



# LAND FOR SALE

VACANT LAND FOR SALE | 1534 SOUTH STATE HIGHWAY MM, SPRINGFIELD, MO 65802

- First time to market
- Located near Amazon's new distribution center
- Easy access to James River Freeway and I-44
- 1.5B in investments in the corridor between now and 2025

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

**Robert Murray, Jr., SIOR**  
417.881.0600  
[bob@rbmurray.com](mailto:bob@rbmurray.com)

**Ryan Murray, SIOR, CCIM, LEED AP, CPM**  
417.881.0600  
[ryan@rbmurray.com](mailto:ryan@rbmurray.com)

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$3.50 / SF

Taxes: \$4,194.03 (2024)

Lot Size: 12.31 Acres

Zoning: AG - Agricultural

PROPERTY OVERVIEW

Now available for sale, approximately 12.31± Acres located between Springfield and Republic on State Hwy MM, near Amazon's new distribution center. Easy access to James River Freeway and I-44. The property has a 3,759 SF house, but is sold for the value of the land. Exact size of the property to be determined by Survey. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Situated near Amazon's new distribution center
- Easy access to James River Freeway and I-44
- Located between Springfield and Republic
- The property has a 3,759± SF house, but is being sold for the value of the land
- Exact size of the property to be determined by Survey
- The barn and outbuildings may be removed by the Seller
- 1.5B in investment in the corridor between now and 2025
- Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
- Amazon Fulfillment Center - \$150M – 1,800 employees
- Iron Grain mixed-use development \$65M – under construction – Spring 2024
- Investment into Infrastructure:
  - \$12.5M to 5 Lane MM Highway From I-44 to James River
  - \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road103. This intersection will see AM and PM peaks of close to 60k cars a day
  - City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development

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

**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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Aerial



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Water & Gas Map



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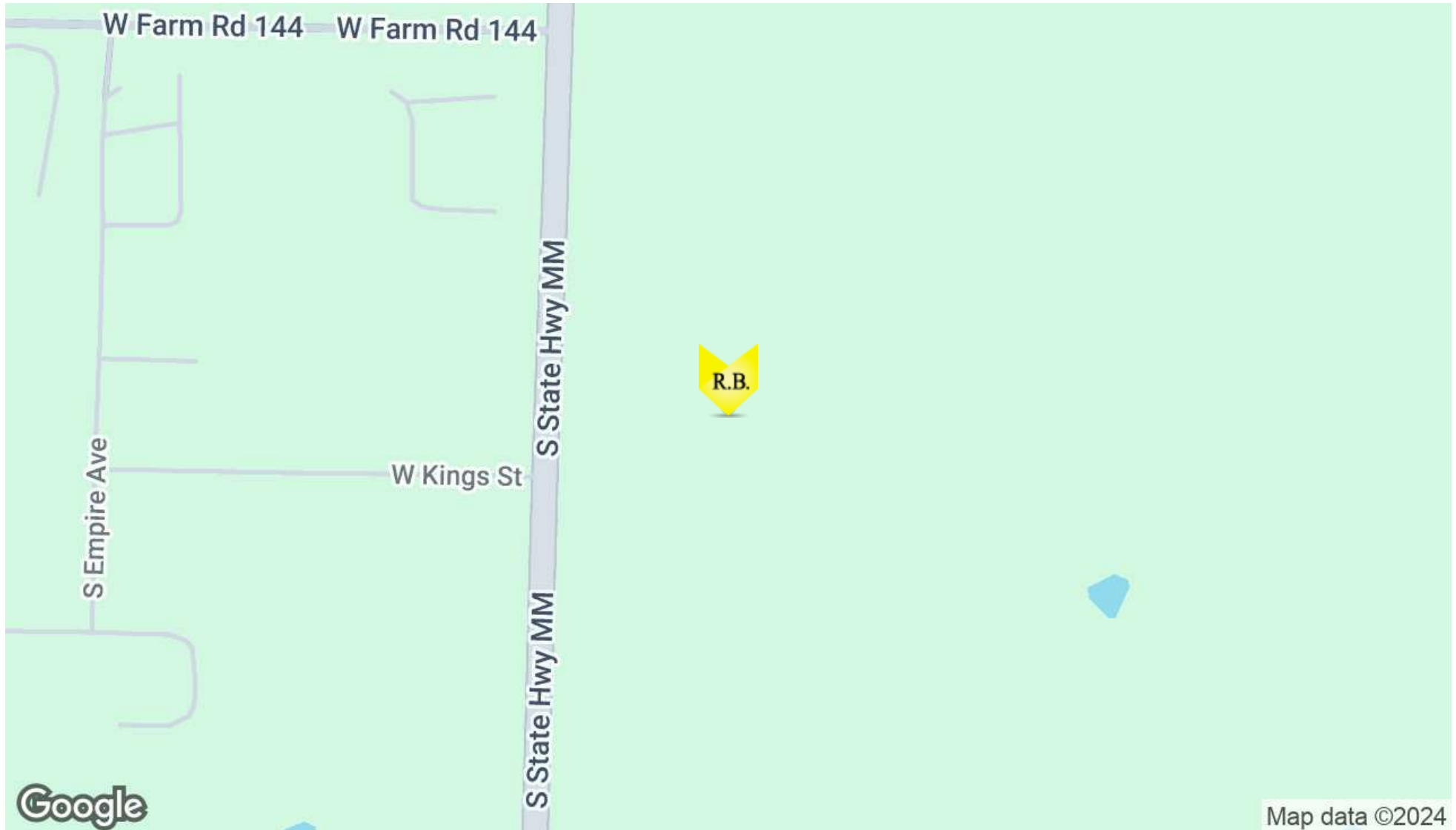
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Location Map



