



LAND FOR SALE

26.9 ACRES SOUTH OF MERCY ORTHOPEDIC HOSPITAL AND MERCY REHAB CENTER | FR 175 AT EVANS ROAD, SPRINGFIELD, MO 65807

- Directly south of Mercy Orthopedic Hospital / Clinic / Rehab Center
- Adjacent to Innovative Dental (2021)
- Prime growth area
- Currently Zoned Agricultural
- Easy access at Evans Road and Hwy 65
- High visibility to Hwy 65

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
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SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary**PROPERTY SUMMARY**

Sale Price:	\$1,950,000
Taxes:	\$44.30 (2025)
Lot Size:	26.9 Acres
APN #:	1928400014
Zoning:	A-1
Market:	Springfield and Surrounding Area

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

PROPERTY OVERVIEW

This property is located southwest of Evans Road and Highway 65. It is located in a rapidly changing area and is located at the south end of the outer road. Sale is subject to rezoning. This property is located just south of the new Mercy Orthopedic Hospital & Rehab Center and Innovative Dental (2021). See drawing for the completed new access. Mercy Hospital also broke ground on a new emergency department just north of the subject property and adjacent to Mercy Hospital in 2023 with an estimated completion of early 2025. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 26.9± acres available for sale
- Water and gas are located just north of property at new dental facility
- Sewer is located south of the property
- Zoned A-1 - Agricultural (Greene County) - Can be purchased subject to rezoning
- Strong residential growth area
- Millwood Golf & Racquet Club across Hwy 65
- Property is located on the west side of Highway 65 just south of the new Mercy Orthopedic Hospital, Mercy Rehab Center, and Innovative Dental (2021)
- Mercy Hospital broke ground on new emergency department just north of the subject property in 2023. (Est. completion: 2025)
- Great visibility to Hwy 65
- Only 33 miles to Branson on Hwy 65

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Aerial



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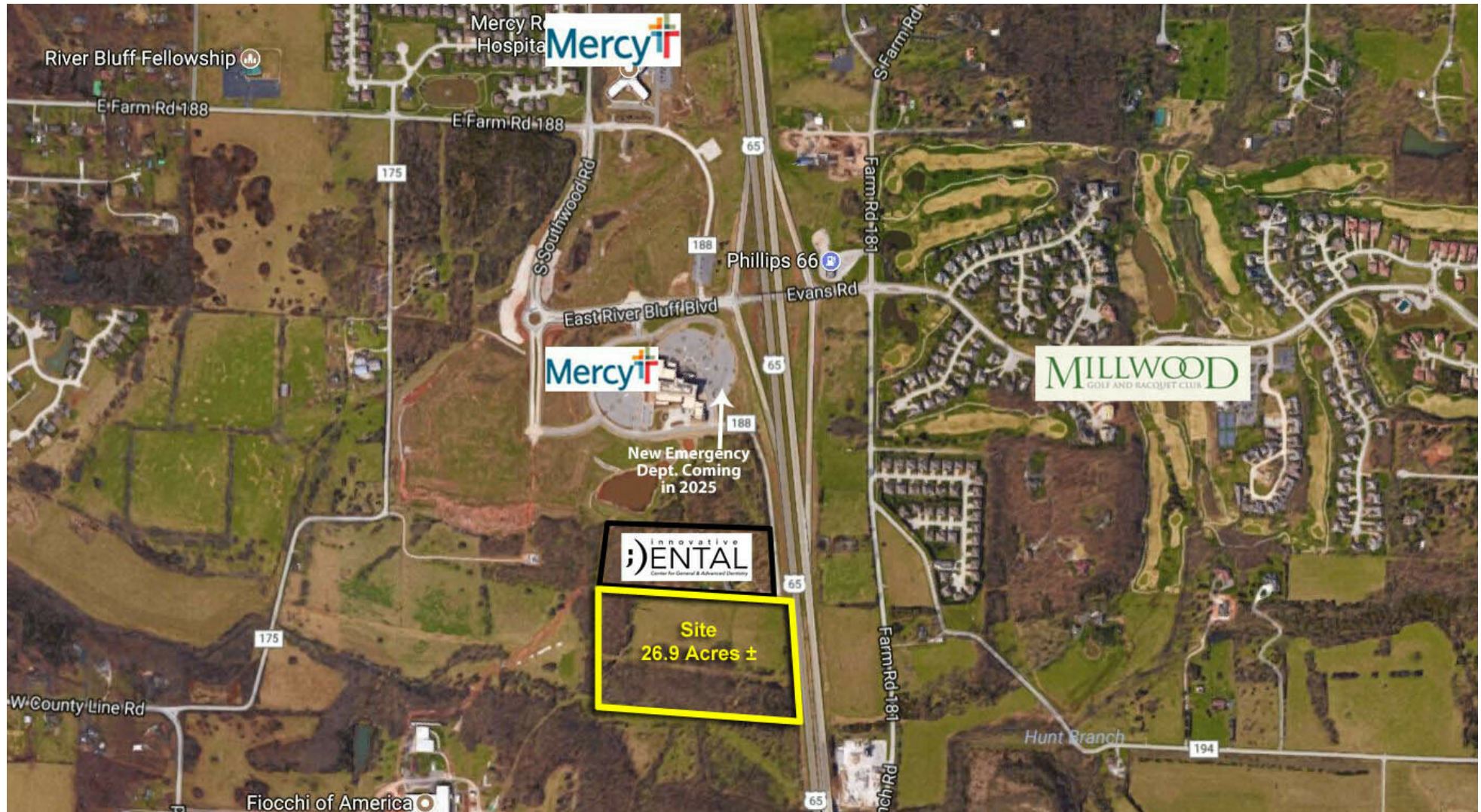


