



OFFICE BUILDING FOR SALE

OFFICE BUILDING FOR SALE | 207 BLUE SKY LANE, HOLLISTER, MO 65672

- Priced well below replacement costs
- Free-standing building with newer roof
- Highly functional floor plans
- Institutional seller
- Located near College of the Ozarks & Big Cedar Lodge & Resorts
- Located 3 miles from Branson Regional Airport
- Easy access to Highway 65
- Shown by appointment only

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$1,100,000

Taxes: \$9,068.07 (2024)

Lot Size: 1.04 Acres

Building Size: 9,043 SF

Zoning: CR - Commercial Retail

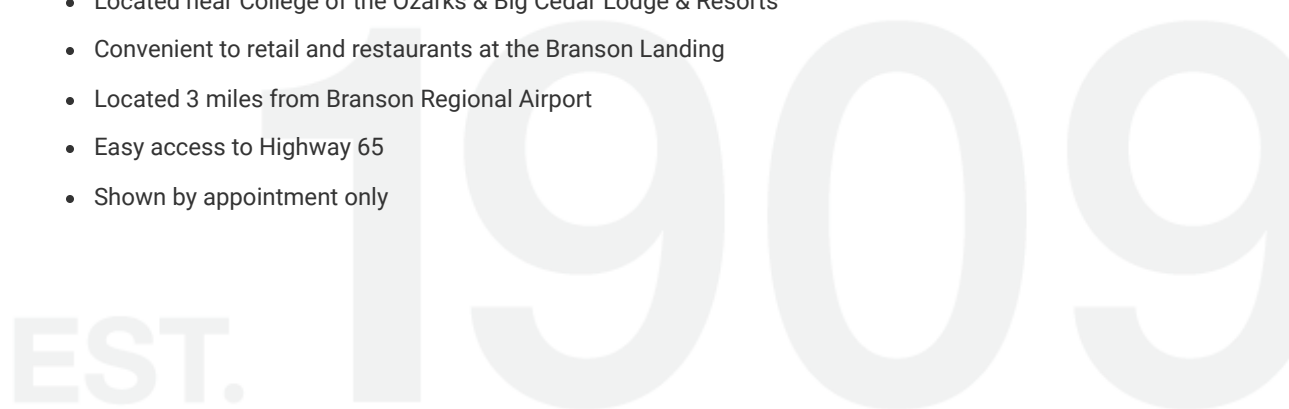
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Now available for sale, this office building is located in Hollister, Missouri. The building is free standing and is two levels with highly functional floor plans. The building is commercial constructed and has a full service elevator and existing stairwells for accessibility. Each floor plan has multiple private offices, lobby, work stations, conference rooms, copy room, multi-stall restrooms, and breakrooms. See attached floor plans. Easy access to Highway 65 and convenient to retail and restaurants at the Branson Landing. The property is adjacent to the M. Graham Clark Downtown Airport and College of the Ozarks. Shown by appointment only. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Priced well below replacement costs
- Free-standing with newer roof
- Full service elevator
- Highly functional floor plans
- Institutional seller
- Located near College of the Ozarks & Big Cedar Lodge & Resorts
- Convenient to retail and restaurants at the Branson Landing
- Located 3 miles from Branson Regional Airport
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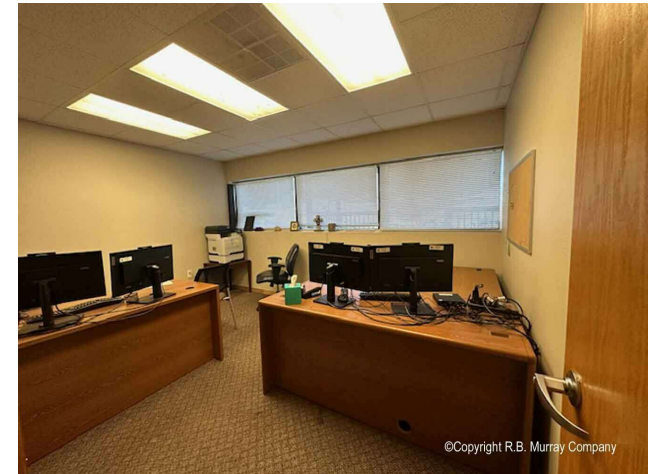
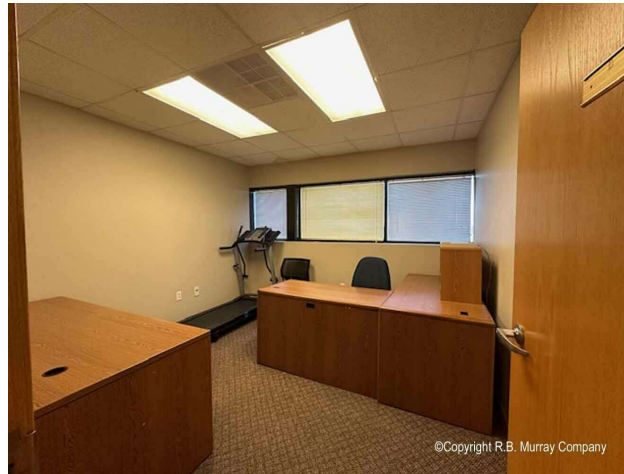


