



PREMIER DEVELOPMENT SITE ADJACENT TO AMAZON

DEVELOPMENT LAND FOR SALE | FARM ROAD 160 AND STATE HWY MM, REPUBLIC, MO 65738

- First time to market
- Located immediately adjacent to 1.3M SF Amazon Fulfillment Center
- Easy access to I-44, Hwy 60 and James River Freeway
- 1.5B in investment in the corridor between now and 2025
- Only available bulk development tract of its kind in Republic Market

EST. 1909

2225 S. Blackman Road
 Springfield, MO 65809
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rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
 417.881.0600
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SINCE 1909
R.B. | MURRAY COMPANY
 COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$3,300,000
Taxes:	\$2,043.12 (2024)
Lot Size:	100.22 Acres
Zoning:	A-1

PROPERTY OVERVIEW

Located immediately adjacent to Amazon's newly opened 1,300,000± SF Fulfillment Center, this 100± acre development property is being offered for sale for the first time. The property has easy access to James River Freeway (Hwy 360) and I-44. The only available bulk development tract of its kind in the Republic market, this property is uniquely positioned for development. \$1.5B being invested in the corridor from the City of Republic to James River Freeway. MM Highway, along the property's eastern side, to undergo a \$35M realignment to the south at Hwy 60. Further improvements planned for MM Highway to I-44 to the north. The City of Republic corridor is rapidly growing as shown in the data below.

PROPERTY/AREA HIGHLIGHTS

- First time to market
- Located immediately adjacent to Amazon's Fulfillment Center
- Easy access to I-44, Hwy 60 and James River Freeway
- 1.5B in investment in the corridor between now and 2025
- Only available bulk development tract of its kind in Republic Market
- 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 Road 103. 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

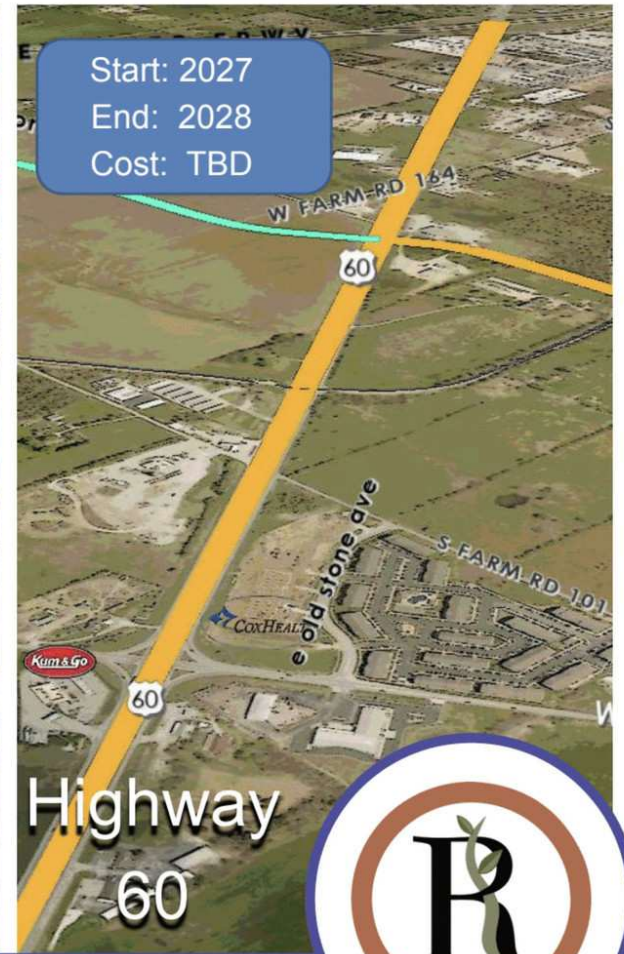
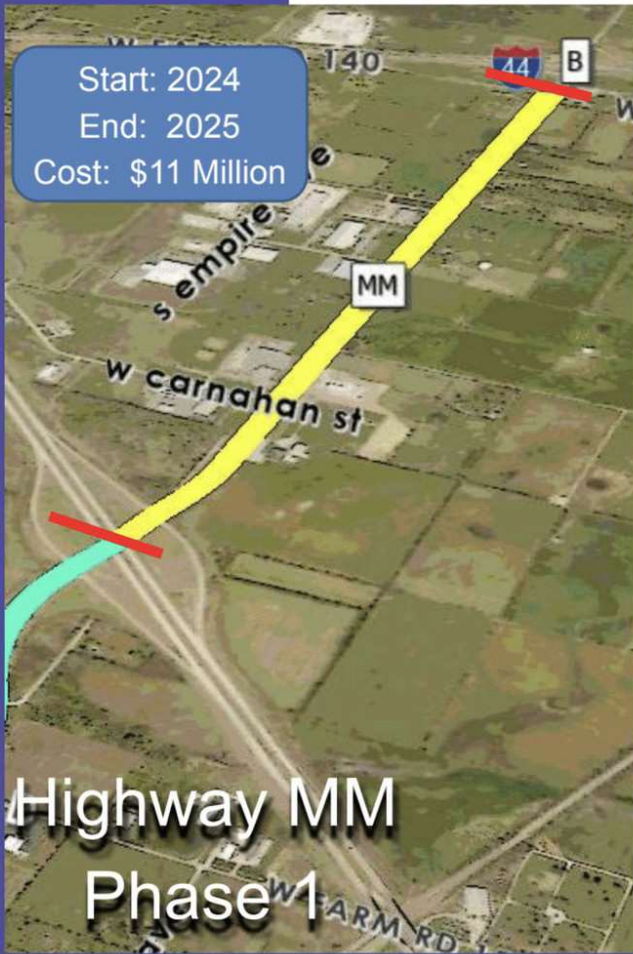
Residential Only

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

Republic Improvements



LAND FOR SALE

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Additional Photos



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Additional Photos



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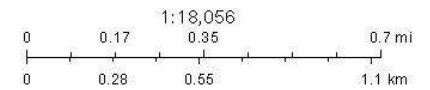
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Utilities



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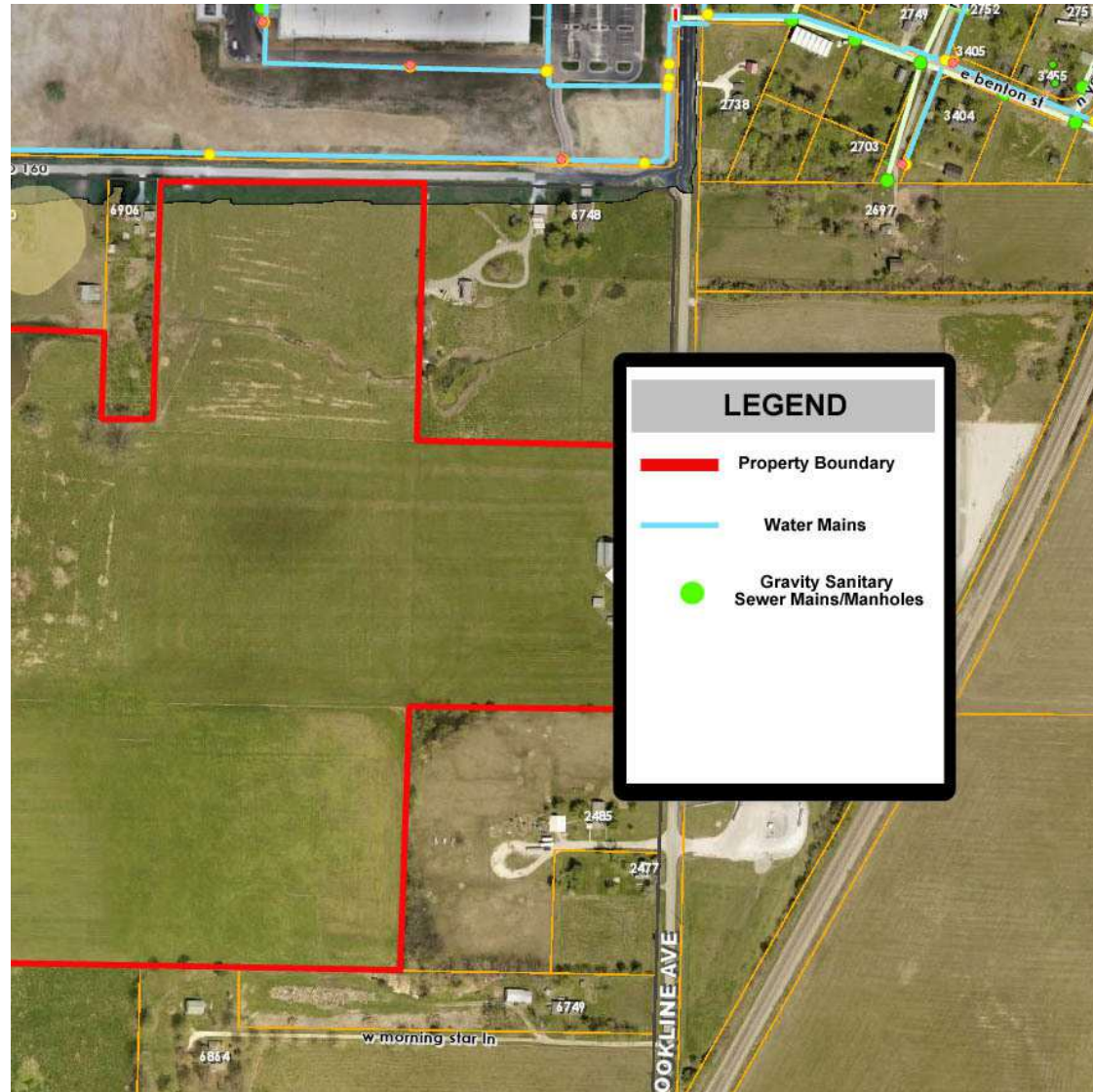
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|-----------------|----------------|-------------------------|-------------|
| Detention Basin | Lift Stations | Abandoned | County Line |
| Sewer Main | Water Main | Well | City Limits |
| Force | Operational | Greene County Sinkholes | Republic |
| Gravity | Not In Service | Stream | |



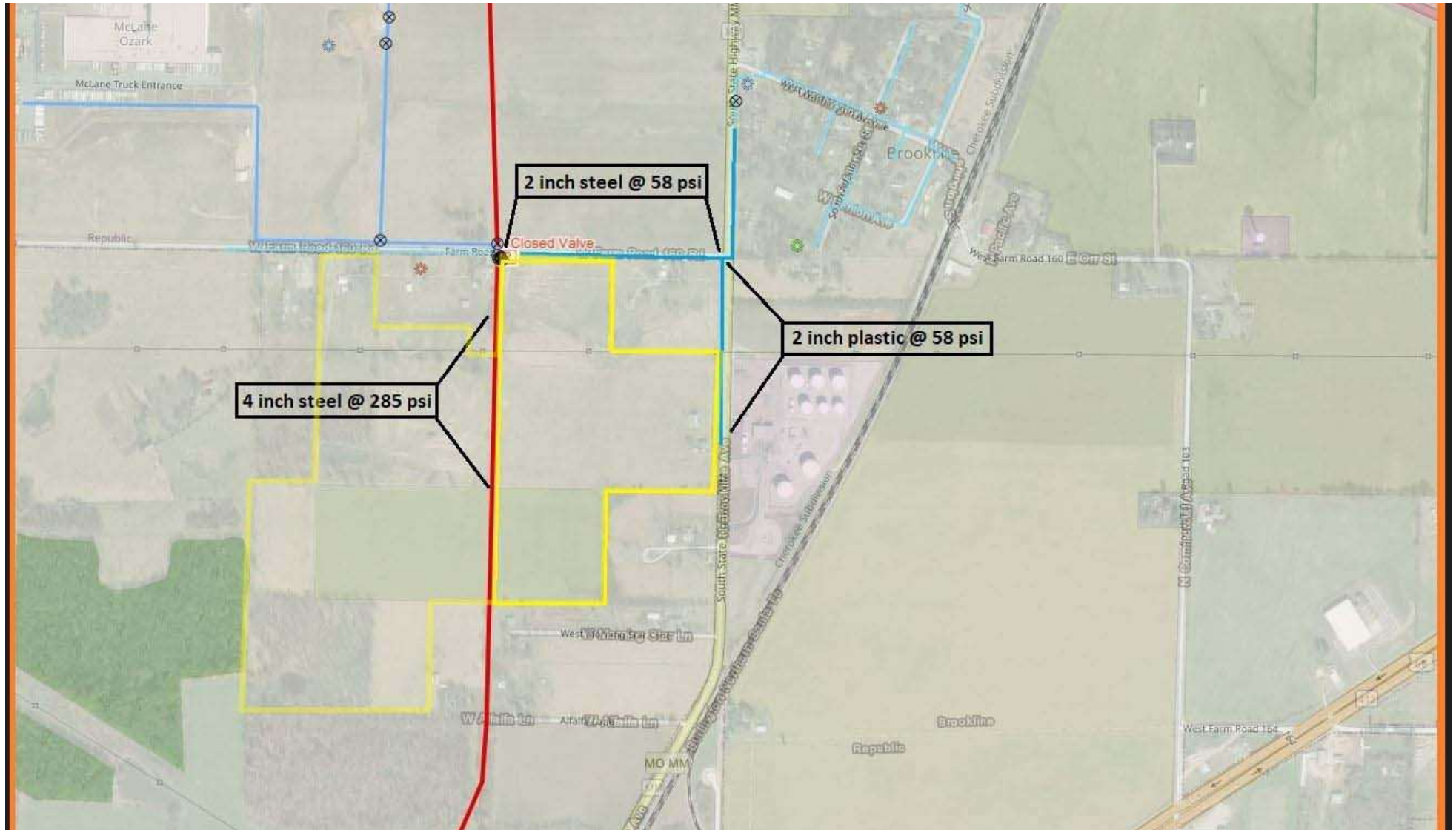
Eagleview Pictometry, City of Springfield GIS, Republic GIS, Republic GIS, BUILDS, City of Republic GIS, Greene County GIS

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Utilities



Utilities - Gas Map



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Aerial



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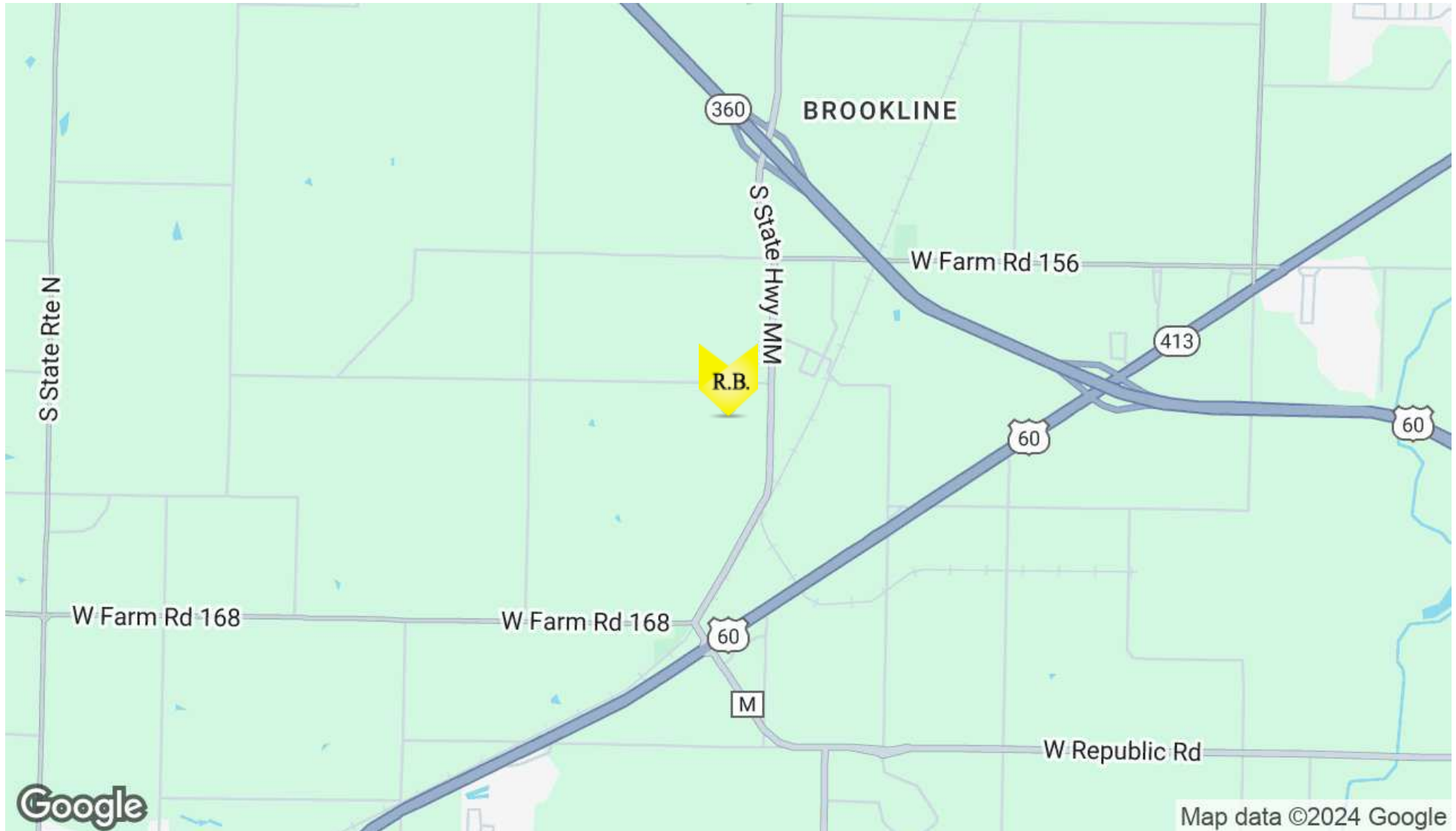


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Location Map



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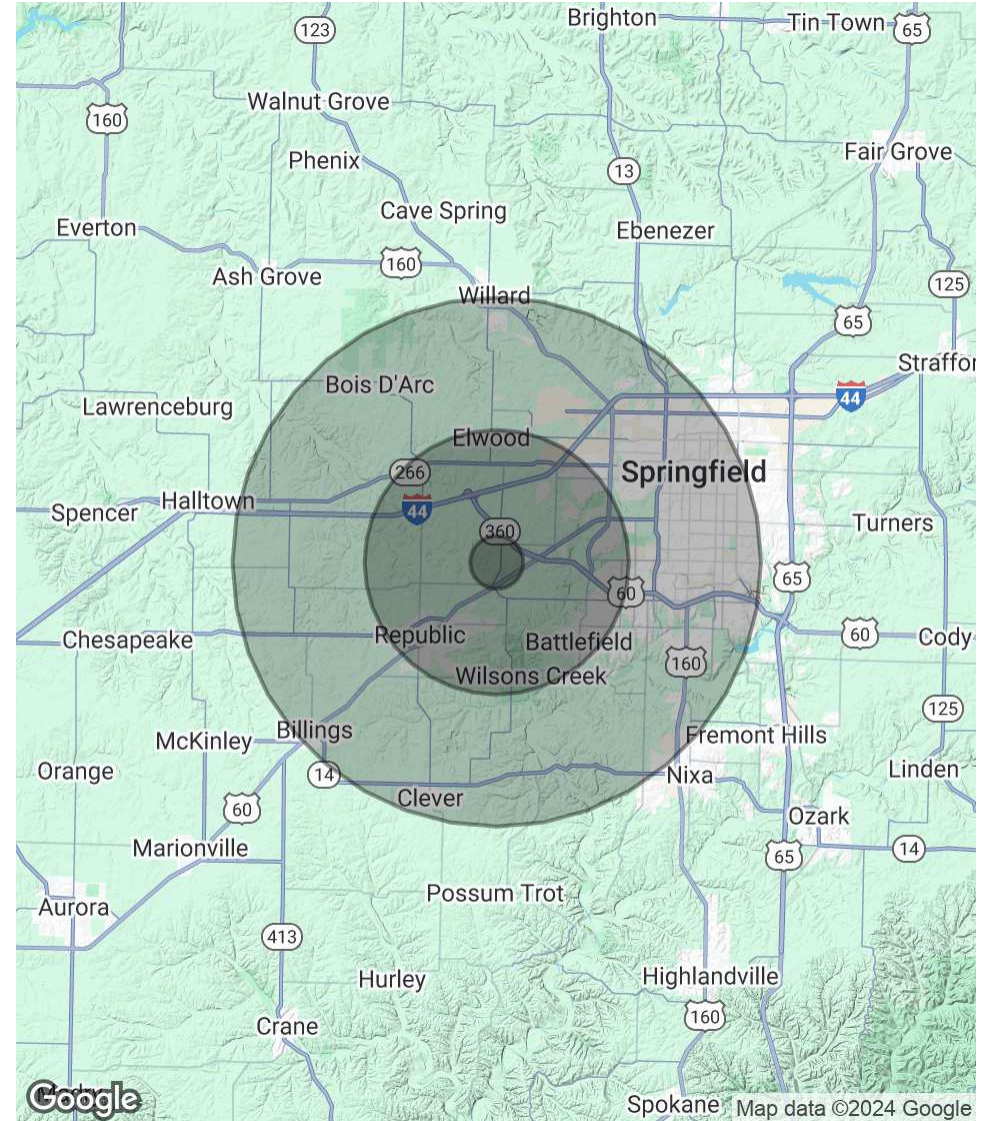


Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	480	37,172	175,375
Average Age	34.2	33.8	35.0
Average Age (Male)	35.0	33.4	34.0
Average Age (Female)	33.3	34.4	36.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	192	14,605	73,368
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$57,449	\$60,154	\$51,370
Average House Value	\$166,689	\$146,051	\$142,153

** Demographic data derived from 2020 ACS - US Census*



Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer2225 S. Blackman Road
Springfield, MO 65809T 417.881.0600
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