

PRICE REDUCED OVER \$600,000



LAND FOR SALE

VACANT LAND FOR SALE - 34.02 ACRES | 3736 S. COX AVE AT KANSAS EXPRESSWAY, SPRINGFIELD, MO 65807

- The parcel being offered for sale is 34.02 acres±
- Zoned PD-324 - Independent Living
- Excellent access to Kansas Expressway and James River Freeway
- Near the VA new clinic on Republic Road at Kansas Expressway
- PRICE REDUCED OVER \$600,000

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
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ryan@rbmurray.com

R.B. MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

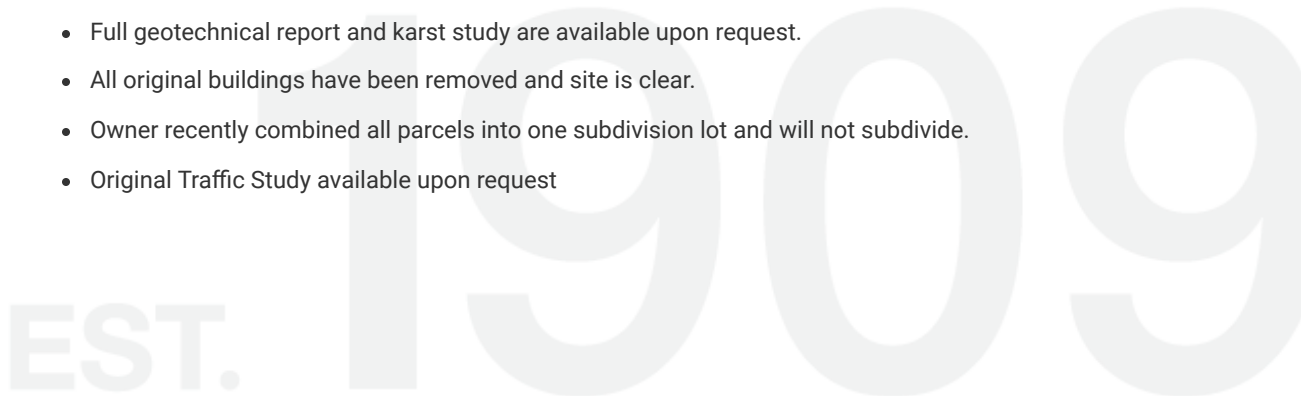
Sale Price:	\$2,200,000
Taxes:	\$2,019.48 (2024)
Lot Size:	34.02 Acres
Zoning:	PD 342
Market:	Southwest
Cross Streets:	Kansas Expressway

PROPERTY OVERVIEW

This parcel of land, 34.02 acres±, is bound by West Walnut Lawn Street to the north, Cox Road to the west, Kansas Expressway to the east and Lakeshore Apartments to the south. There is approximately 1,334' of frontage on Kansas Expressway and 1,129' frontage on Walnut Lawn. PRICE REDUCED OVER \$600,000

PROPERTY HIGHLIGHTS

- PRICE REDUCED OVER \$600,000
- Original developer elected to focus their resources closer to their home base in St. Louis. Sale of this property will help them achieve those goals
- This parcel is zoned Planned Development PD-342, which allows for Independent Living Apartments, Independent Living Cottages/Duplexes, Assisted Living Apartments; Skilled Care/Nursing Home and Memory Care Living Households
- This area is designated as "Low-Density Housing".
- The zoning states not to exceed 11 dwelling units per acre.
- Gas, Water and Electricity to the property; sewer is nearby (utility maps available upon request)
- Full geotechnical report and karst study are available upon request.
- All original buildings have been removed and site is clear.
- Owner recently combined all parcels into one subdivision lot and will not subdivide.
- Original Traffic Study available upon request