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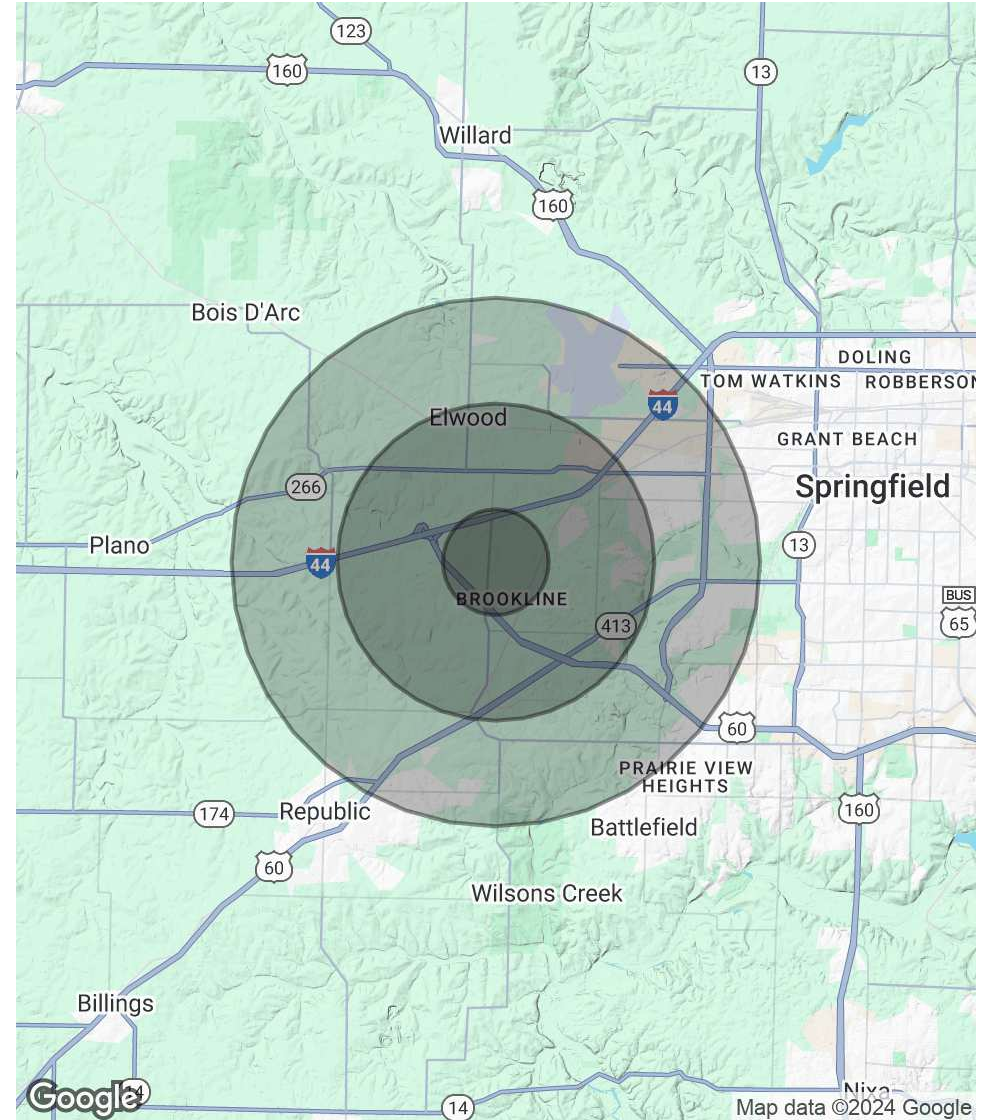
**Demographics Map & Report**

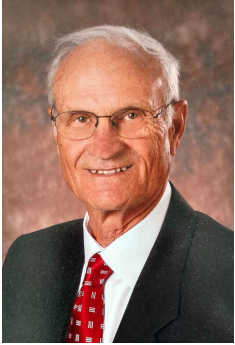
<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	771	8,059	38,235
Average Age	33.8	33.7	37.0
Average Age (Male)	34.0	33.2	35.8
Average Age (Female)	30.1	33.0	38.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	289	3,336	17,067
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$92,728	\$74,650	\$63,156
Average House Value	\$173,758	\$162,520	\$143,001

2020 American Community Survey (ACS)



**Advisor Bio****ROBERT MURRAY, JR., SIOR**  
**Chief Financial Officer**

2225 S. Blackman Road  
Springfield, MO 65809

T 417.881.0600  
bob@rbmurray.com  
MO #1999022566

**Professional Background**

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

**Memberships & Affiliations**

Society of Industrial and Office Realtors (SIOR)

EST. 1909

**Advisor Bio**

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**2225 S. Blackman Road  
Springfield, MO 65809T 417.881.0600  
F 417.882.0541  
ryan@rbmurray.com  
MO #2007030465**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM