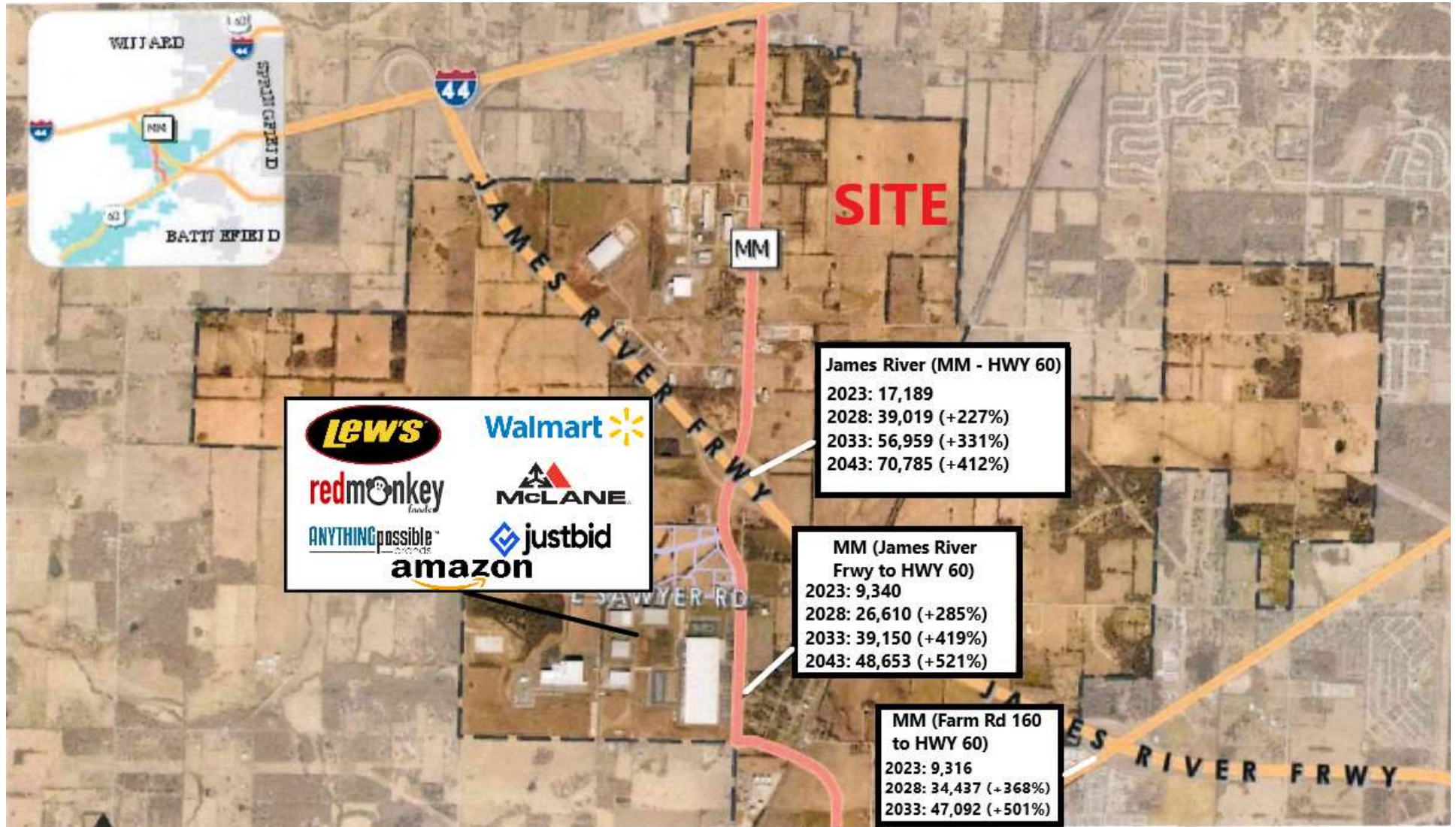
O: 417.860.9951

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+/- 203 ACRES FOR SALE NEAR AMAZON | 1462 S State Highway MM Springfield, MO 65802