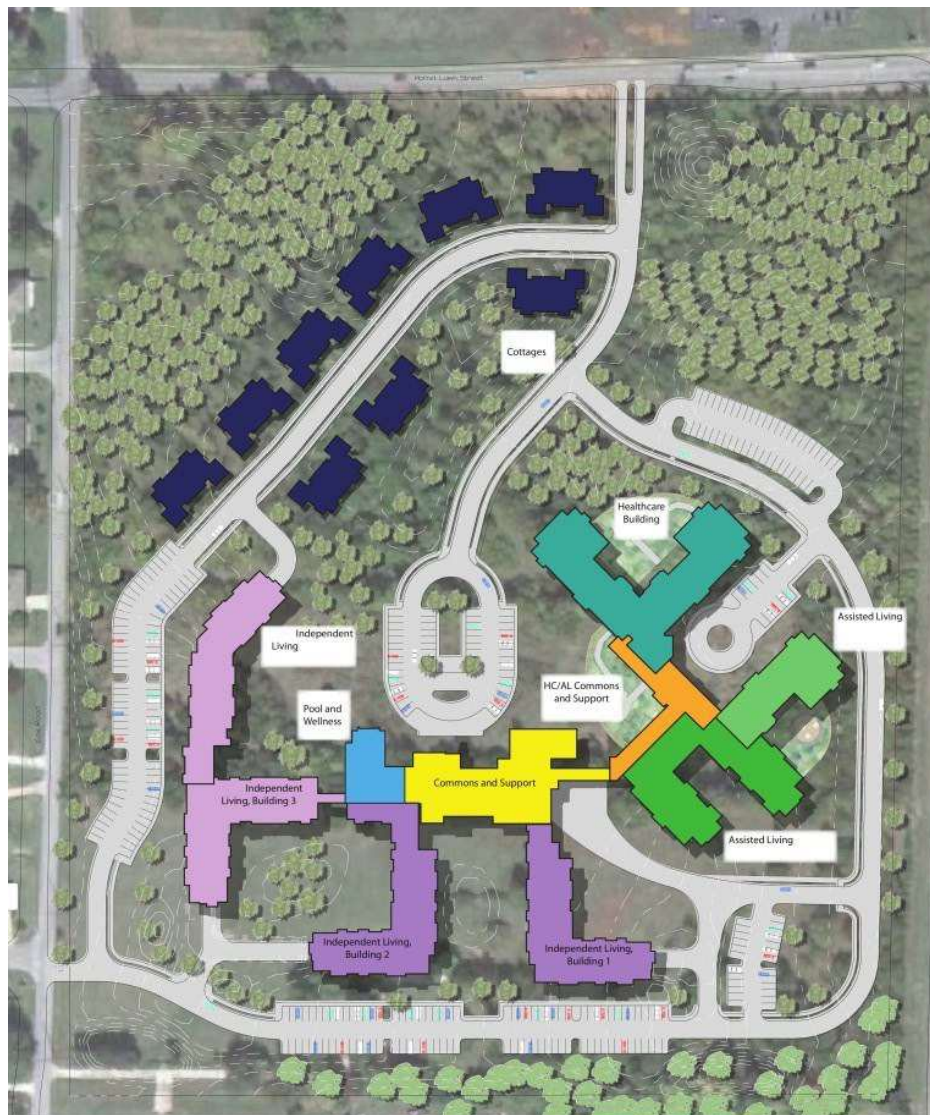
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Rendering



