

For Sale

NW Corner S. National & E. Holiday
1209 E. Holiday | Springfield, MO



OFFERING SUMMARY

Purchase Price:	\$3,900,000
Lot Size:	5.52 Acres
Zoning:	General Retail/Multi-family

Marketing Remarks

Prime 5.52-Acre Development Opportunity in a high-demand location. Strategically positioned between S. National Ave and Twin Oaks Country Club, this premier 5.52-acres property sits at the NW corner of National Ave and Holiday St. with GR (General Retail) zoning and Conditionals Overlay District No. 104 under the Springfield Land Development Code Section 36-306, this site offers exceptional development potential. Zoning Highlights: Retail & Restaurant: Up to 11,500 SF Office Space, up to 69,000 SF multifamily, up to 40 units per acres (Total 220 units). This property is an ideal candidate for a vibrant mixed-use development, featuring restaurants, and office space on the ground level with luxury apartments, condominiums, or a 55+ active living community above. Don't miss this rare opportunity to invest in one of Springfield's most sought-after locations!

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OFFERING SUMMARY

Lot Size:	5.52 Acres
Zoning:	General Retail
Z-38-2015:	COD #104
Retail & Restaurants:	15,000 SF Max
Office:	69,000 SF Max
Multi-Family:	40 Units/Acre

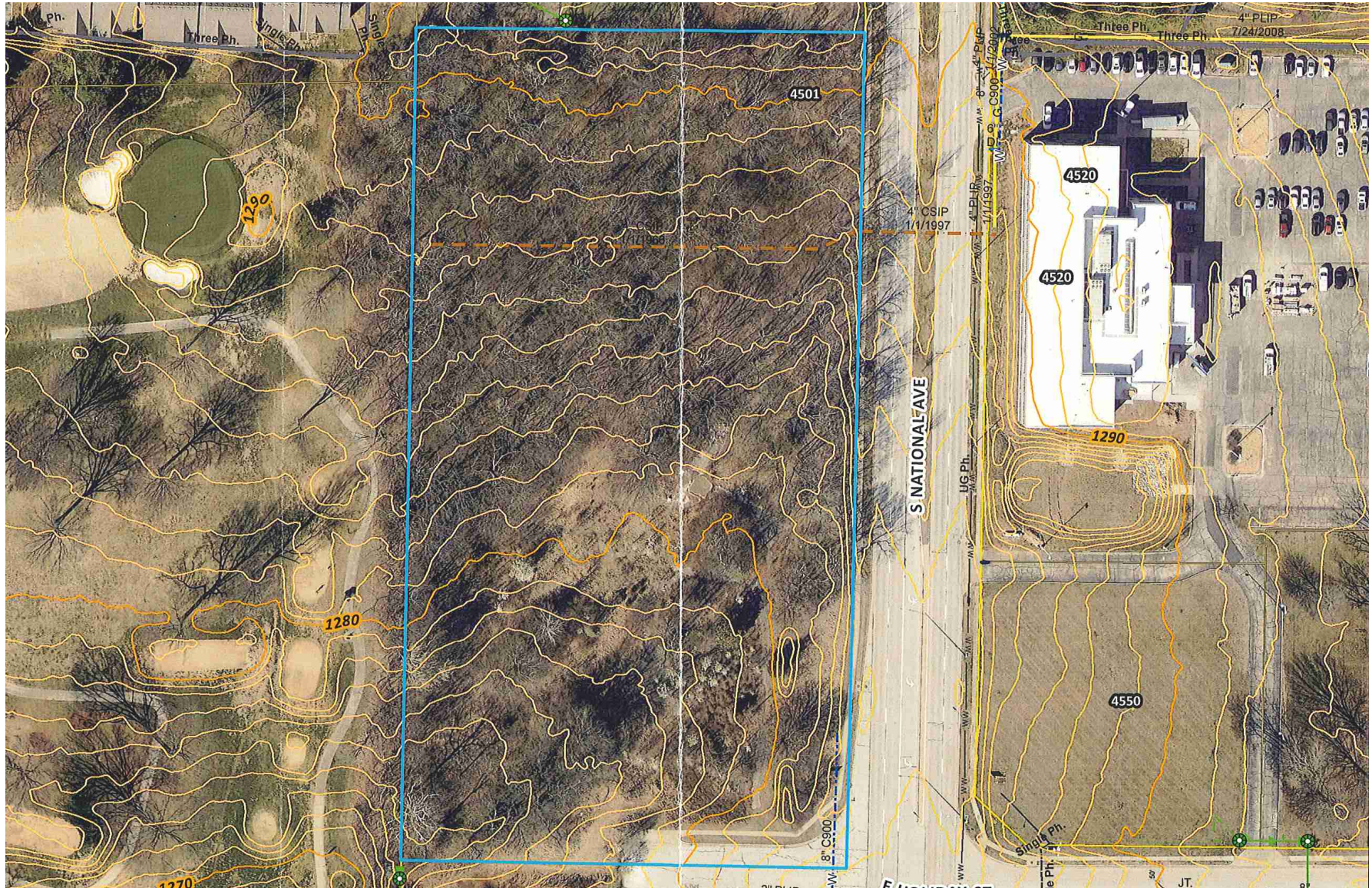
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CONCEPT SITE PLAN

LUXURY APARTMENT COMMUNITY
5.52 ACRES

PROJECT SUMMARY

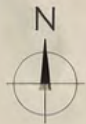
TOTAL UNITS	144
DENSITY	26.1 UNITS / ACRE
BUILDING TYPE	3-4 STORY
PARKING RATIO	2.0 SPACES / UNIT
SURFACE SPACES	~210
STRUCTURED SPACES	~78
TOTAL PARKING	~288

UNIT MIX

1 BEDROOM	36 UNITS (25%)
2 BEDROOM	72 UNITS (50%)
3 BEDROOM	36 UNITS (25%)
TOTAL UNITS	144 UNITS (100%)

AMENITY HIGHLIGHTS

- RESORT-STYLE POOL & SUN DECK
- CLUBHOUSE W/ LOUNGE & CO-WORK
- FITNESS CENTER
- OUTDOOR FIRE PITS & LOUNGE AREAS
- DOG PARK & PET SPA
- GOLF COURSE VIEWS
- PRIVATE GARAGES & CARPORTS
- WALKING TRAILS



This plan is conceptual and subject to change.

GOLF COURSE
&
SCENIC VIEWS

BUILDING A
36 UNITS

BUILDING B
36 UNITS

RESORT POOL

BUILDING C
36 UNITS

CLUBHOUSE

BUILDING D
36 UNITS

DOG
PARK

PET
SPA

16TH STREET

NATIONAL AVENUE


LUXE LIVING
AT THE GREENS

LUXE LIVING
AT THE GREENS

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LUXURY APARTMENT COMMUNITY
5.52 ACRES

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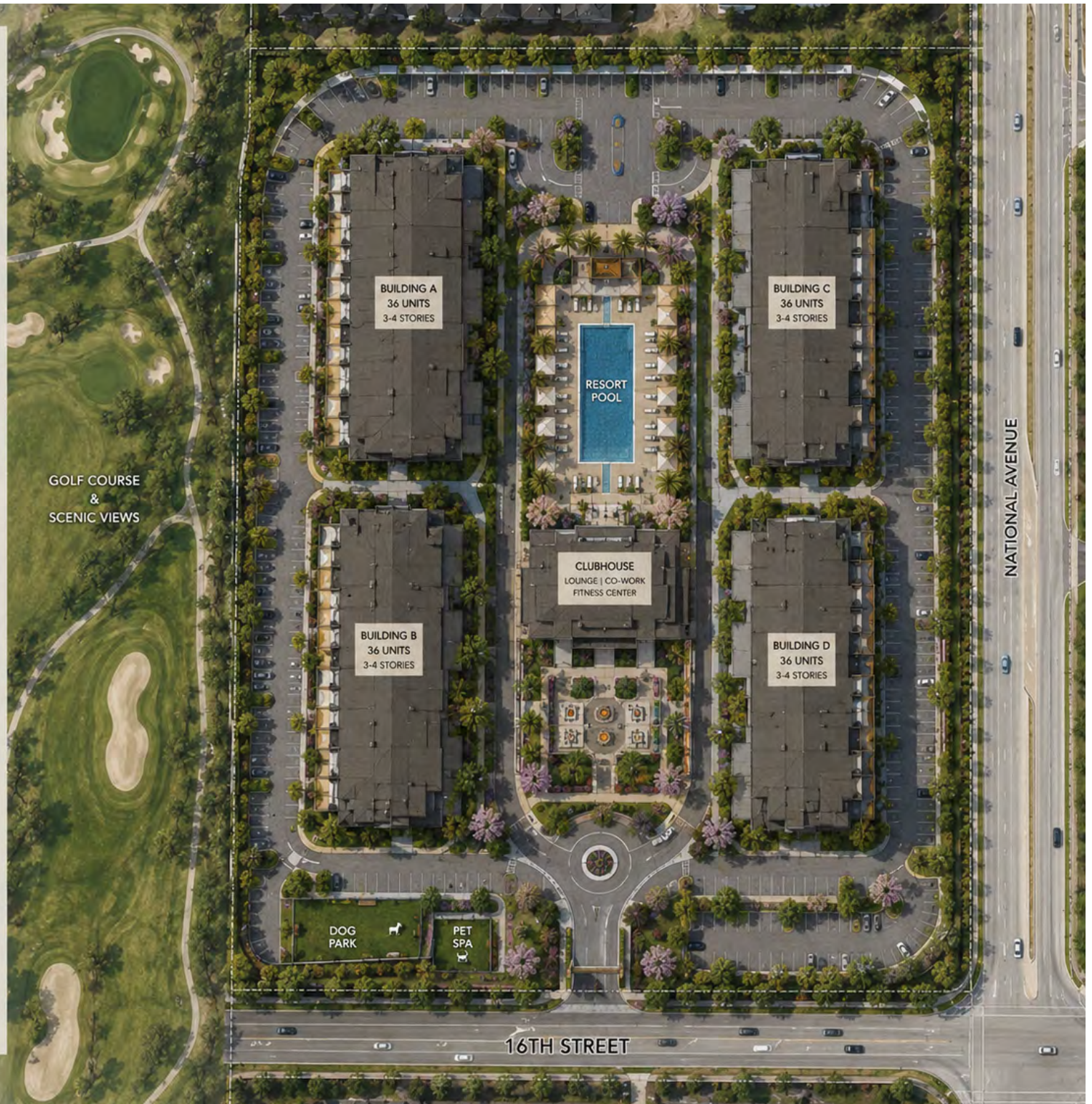
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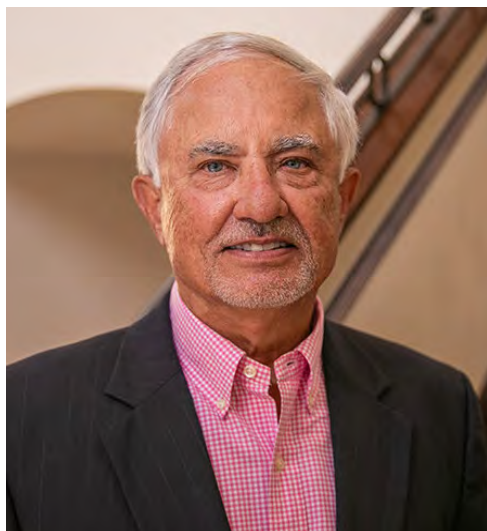
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GALEN PELLHAM AIA, CCIM

SBJ Trusted Adviser

- 1971** • **Bachelor of Architecture:**University of Arkansas
- 1975** • **AIA:**American Institute of Architects
- 1979** • **Pellham-Phillips:**Architects & Engineers
- 1984** • **White Rock Marathon, Dallas TX:**
26.2 miles, 3:14 Hours, 7:24/Mile.
- 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 Professionals, & Realtors

GALEN PELLHAM, AIA, CCIM
417.839.0156 | gpellham@murney.com

- **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).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance. Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line.

With that same commitment and perseverance, I serve my clients.



**Platinum
Medal**

CoStar
POWERBROKER™

TRUSTED
ADVISERS
SBA BUSINESS AUTHORITY



MURNEY COMMERCIAL
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com