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100 Years
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Additional Photos



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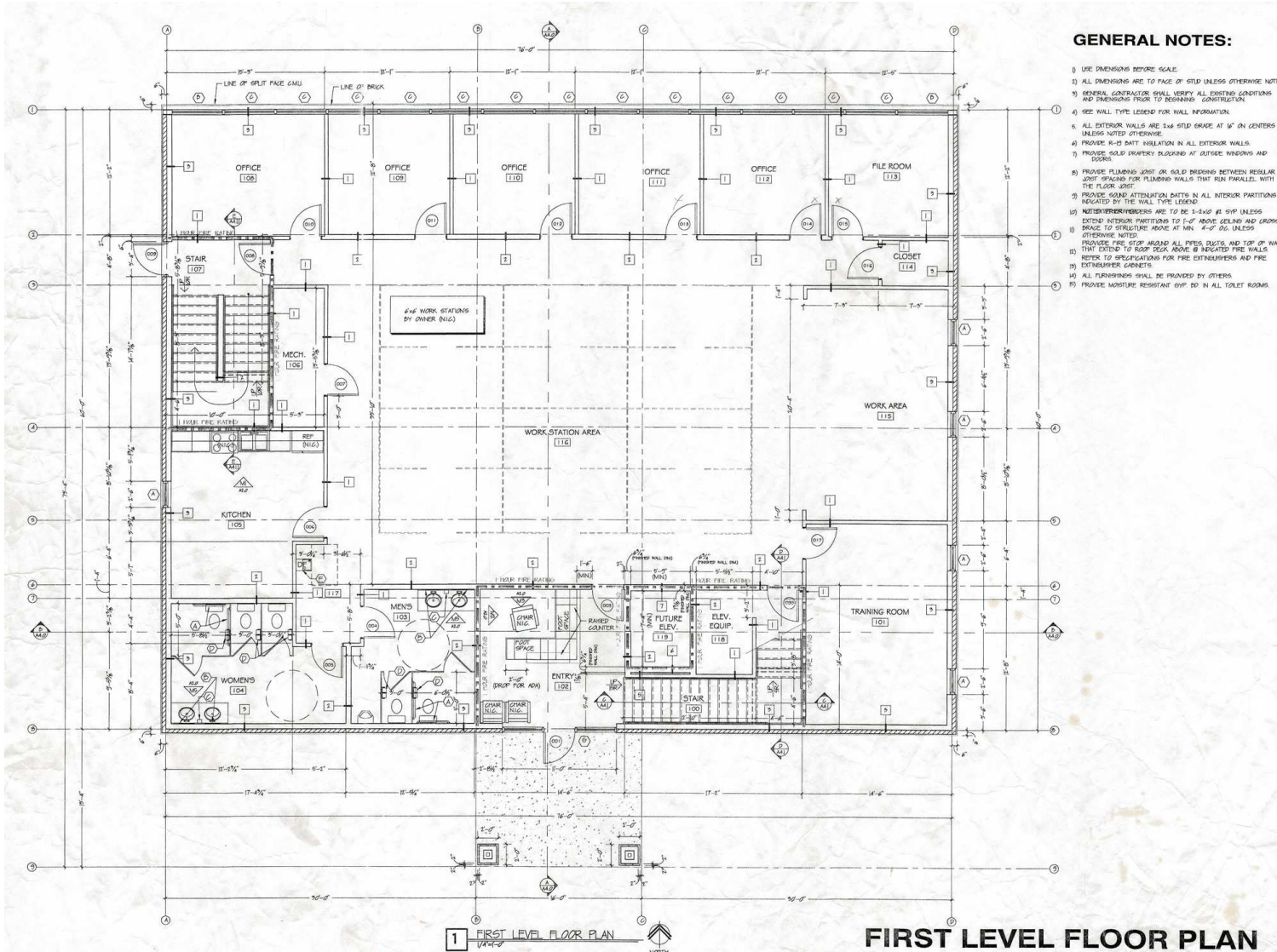
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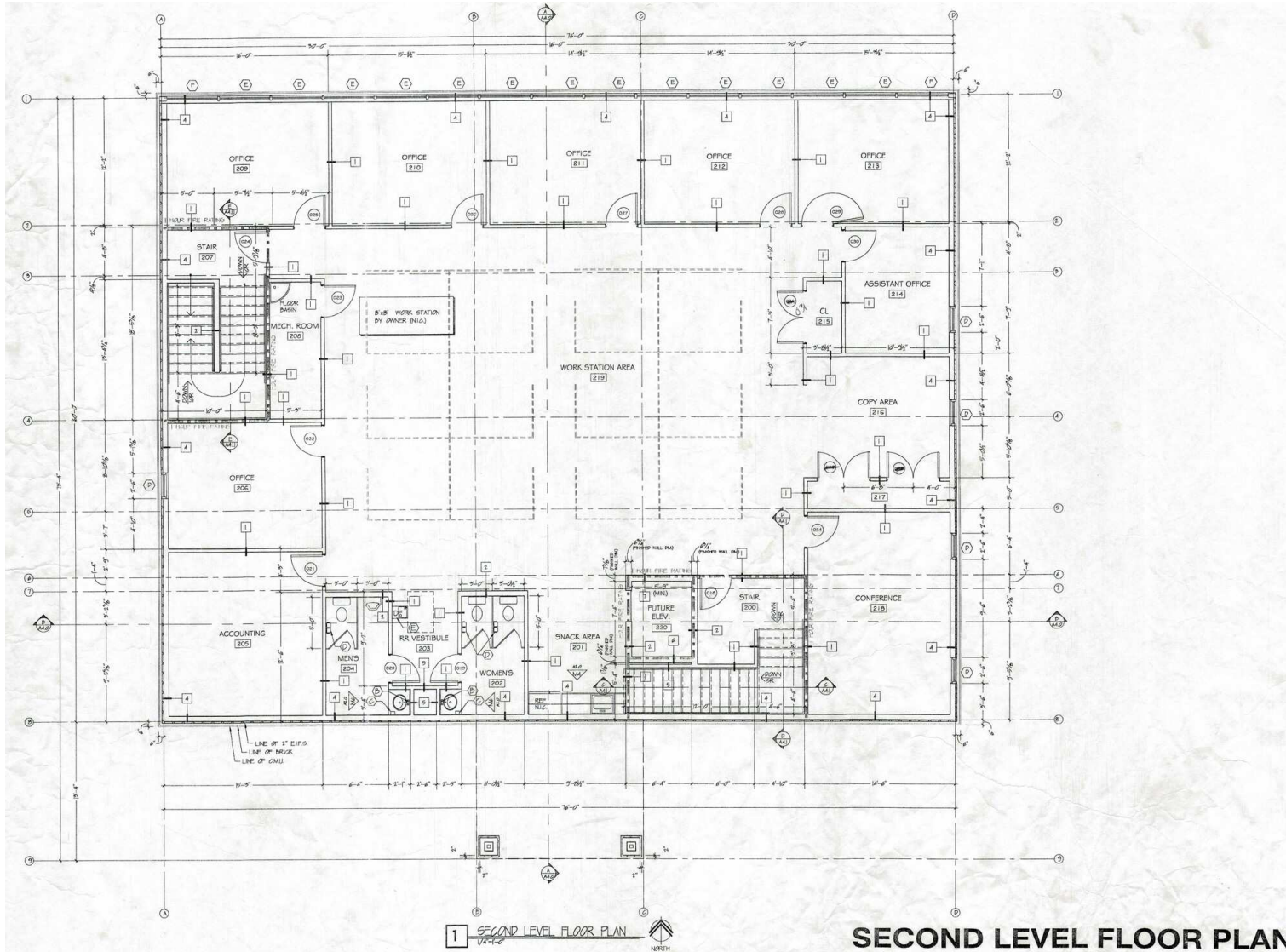
Floor Plans