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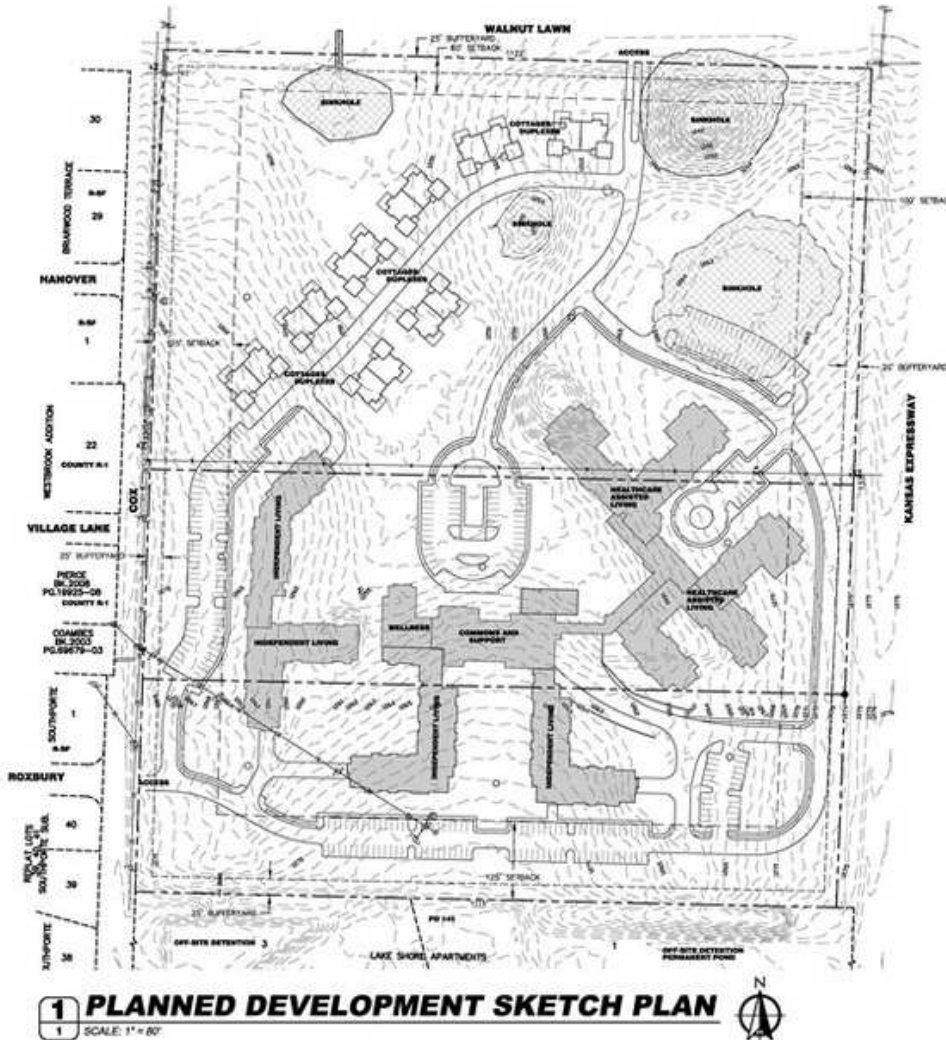
Retailer Map



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Site Plan - Topo



TOTAL SITE AREA
34.74 ACRES



USE: CONTINUING CARE RETIREMENT COMMUNITY (CCRC) INCLUDING THE FOLLOWING:

- INDEPENDENT LIVING APARTMENTS/MULTI-FAMILY APARTMENT BUILDINGS
- INDEPENDENT LIVING COTTAGES/CONDO'S OR SINGLE FAMILY DWELLING UNITS
- ASSISTED LIVING APARTMENTS WITH SERVICES
- SKILLED CARE/NURSING HOME
- ASSISTED LIVING MEMORY CARE HOUSEHOLDS
- COMMUNITY COMMONS TO SERVE SENIOR RESIDENTS INCLUDING:
 - DINING, THEATRE, CHAPEL, MULTI-PURPOSE FELLOWSHIP HALL, LIBRARY, CINEMA, ARTS & CRAFTS, LIBRARY/BUSINESS CENTER, SPA, POST OFFICE, ADMINISTRATION, COMMERCIAL KITCHEN, SPA BEAUTY SALON, MAINTENANCE AREA AND WELLNESS CENTER

INTENSITY OF DEVELOPMENT

MAXIMUM RESIDENTIAL DENSITY SHALL NOT EXCEED A TOTAL OF 11 UNITS/ACRE.

THE CURRENT PROPOSED DENSITY FOR TOTAL BUILD-OUT OF THE PROJECT:

5 UNITS/ACRE @ BUILD OUT = 214/34.74 = 6.18 UNITS/ACRE

5 UNITS @ BLENDED HC/ACRE = (214 * 80/74) = 231/34.74 = 6.66/ACRE

MAXIMUM FLOOR AREA RATIO (FAR) SHALL NOT EXCEED 1:2 OR 50%

THE CURRENT PROPOSED FAR FOR TOTAL BUILD-OUT OF THE PROJECT:

TOTAL FLOOR AREA RATIO (FAR) = 544,267/1,013,295 = .54

TOTAL FLOOR AREA RATIO (FAR) INCLUDING GARAGE PARKING = 473,136/1,013,295 = .47

SETBACKS, HEIGHTS, OPEN SPACE AND IMPERVIOUS SURFACE RATIO

THE FOLLOWING PROPOSED SETBACKS ARE FROM THE PROPERTY LINES. REQUIRED SETBACK FROM RIGHT-OF-WAY CENTER LINE WILL BE DETERMINED UPON FINAL SUBMISSION OF FINAL PD PLAN.
WALNUT LAWN ST. FRONT YARD SETBACK = 80 FT.
COX ROAD FRONT YARD SETBACK = 125 FT.
KANSAS EXPRESSWAY FRONT YARD SETBACK = 100 FT.
REAR YARD SETBACK = 125 FT.

HEIGHTS

NO PORTION OF THE PROPOSED MULTI-FAMILY DWELLING SHALL BE HIGHER THAN ALLOWED BY A 30 DEGREE SLOPE PLANE WHERE PROPERTY ADJACENT TO 90' OF DISTANCE.
INDEPENDENT APARTMENTS - COX ROAD = 66 FT. (FACING INTERNAL AREA OF SITE = 78 FT.)
INDEPENDENT APARTMENTS - SOUTH PROPERTY LINE = 66 FT. (FACING INTERNAL AREA OF SITE = 78 FT.)
HEALTHCARE - KANSAS EXPRESSWAY = 48 FT. (FACING INTERNAL AREA OF SITE AT BASEMENT AREAS = 56 FT.)
COTTAGE DUPLEXES - WALNUT LAWN & COX ROAD = 35 FT.

OPEN SPACE

THE DEVELOPMENT PROPOSES NOT LESS THAN (30) PERCENT OF THE TOTAL LOT AREA DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING AREAS, DRIVEWAYS AND INTERNAL STREETS. THE OPEN SPACE SHALL CONTAIN LIVING GROUND COVER AND OTHER LANDSCAPING AS DETERMINED BY THE FINAL LANDSCAPE PLAN SUBMITTED FOR THE PD DEVELOPMENT.
CURRENT OPEN SPACE AT BUILD-OUT = 1,036,133/1,013,295 = 68%. HOWEVER, THE OWNER DESIRES THE OPEN SPACE REQUIREMENT TO BE SET CLOSER TO OTHER MINIMUM REQUIREMENTS OF MULTI-FAMILY DEVELOPMENTS.

IMPERVIOUS SURFACE RATIOS

THE DEVELOPMENT PROPOSES A MAXIMUM IMPERVIOUS SURFACE RATIO OF 40%. THE CURRENT PLAN PROVIDES FOR (473,136/1,013,295) LESS THAN 50%.

PARKING REQUIREMENTS

INDEPENDENT LIVING ASSISTANT = 295
ASSISTED LIVING SUITE = 40
HEALTHCARE SUITE = 24
COTTAGE DUPLEX = 24
EMPLOYEE PARKING (DOORSET) = 82
PARKING TOTAL = 445 SPACES

SUFFERYARD

AN OFF-SITE LANDSCAPE PLAN WILL BE SUBMITTED TO MEET CITY REQUIREMENTS AND PROVIDE FOR AN APPROPRIATE PLAN FOR PLANTING SPECIES AND QUANTITIES TO BE DETERMINED WITHIN THE BUFFERYARDS. APPROPRIATE SCREENING OF OFF-STREET PARKING, SERVICE AREAS AND MECHANICAL EQUIPMENT SHALL BE PROVIDED AS PER THE APPROVED PD PLAN.
BUFFERYARD CRITERIA:
WALNUT LAWN STREET - 25 FT.
COX ROAD - 25 FT.
KANSAS EXPRESSWAY - 30 FT TO 35 FT.
REAR BUFFERYARD = 25 FT.

SCREENAGE

LUTHERAN SENIOR SERVICES PROPOSES THAT APPROPRIATE ENTRY SCREENAGE ALONG WEST WALNUT LAWN STREET SHALL MEET THE CITY'S RESIDENTIAL DEVELOPMENT STANDARDS. THE INTERIOR STREET SCREENAGE SHALL ALSO BE IN KEEPING WITH THE RESIDENTIAL DEVELOPMENT STANDARDS.

ACCESS

LUTHERAN SENIOR SERVICES PROPOSES THAT THE MAIN ENTRY OF THE CCRC TO BE LOCATED APPROXIMATELY 350 FT. FROM THE NORTHEAST CORNER OF THE SITE ALONG WEST WALNUT LAWN STREET. IN ADDITION TO THE MAIN ACCESS FOR THE COMMUNITY, A SECONDARY ACCESS IS PROVIDED ON SOUTH COX ROAD, APPROXIMATELY 100 FT. NORTH OF THE SOUTHWEST CORNER OF THE SITE AND IN LINE WITH WEST ROXBURY STREET.

DEVELOPMENT PLAN REVIEW

LUTHERAN SENIOR SERVICES PROPOSES THAT A FINAL DEVELOPMENT PLAN BE SUBMITTED TO THE PLANNING & DEVELOPMENT DEPARTMENT FOR REVIEW AND CONFORMANCE TO THE APPROVED PLANNED DEVELOPMENT (PD) ORDINANCE. AS ACTUAL CONSTRUCTION DOCUMENTS ARE SUBMITTED FOR PERMIT, THE PLANNING & DEVELOPMENT DEPARTMENT WILL DO A FINAL REVIEW FOR CONFORMANCE TO THE ORIGINAL DEVELOPMENT PLAN AND PD REQUIREMENTS AS WELL AS ALLOW FOR APPROPRIATE MINOR ADJUSTMENTS AND MODIFICATIONS TO THE SITE PLAN TO MEET MINOR CHANGES AS REQUESTED BY THE DEVELOPER.



NO.	REVISION	DESCRIPTION	BY	DATE	DESIGNED BY	CHECK BY	DATE	SCALE	JOB NUMBER	DATE

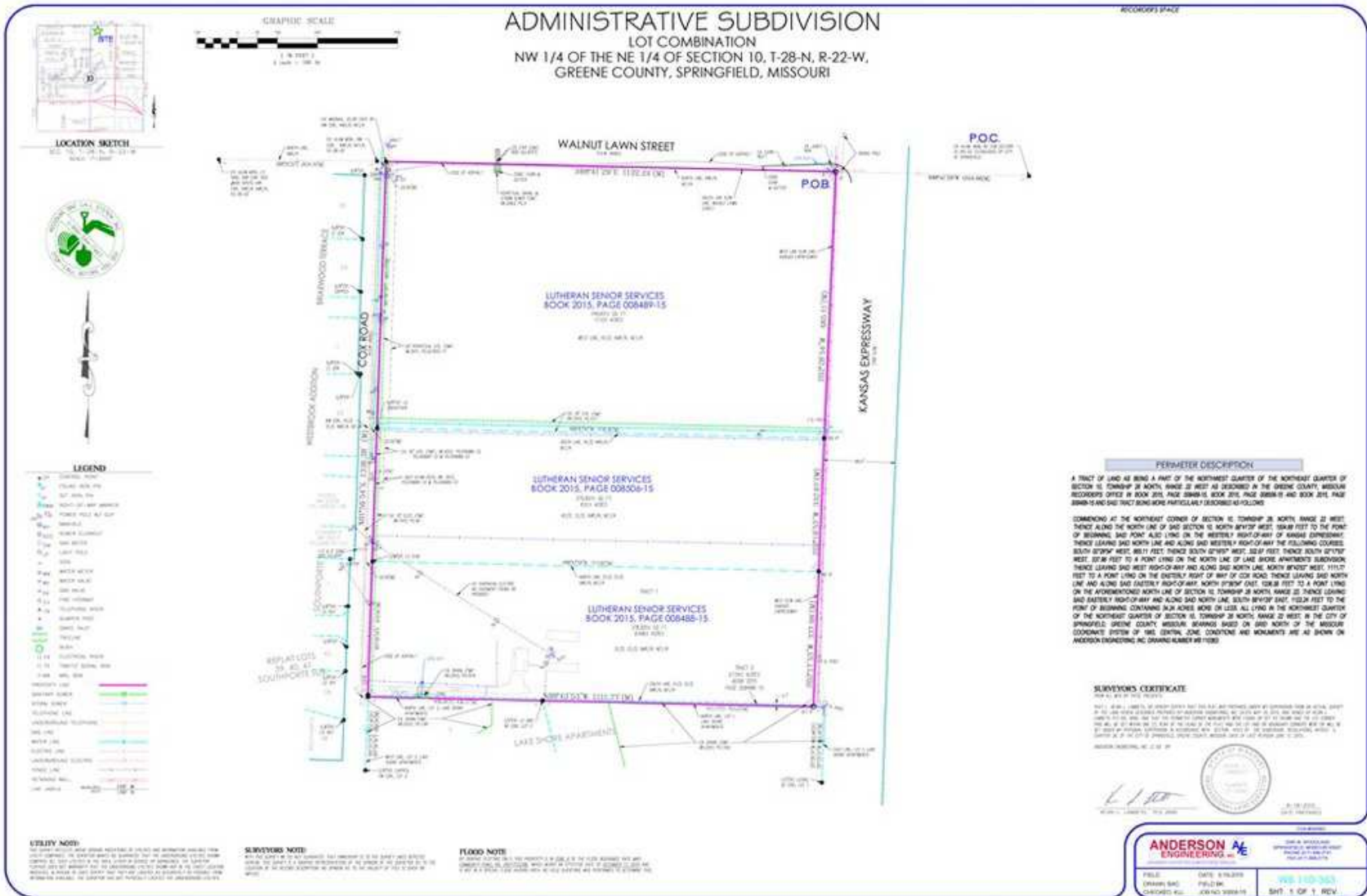
LUTHERAN SENIOR SERVICES
PLANNED DEVELOPMENT SKETCH PLAN
3736 S. COX ROAD
SPRINGFIELD, MO

DRAWING NO.
WB 109-090
SHEET NUMBER
1
OF 1

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Administrative Subdivision

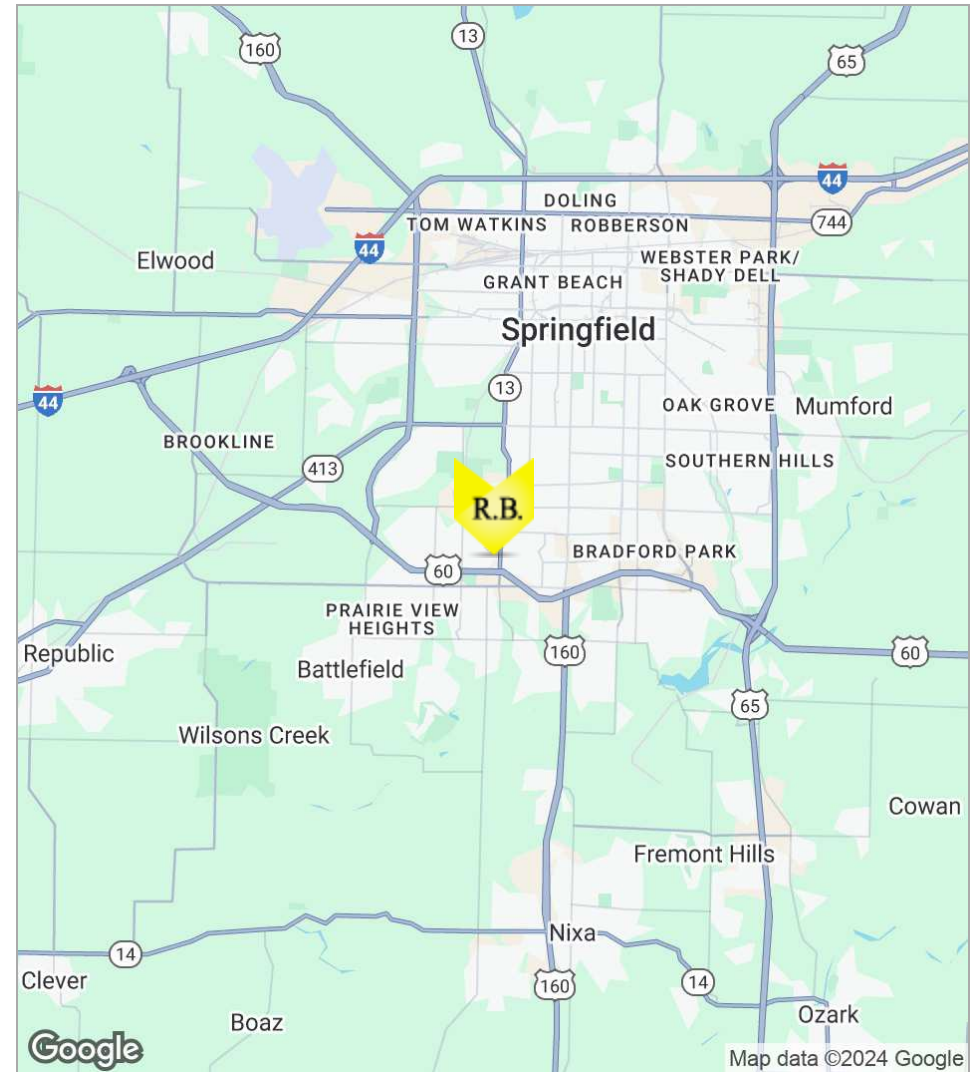
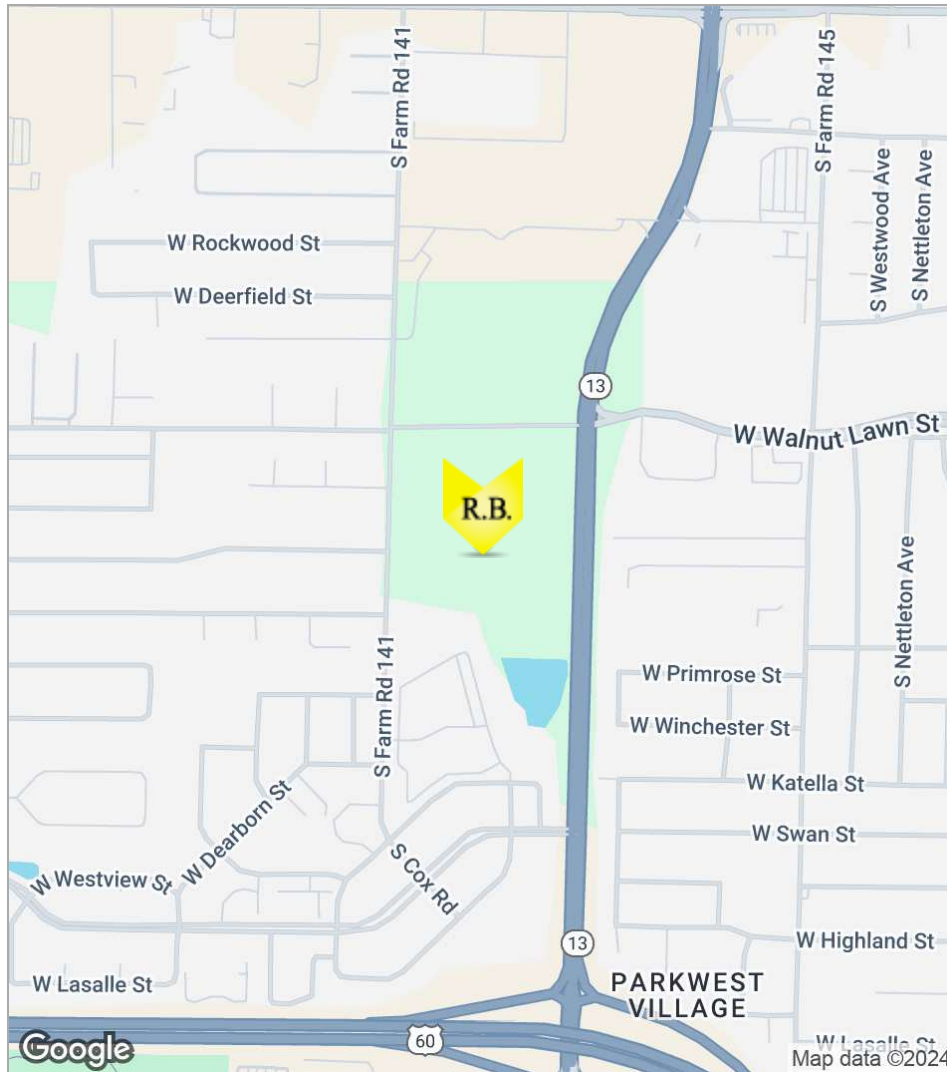


