

FOR SALE

## Development Land



### Highway 160 & South Street, Nixa, Mo

#### Sales Information:

Land: 14.00 +/- acres

Purchase Price: \$2,950,000

Tax ID#: 100614004016001000

#### Ideal for Commercial Development:

Banks, C-Store, restaurants, retail center, large box users, corporate office complex, storage facility, multi-family, senior community development, etc...



# Development Land



## Highway 160 & South Street, Nixa, Mo

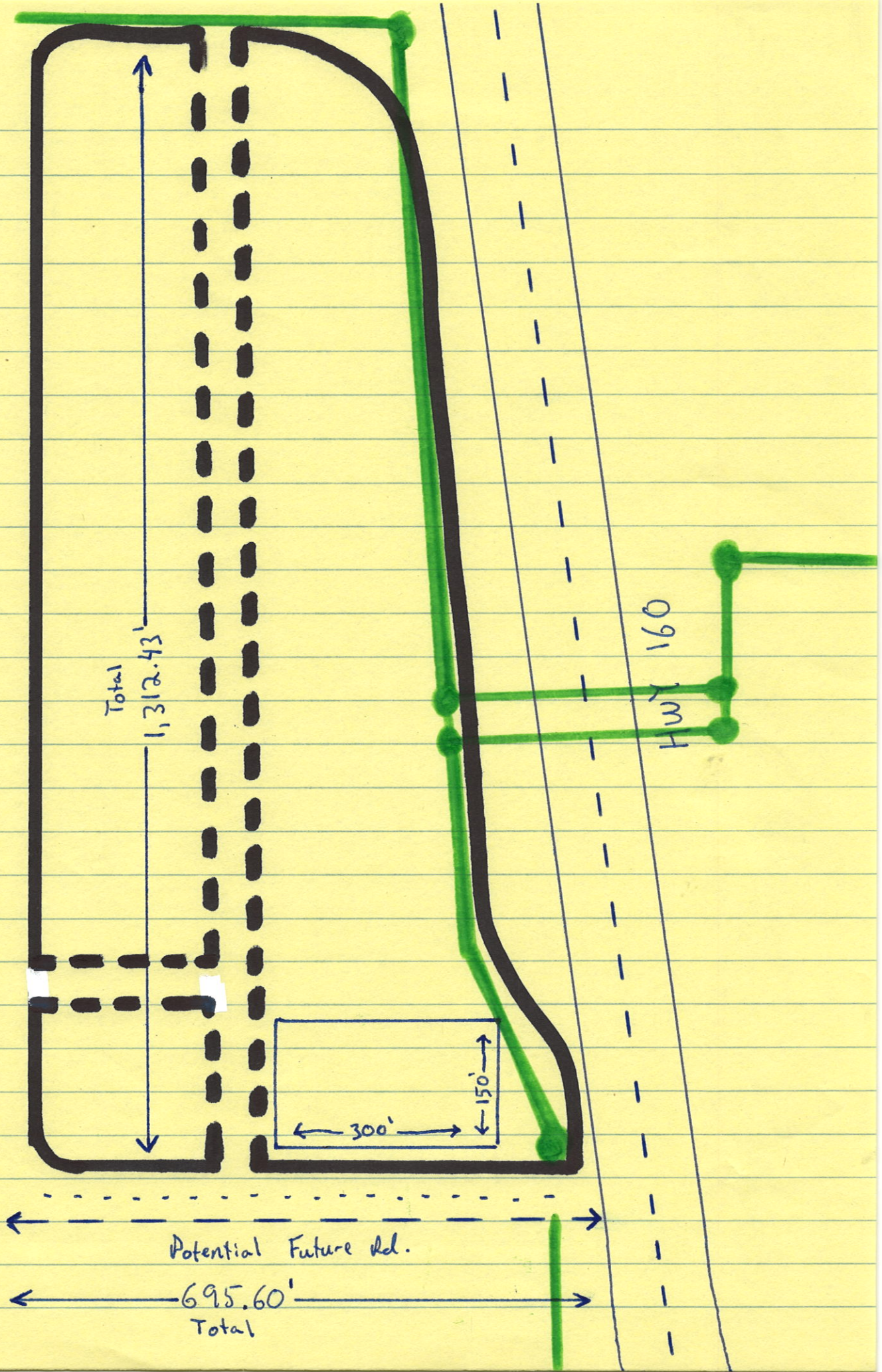
### Property Description

- 14.00 +/- acres located at the southwest corner of Highway 160 & South Street.
- Access from 1st traffic light south of Highway 14.
- One of the last remaining high traffic tracts of land to be developed as commercial / mixed-use in its area. Corner is prime for a bank, C-store, large retail box, retail / restaurant / office complex.

### Property Location

From US Highway 160 & Highway 14 (Mt. Vernon), continue south on Highway 160 & turn west at first intersection (traffic light), on South Street, property on south.