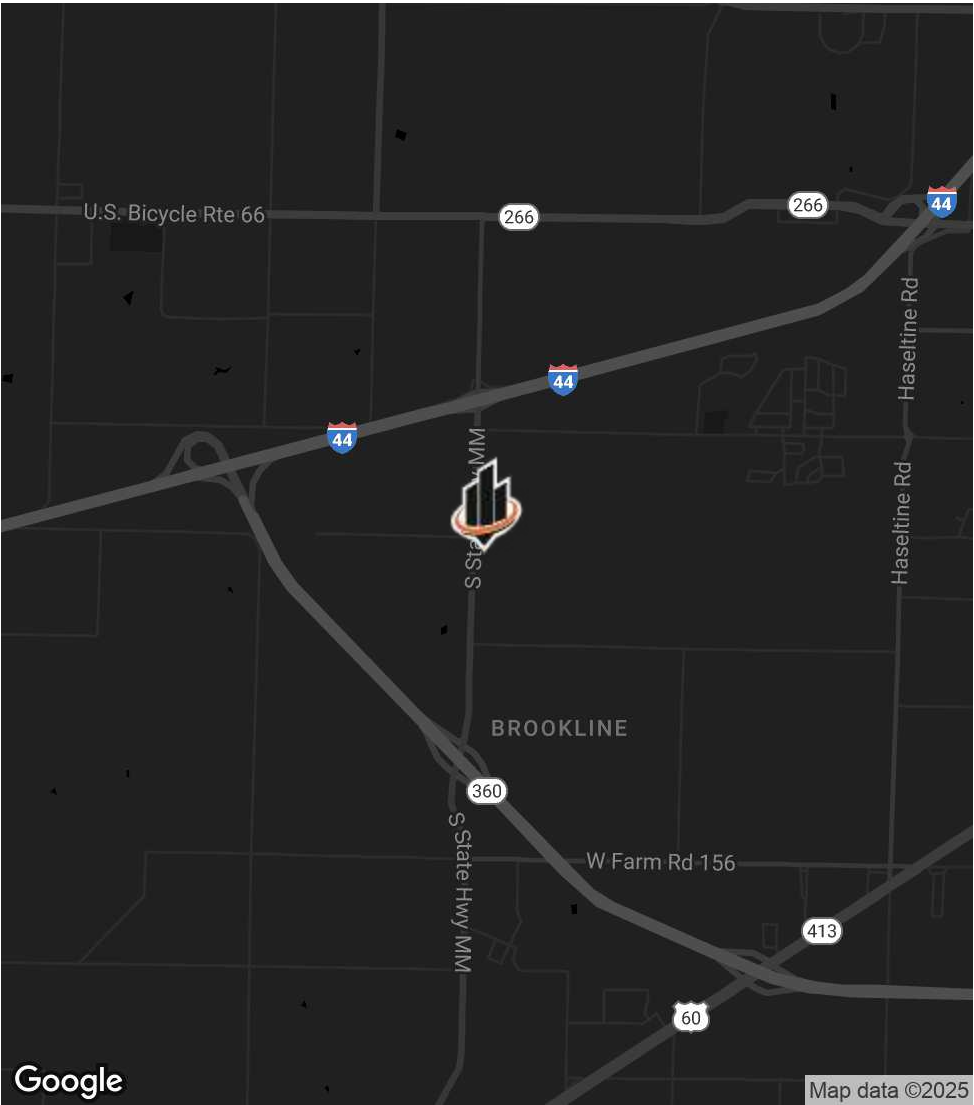