GENERAL NOTES:

- 1) USE DIMENSIONS BEFORE SCALE.
- 2) ALL DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED.
- 3) GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.
- 4) SEE WALL TYPE LEADED FOR WALL INFORMATION.
- 5) ALL EXTERIOR WALLS ARE 2-1/2" STD BRICK AT 16" ON CENTERS UNLESS NOTED OTHERWISE.
- 6) PROVIDE R-10 BATT INSULATION IN ALL EXTERIOR WALLS.
- 7) PROVIDE SOLID PROPERTY BLOCKING AT OUTSIDE WINDOWS AND DOORS.
- 8) PROVIDE FLASHING JOINT ON SOLID BRICKS BETWEEN REGULAR JOINT SPACES FOR PLUMBING WALLS THAT RUN PARALLEL WITH THE FLOOR JOIST.
- 9) PROVIDE SOUND ATTENUATION PARTS IN ALL INTERIOR PARTITIONS AS INDICATED BY THE WALL TYPE LEADED.
- 10) WATERPROOF MEMBERS ARE TO BE 1-3/4" # 5 GP UNLESS NOTED OTHERWISE.
- 11) EXTEND INTERIOR PARTITIONS TO 1'-0" ABOVE CEILING AND GROSS BRACE TO STRUCTURE ABOVE AT MIN. 4'-0" O.C. UNLESS OTHERWISE NOTED.
- 12) PROVIDE FIRE STOP AROUND ALL PIPES, DUCTS, AND TOP OF WALLS THAT EXTEND TO ROOF DECK ABOVE OR NEGATED FIRE WALLS.
- 13) REFER TO SPECIFICATIONS FOR FIRE EXTINGUISHERS AND FIRE EXTINGUISHER CABINETS.
- 14) ALL FINISHINGS SHALL BE PROVIDED BY OTHERS.
- 15) PROVIDE MOISTURE RESISTANT GP. PD IN ALL TOILET ROOMS.

Floor Plans

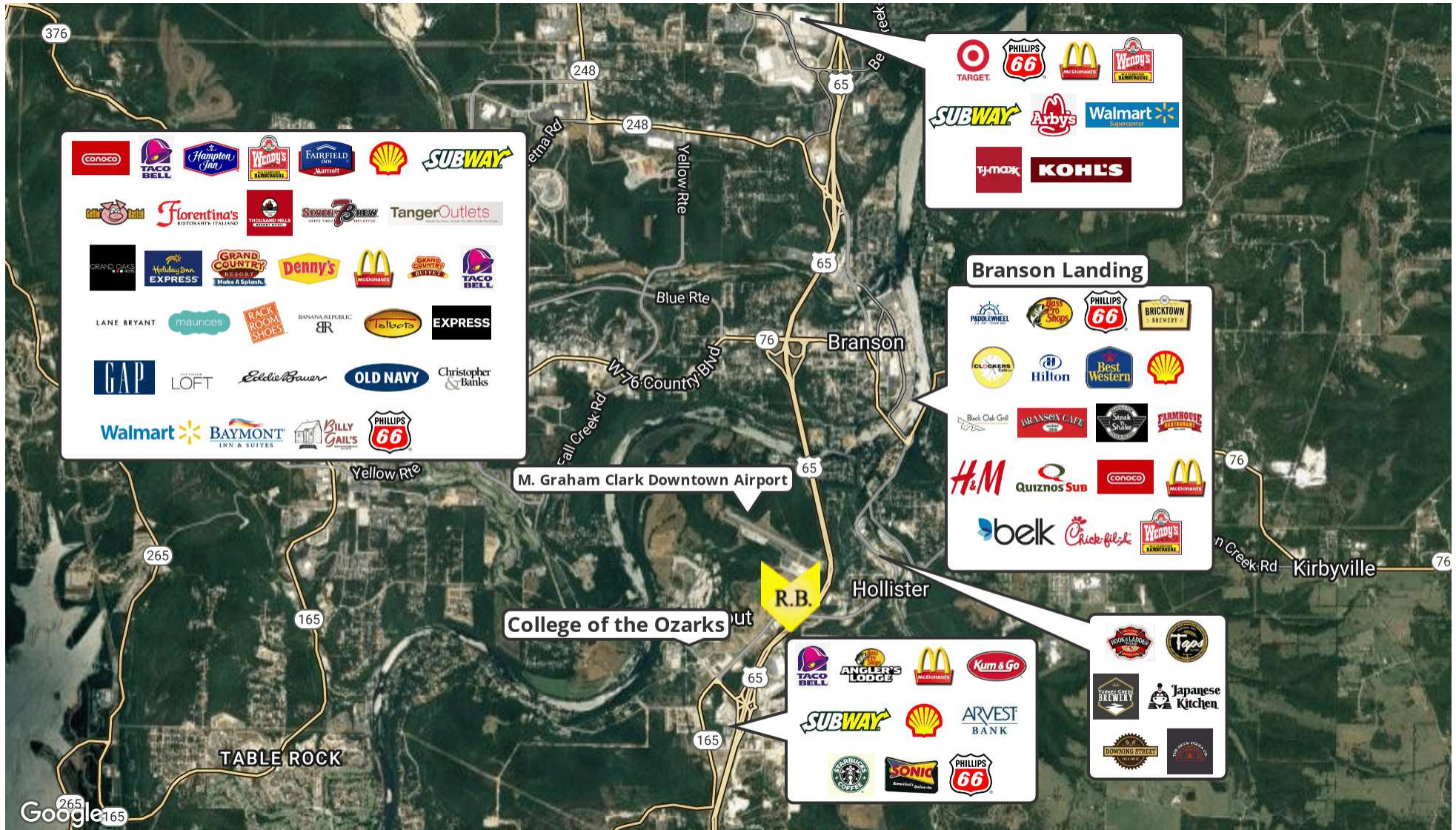


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Retailer Map

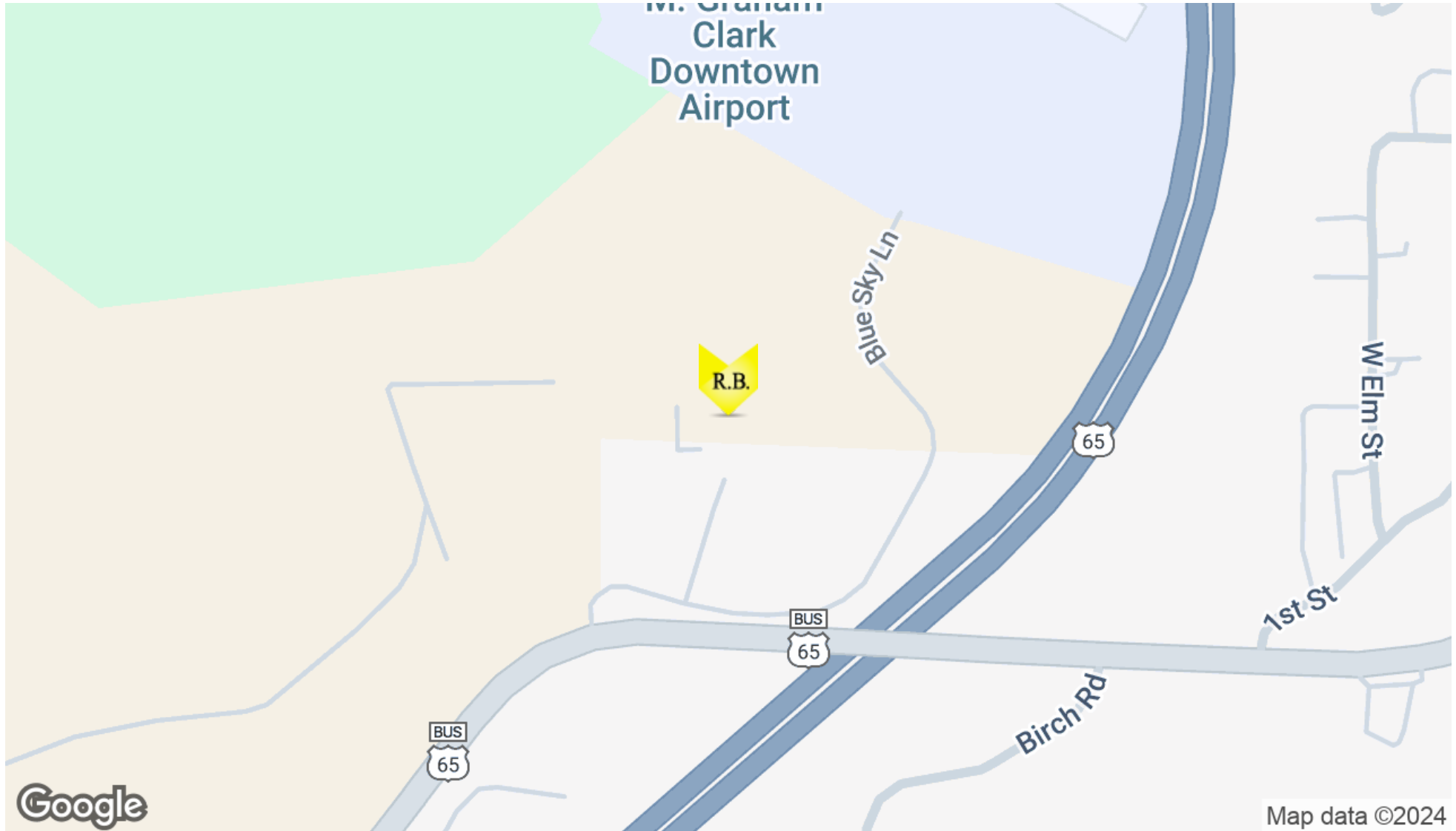


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Location Map



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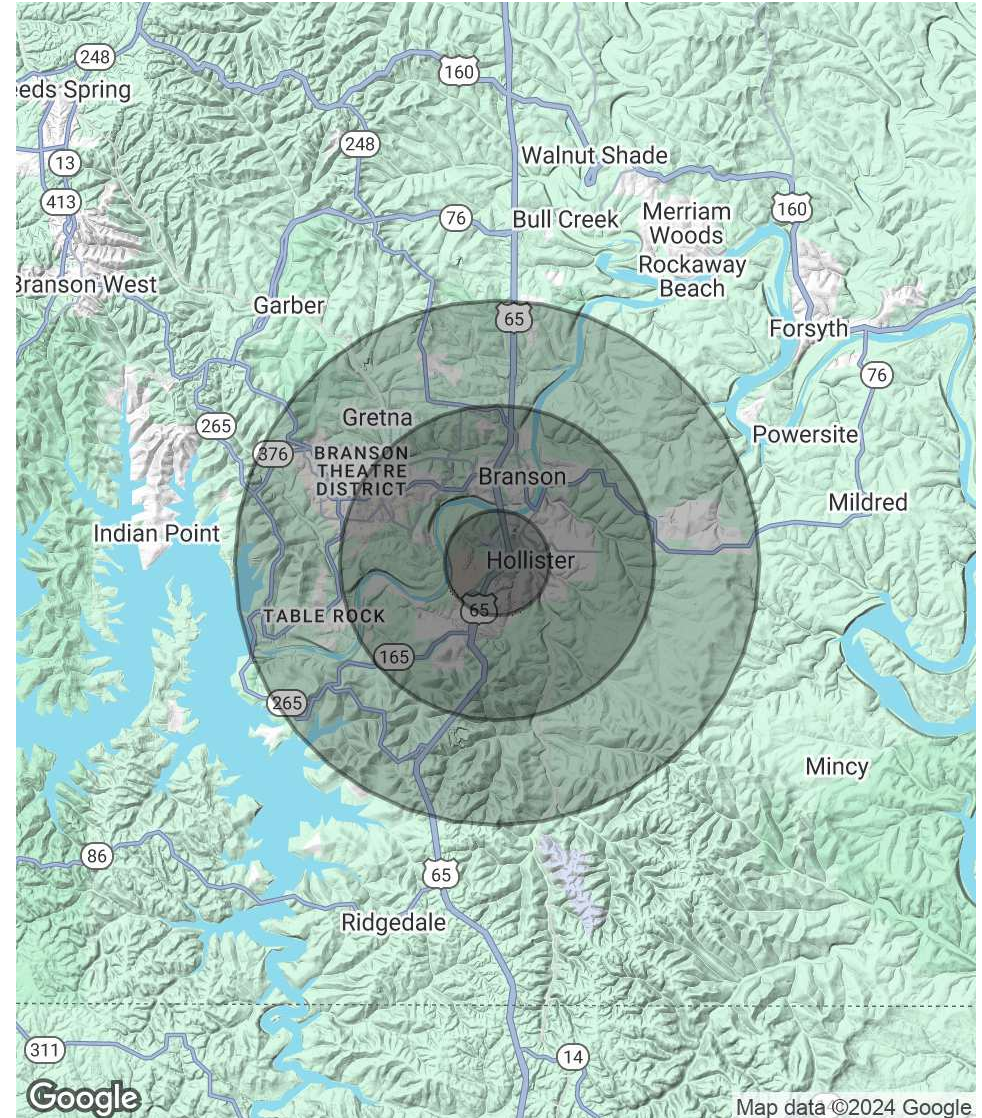
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,648	14,723	28,197
Average Age	32.0	39.0	40.2
Average Age (Male)	31.6	37.1	37.6
Average Age (Female)	31.9	39.7	40.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	570	7,799	15,929
# of Persons per HH	2.9	1.9	1.8
Average HH Income	\$34,657	\$41,622	\$42,853
Average House Value	\$96,844	\$135,205	\$147,487

2020 American Community Survey (ACS)



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with a degree in marketing and a minor in world studies. He earned designations with the Society of Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) through graduate-level training, high sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

Ross exhibits a dedication to the community by donating his time to local charities and business groups. He is a board member of the Springfield Workshop Foundation, as well as the Springfield News Leader's economic advisory council, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

