



PRIME COMMERCIAL LOTS NOW AVAILABLE IN SPRINGFIELD'S RETAIL AND MEDICAL MILE

COMMERCIAL LAND FOR SALE | 3200 & 3220 SOUTH FREMONT AVENUE, SPRINGFIELD, MO 65804

- Corner site, final platted and development ready
- Prime location in the heart of Springfield's retail & Medical Mile corridor
- New fountain and water feature under construction within the development
- Ideal for single or multi-story office, retail, or mixed-use projects
- Among the last remaining undeveloped parcels in this trade area
- Directly across from the new Heritage mixed-use development

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$1,000,000 - \$1,100,000
2025 Taxes:	Lot 2: \$826.52 Lot 3: \$969.51
Lot Size:	2.76 Acres
Utilities:	Water, Gas, Electric, SpringNet Internet
Zoning:	PD 381
Traffic Counts:	16,000± VPD

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

PROPERTY OVERVIEW

Two final-platted commercial lots now available for sale offered individually or combined, ideal for developer or owner-user. Both sites feature storm water/detention already in place, and utilities. The lots are surrounded by established businesses including Avanzare's Italian Restaurant, and Metro Builders & Appliances, currently under construction and set to open soon. A new fountain and water feature are underway within the development, enhancing the site's visual appeal. Positioned in the heart of Springfield's strong retail and medical corridor, these lots are ideally suited for single or multi-story office, retail, or mixed-use projects. As some of the last undeveloped parcels in this highly sought-after trade area and directly across from the new Heritage mixed-use development, this is a rare opportunity to secure a premier site. For additional details, please contact the listing broker.

PROPERTY HIGHLIGHTS

- Corner site, final platted & development-ready – detention in place, utilities to the site
- Prime location in the heart of Springfield's retail & Medical Mile corridor
- New fountain and water feature under construction within the development
- Ideal for single or multi-story office, retail, or mixed-use projects
- Among the last remaining undeveloped parcels in this highly sought-after trade area
- Directly across from the new Heritage mixed-use development

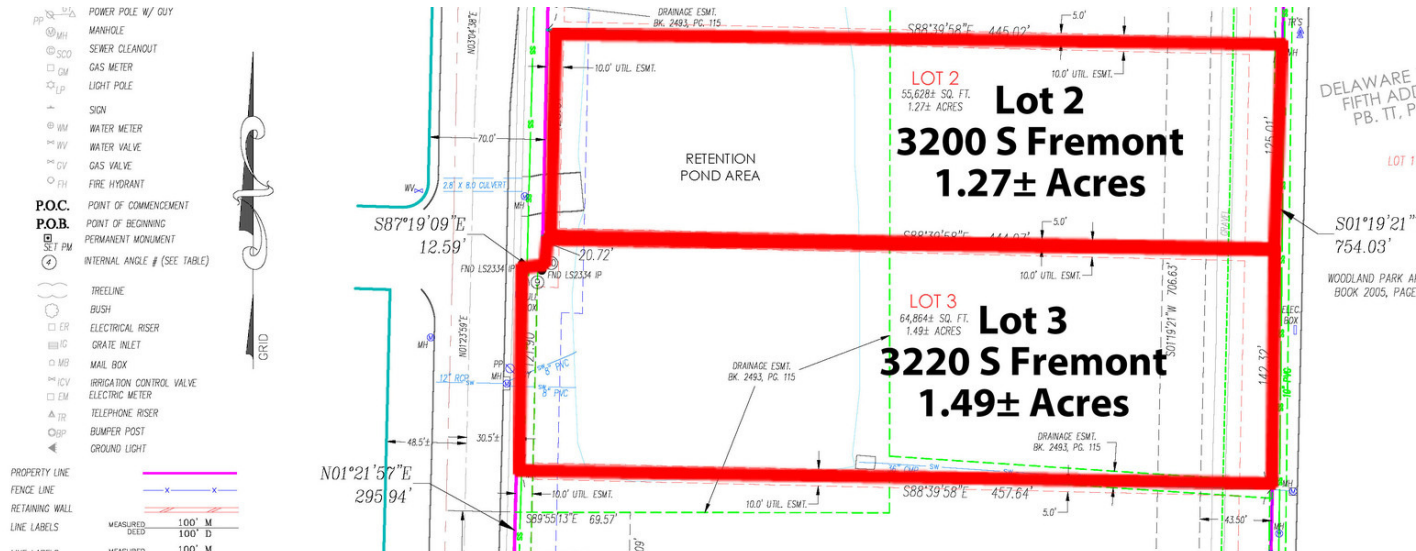
LAND FOR SALE

COMMERCIAL LAND FOR SALE

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Land Lots



STATUS	LOT #	ADDRESS	SIZE	PRICE	ZONING
Available	2	3200 S Fremont	1.27 Acres	\$1,000,000	PD 381
Available	3	3220 S Fremont	1.49 Acres	\$1,100,000	PD 381

LAND FOR SALE

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100 Years
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Additional Photos



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Final Plat

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Retail Map



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LAND FOR SALE

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Retail Map



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Retail Map



LAND FOR SALE

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Location Map



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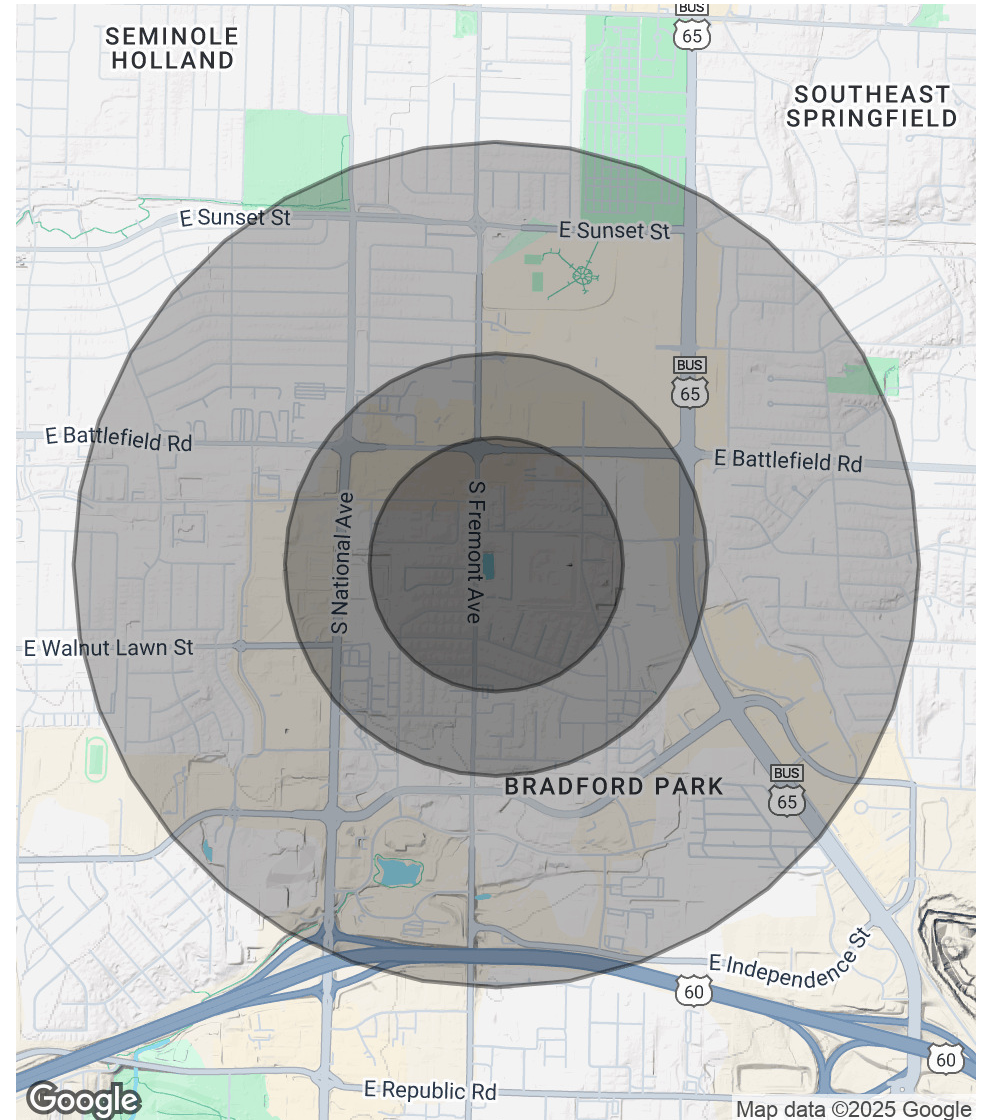
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	815	2,350	9,065
Average Age	51	48	45
Average Age (Male)	47	45	42
Average Age (Female)	53	51	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	508	1,307	4,581
# of Persons per HH	1.6	1.8	2
Average HH Income	\$56,109	\$58,601	\$64,888
Average House Value	\$223,483	\$206,560	\$199,931

Demographics data derived from AlphaMap



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President

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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

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