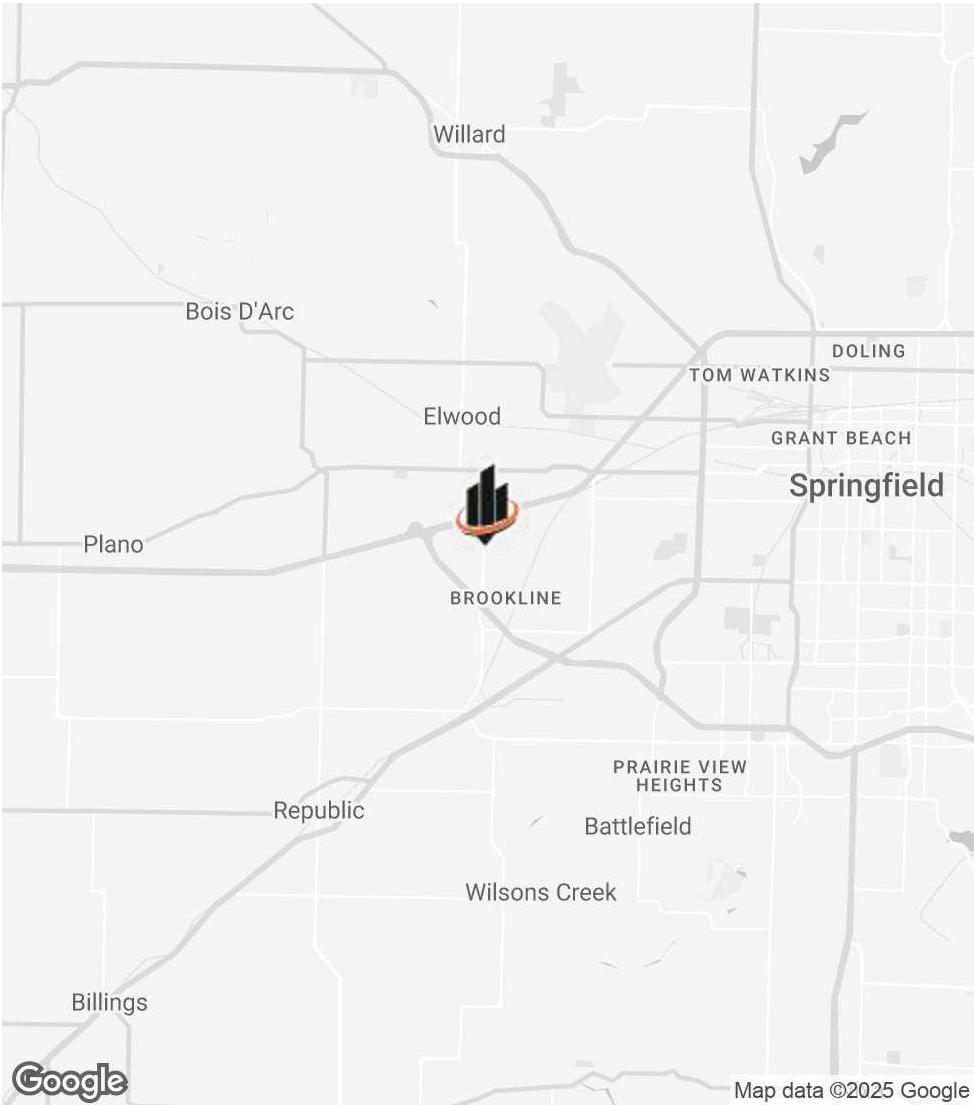
SVN | RANKIN COMPANY, LLC

FUTURE TRAFFIC COUNTS



JACK RANKIN
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LOCATION MAP



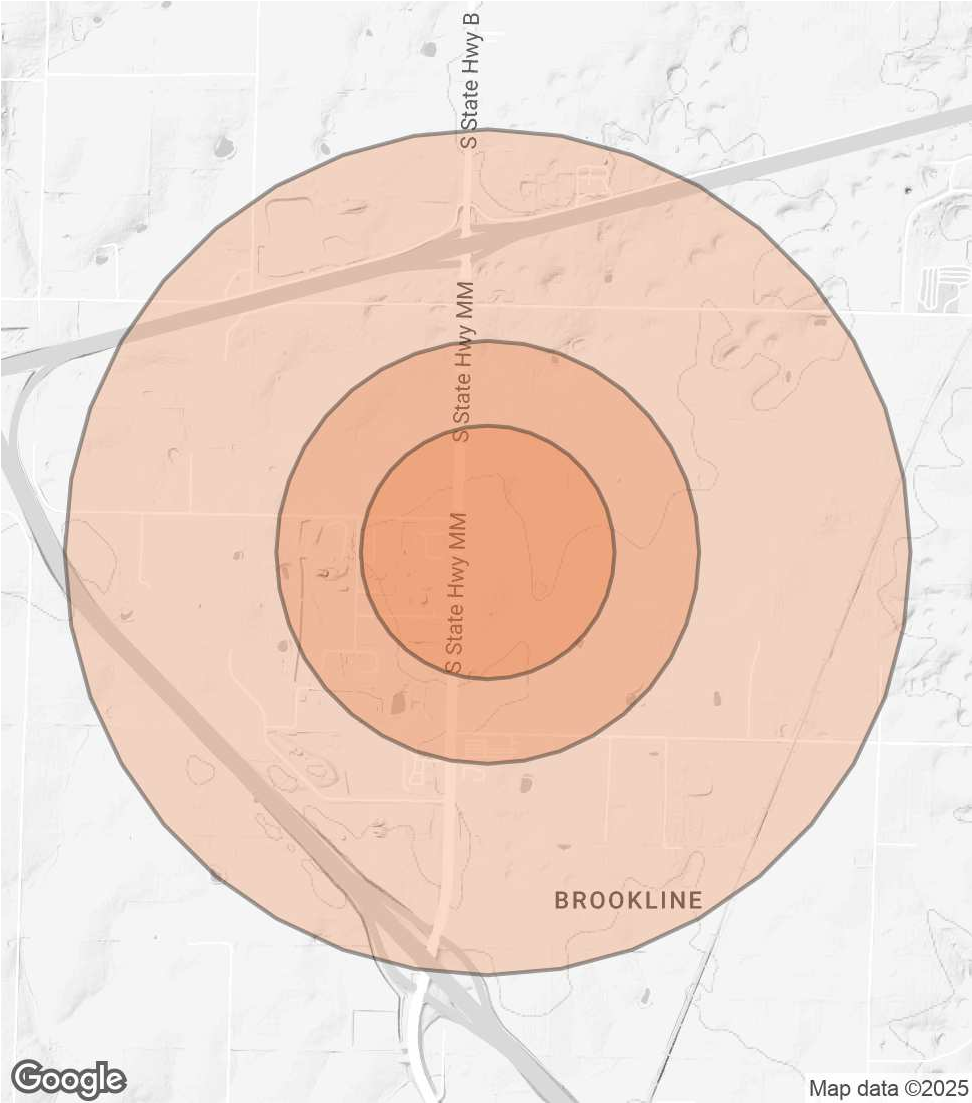
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	11	34	223
AVERAGE AGE	37	38	37
AVERAGE AGE (MALE)	36	37	37
AVERAGE AGE (FEMALE)	37	38	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	4	12	81
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$100,812	\$101,109	\$100,674
AVERAGE HOUSE VALUE	\$245,674	\$249,138	\$249,278

Demographics data derived from AlphaMap



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ADVISOR BIO



JACK RANKIN

Associate Advisor

jack.rankin@svn.com

Direct: 417.860.9951 | Cell: 417.860.9951

PROFESSIONAL BACKGROUND

After graduating in three years from Drury University in Springfield, Missouri with a Bachelor’s degree in Business Management, Jack entered the commercial real estate industry in 2021, joining SVN / Rankin Company where he quickly established himself as a results-driven professional. He has since successfully completed over 140 commercial sale and leasing transactions, earning a strong reputation for delivering value and results for clients across all major asset classes. For the past four years with SVN, Jack has provided strategic guidance and exceptional service across all commercial property types, including industrial, retail, office, land, and investment properties.

In recognition of his outstanding performance, he was named a 2024 CoStar Power Broker award winner, a prestigious honor given to top producers in the industry. He also received the Certified Industrial Specialist designation from SVN International Corp. A designation only held by 55 of 2,000 SVN agents’ nationwide. These awards highlight his specialized knowledge and commitment to professional excellence. With a client-first mindset, regional expertise, and a passion for delivering results, Jack is a trusted partner for investors, tenants, and property owners across Southwest Missouri.

SVN | Rankin Company, LLC
2808 S. Ingram Mill, Suite A100
Springfield, MO 65804
417.887.8826

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O: 417.860.9951

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DISCLAIMER

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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