W Bryant St

South Street

Ingress/Egress

S West St

Highway 160



S West St



Future Rd

188	187
189	
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163	120

Future ingress/egress  
Off from 160

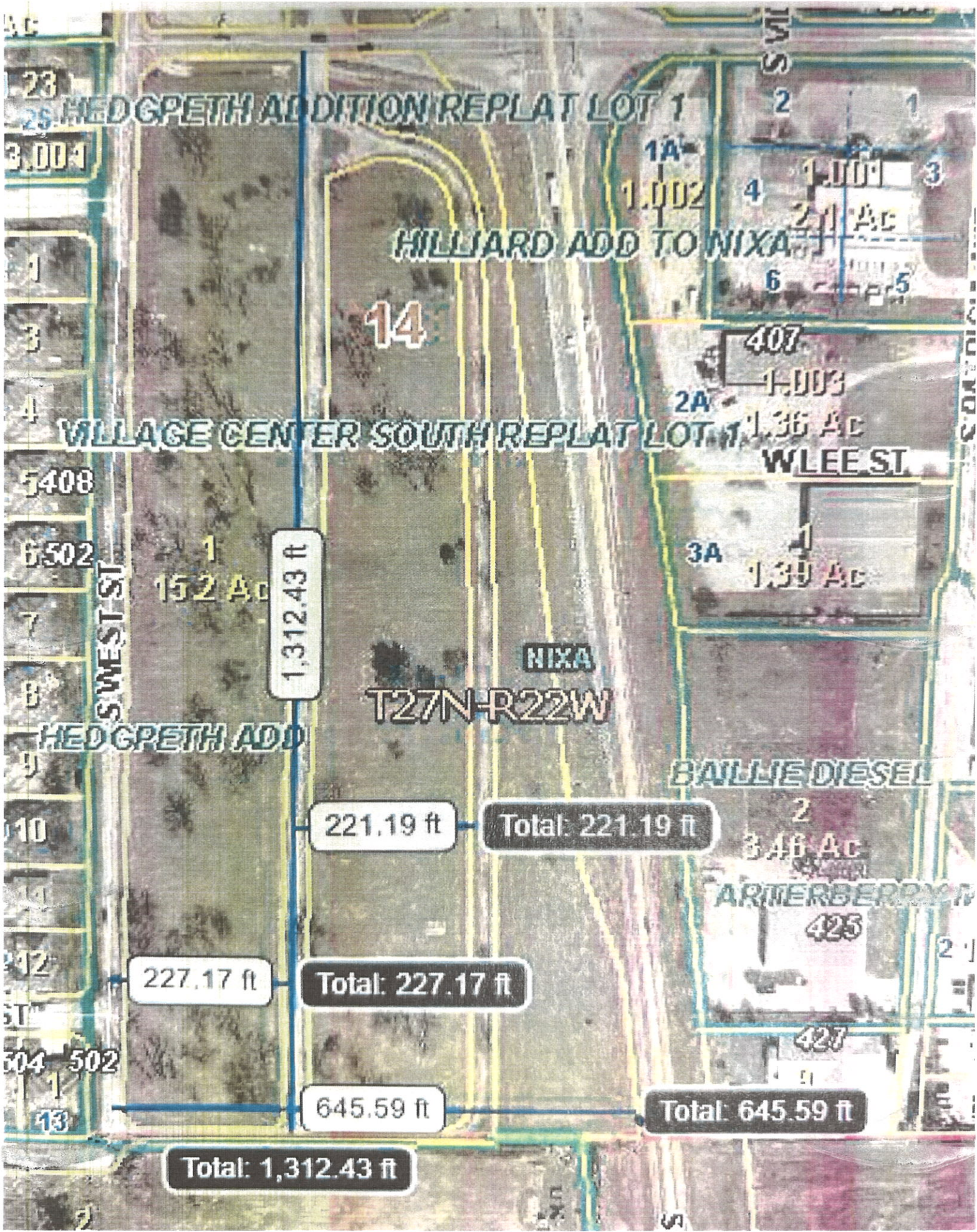
W Livingston St

S Norton Rd











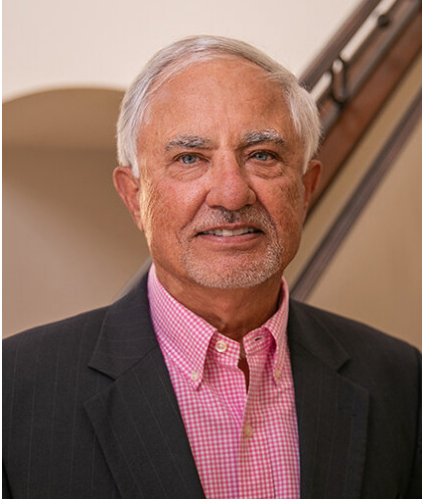
## Highwyay 160 & South Street, Nixa, MO

## Sewer

# Water

# OH Electrical





**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
- 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 Advisers, & Realtors
- 2007-Present** • **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**



**POWERBROKER™**



**MURNEY COMMERCIAL**

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