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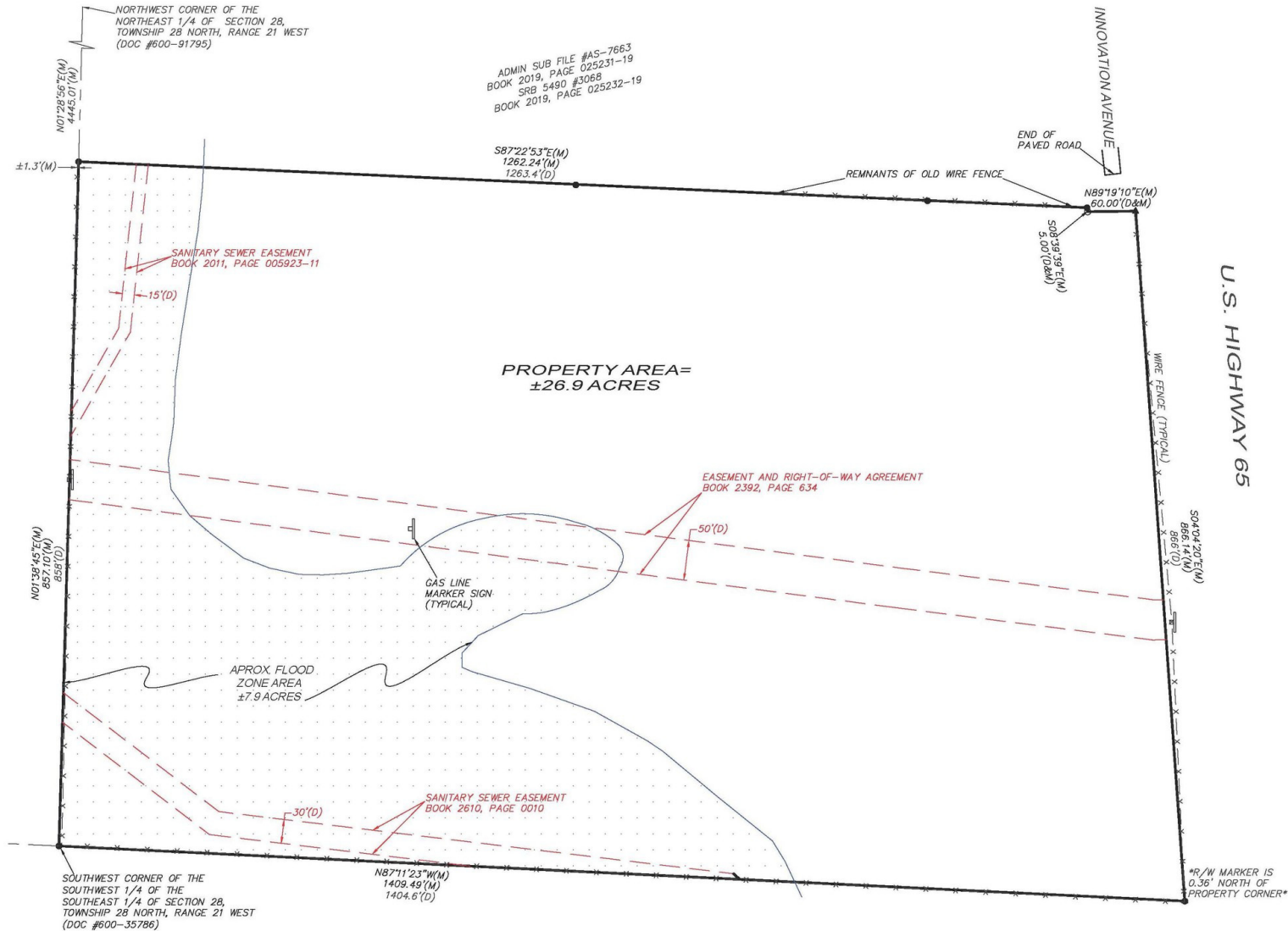
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Survey



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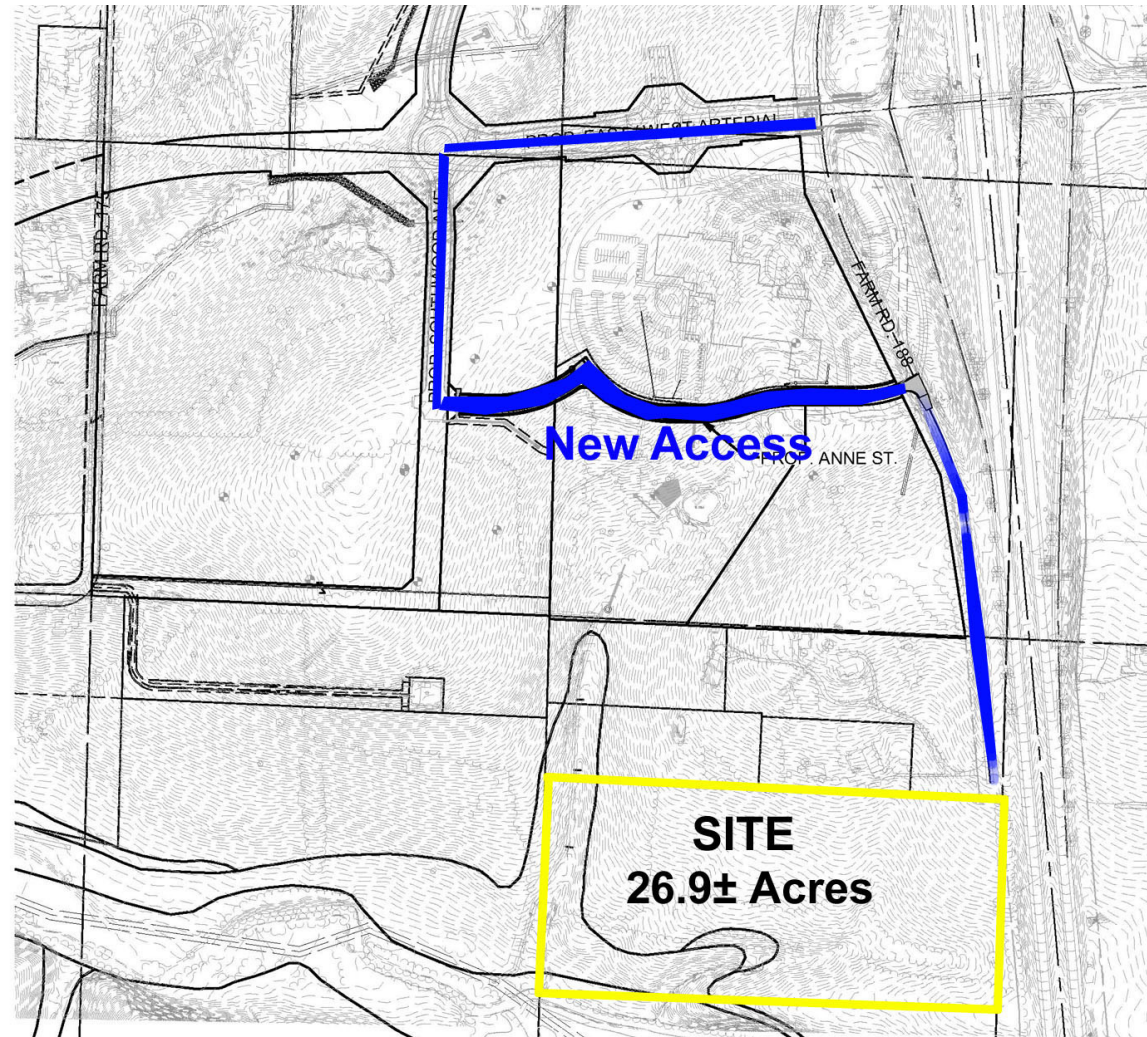
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Drawing



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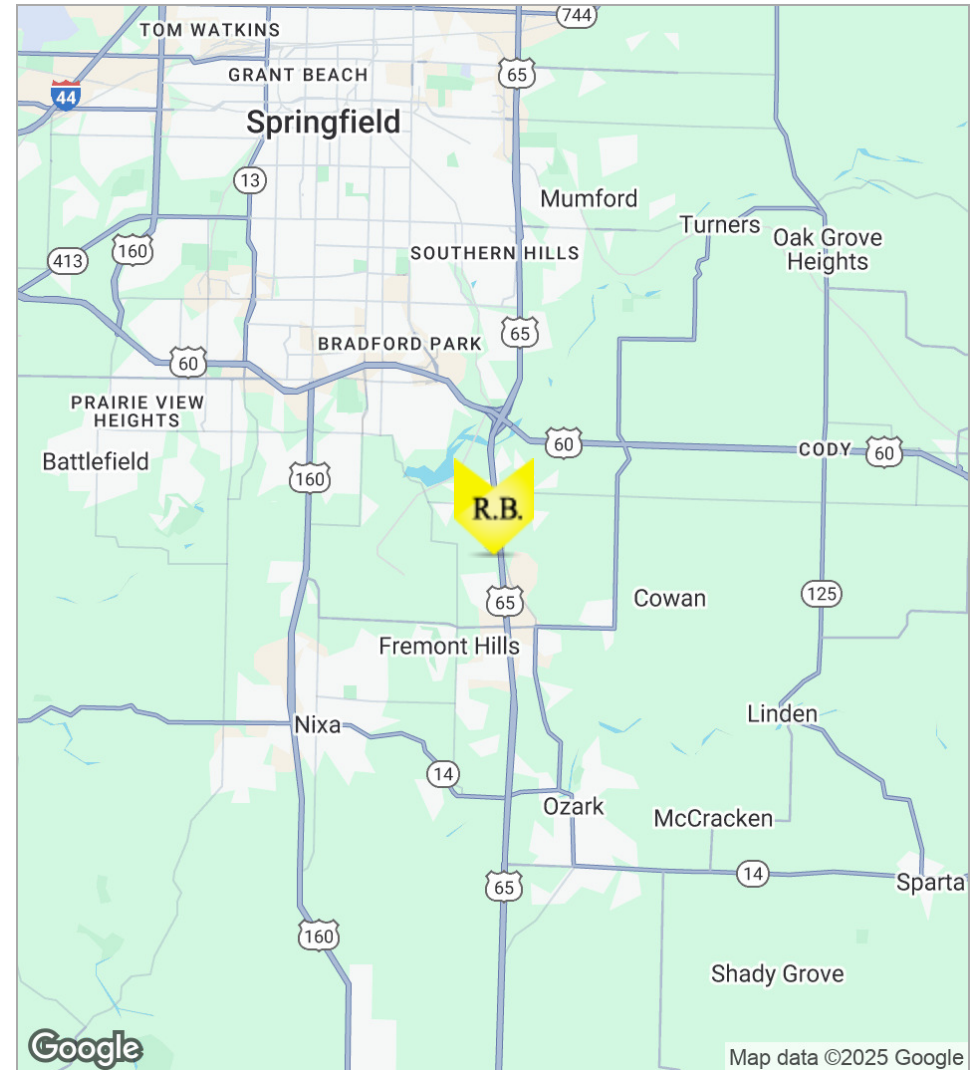
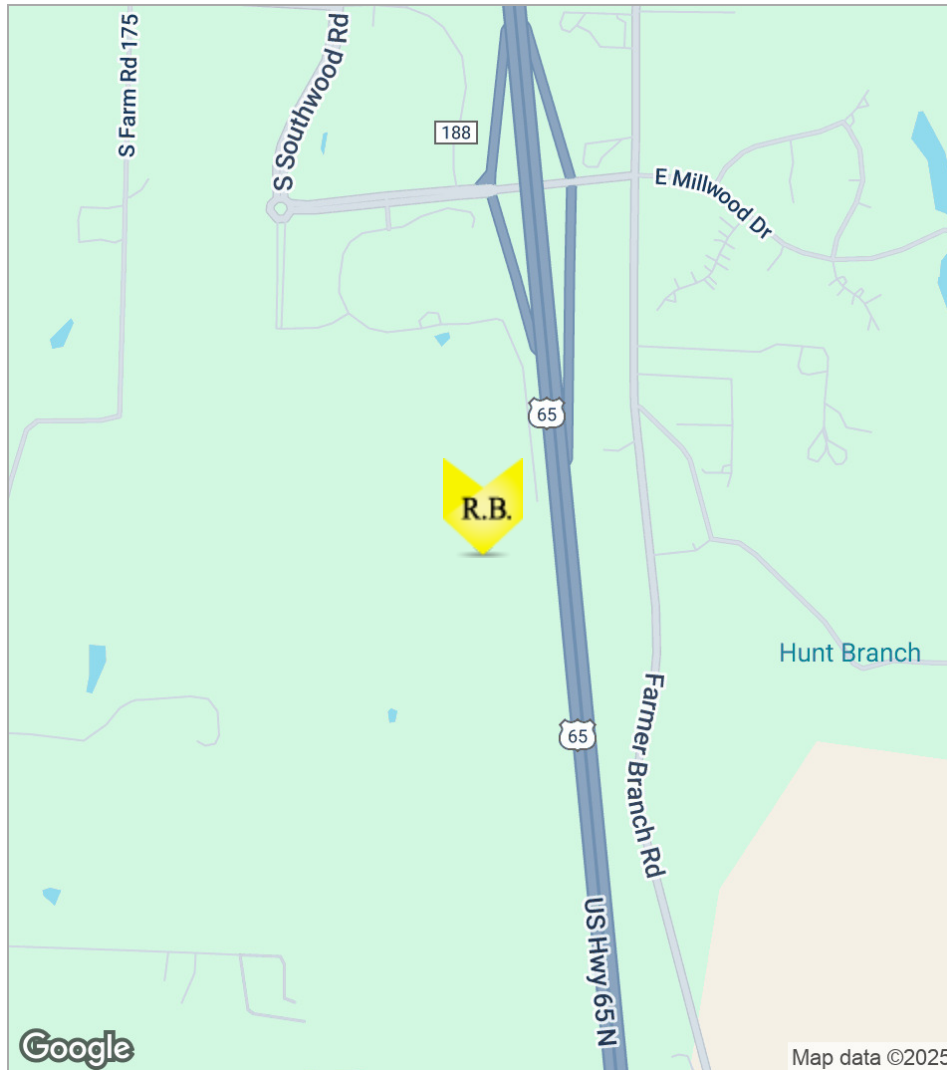
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Location Maps



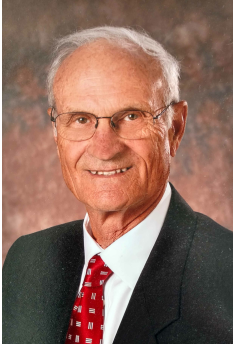
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Advisor Bio

ROBERT MURRAY, JR., SIOR
Chief Financial Officer



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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)

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