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Location Maps



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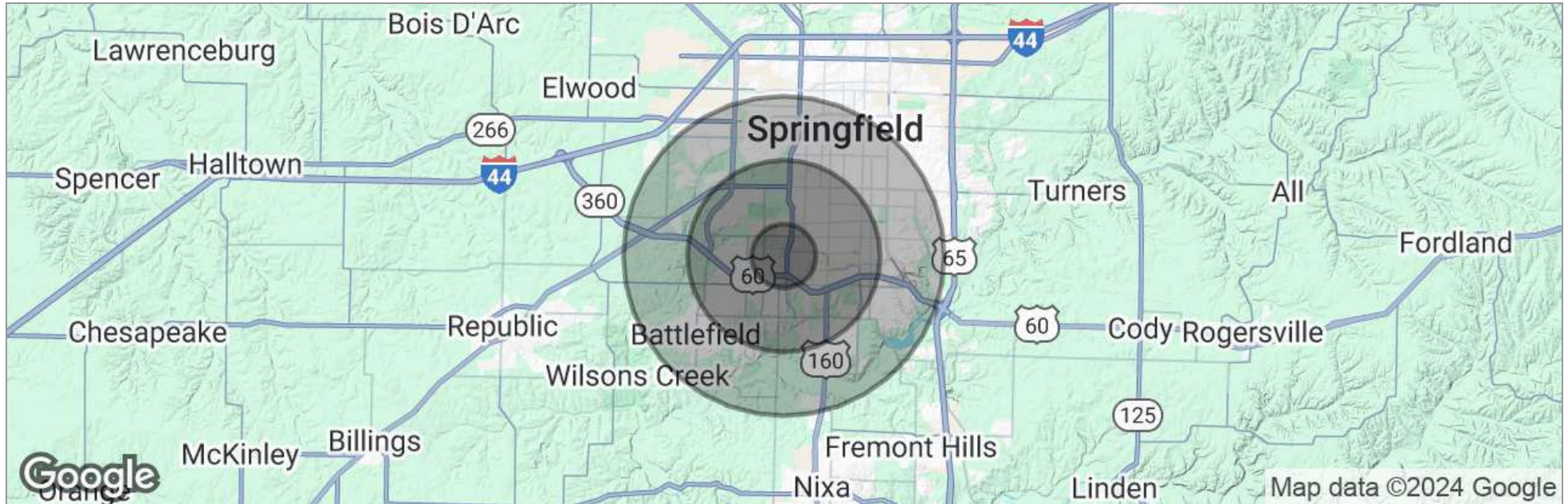
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	7,084	58,873	155,007
Population Density	2,255	2,082	1,974
Median Age	35.9	36.5	35.5
Median Age (Male)	34.5	34.9	34.1
Median Age (Female)	36.6	37.5	36.8
Total Households	3,340	26,672	67,403
# of Persons Per HH	2.1	2.2	2.3
Average HH Income	\$47,778	\$51,702	\$51,916
Average House Value	\$222,823	\$167,452	\$156,881

* Demographic data derived from 2020 ACS - US Census

Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer2225 S. Blackman Road
Springfield, MO 65809T 417.881.0600
ryan@rbmurray.com
MO #2007030465**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM