

## LAND FOR SALE



**2021 W Kingsley, Springfield, Mo**

### Sales Information:

**Land: 1.62 acres**

**Purchase Price: \$617,463**

1.62 acres between James River Expressway and Kingsley, west of Kansas Expressway.  
Visible from James River Expressway and is NW of the Republic Rd. / Kansas Expressway intersection.  
Zoned GR (General Retail), ideal for office, retail, restaurant, commercial use.  
All utilities available.

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1625 E Primrose, Springfield, MO 65804  
[www.murneycommercial.com](http://www.murneycommercial.com)



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### Property Location:

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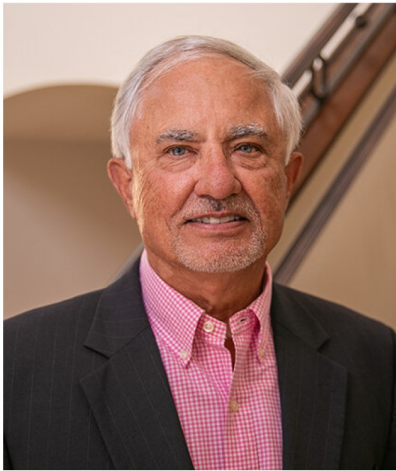
From Kansas Expressway, traveling south, turn west on Kingsley, property is on north just west of Cadence Bank. From Republic Rd., north on Cox, east on Kingsley, property is on north.

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**GALEN PELLHAM** AIA, CCIM  
 SBJ Trusted Adviser

- 1971** • **Bachelor of Architecture:** University of Arkansas
- 1975** • **AIA:** American Institute of Architects
- 1979** • **Pellham-Phillips:** Architects & Engineers
- 1985** • **Pellham-Phillips-Hagerman:** Architects & Engineers
- 1999** • **Brokers License:** Missouri Real Estate Commission
- 2000** • **CJR Commercial:**  
 Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001** • **CCIM:** Certified Commercial Investment Member:  
 Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012** • **Gold Medal, Lifetime Member:**  
 1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022** • **Platinum Medal, Lifetime Member:**  
 1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents. Based upon \$25m sales volume and 35 transactions.
- 2023** • **Trusted Advisers:** Springfield Business Journal  
 1 of 20 Recipients Selected by the Springfield Business Journal for Accountants, Attorneys, Bankers, Financial Advisers, & Realtors
- 2007-Present** • **Murney Associates, Realtors®**
  - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
  - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.

• **Pellham-Phillips-Hagerman (PPH)**

- PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

**Springfield**

- Busch Municipal Building - City of Springfield
- Techouse - City Utilities of Springfield
- Hammon's Hall for the Performing Arts
- Landers Theater Historical Restoration
- Ozark Technical Community College
- John Q. Hammons Office Building
- Schweitzer Church, Sanctuary
- St. Elizabeth Ann Seaton Church
- Second Baptist Church
- James River South Campus

**Branson**

- Branson City Hall & Addition
- Roy Clark Theater
- Jim Strafford Theater Renovation
- Glen Campbell Theater
- Dixie Stampede
- White River Landing - Branson Belle
- Great Geyser Treehouse - Silver Dollar City
- Ripley's Believe It or Not! Museum
- Top of the Rock Restaurant - Bass Pro Shops
- Chateau on the Lake - John Q. Hammons

**Hotels**

- Holidome, Stockton, CA.
- Collins Plaza, Cedar Rapids, IA.
- Bowling Green Plaza, Bowling Green, KY.
- Radisson Hotel, Davenport, IA.
- Kansas City Station Hotel, Kansas City, MO.
- Holiday Inn, Springdale, AR.
- Embassy Suites, Montgomery AL.
- Embassy Suites, Greensboro, NC.
- Embassy Suites, Columbia, SC.
- Embassy Suites, Des Moines, IA.

Pellham has the technical knowledge to develop schematic designs formulating the highest and best use of his Client's property. As an Architect, Pellham has a creative approach to the real estate market, able to visualize uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

Galen's creative abilities, CCIM knowledge, and support staff at Murney Associates, Realtors® have enabled him to successfully represent Clients selling, purchasing, and leasing commercial real estate throughout southwest Missouri. Galen has also formed groups to purchase a wide range of real estate Investment properties, many involving 1031 Like-kind exchanges. Galen's services are available for any of your Commercial Real Estate needs.



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