# INDUSTRIAL LAND FOR SALE

**INDUSTRIAL LOTS FOR SALE | 1820 & 1914 N BARNES AVE, SPRINGFIELD, MO 65803**

- Easy access to I-44 and Hwy 65
- Zoned General Manufacturing
- All utilities available
- Multiple lots available
- Various sizes available ranging from 1.09 - 13.32± total acres
- GM zoning offers wide spectrum of industrial uses
- LOTS 1836 & 1914 UNDER CONTRACT

EST. 1909

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Springfield, MO 65809
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**rbmurray.com**

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

LAND FOR SALE

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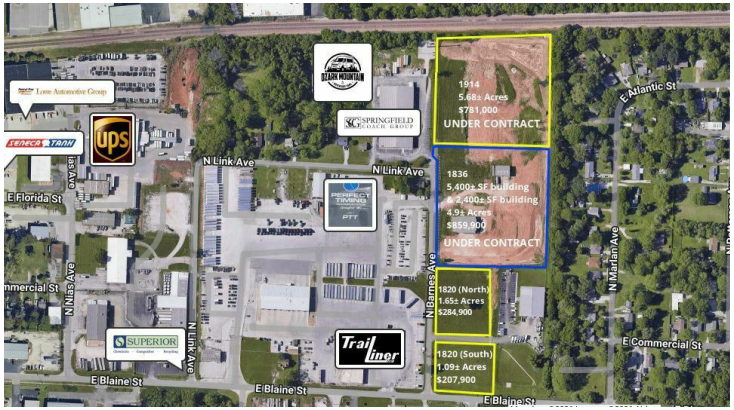
# INDUSTRIAL LOTS FOR SALE

## Executive Summary




### PROPERTY SUMMARY

| | |
|---|---|
| **Sale Price:** | $207,900 - $284,900 |
| **Lots:** | |
| **1820 (North): 1.65± Acres** | $284,900.00 |
| **1820 (South): 1.09± Acres** | $207,900.00 |
| **1914: 5.68± Acres** | $781,000.00 |
| **Taxes (2025):** | 1820 (North): $4,420.74<br>1820 (South): $3,065.81<br>1914: $2,599.69 |
| **Lot Size:** | 8.42 Acres |
| **Zoning:** | GM - General Manufacturing |

### PROPERTY OVERVIEW

Industrial lots for sale on North Barnes. Located in North Springfield, these industrial lots are conveniently located near I-44 and Hwy 65. Neighboring businesses include: Bass Pro National Headquarters, Killian Construction Company, Coca-Cola, Pepsi, Fabick Cat, Loren Cook Company, & United Rentals. Zoned GM, the land allows for an extensive number of industrial uses providing flexibility and maximum utilization of the property. Contact listing agent for more information.

### PROPERTY HIGHLIGHTS

- Zoned GM - General Manufacturing
- All utilities available
- Various sizes available ranging from 1.09 - 13.32± total acres
- Available Lots:
- 1820 N. Barnes (North): 1.65± acres
- 1820 N. Barnes (South): 1.09± acres
- 1914 N. Barnes: 5.68± acres - UNDER CONTRACT
- 1836 N. Barnes: Two Industrial buildings on 4.9± acres also available for sale at $859,900 - UNDER CONTRACT

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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## Land Lots

| STATUS | ADDRESS | SIZE | PRICE | ZONING |
|---|---|---|---|---|
| Available | 1820 N. Barnes (North Lot) | 1.65 Acres | $284,900 | GM - General Manufacturing |
| Available | 1820 N. Barnes (South Lot) | 1.09 Acres | $207,900 | GM - General Manufacturing |

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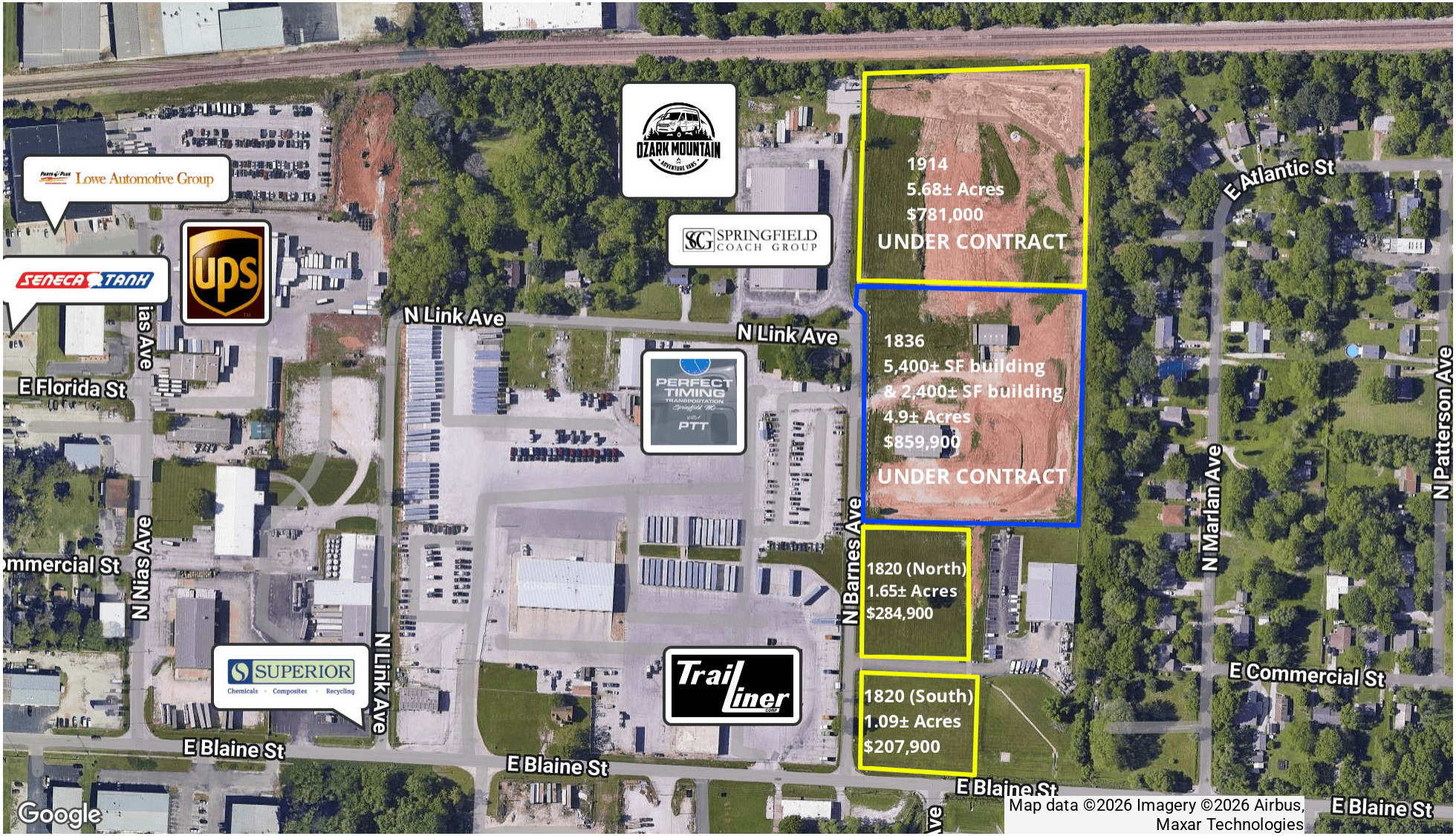
## Retailer Map





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100 Years SINCE 1909

## Retailer Map

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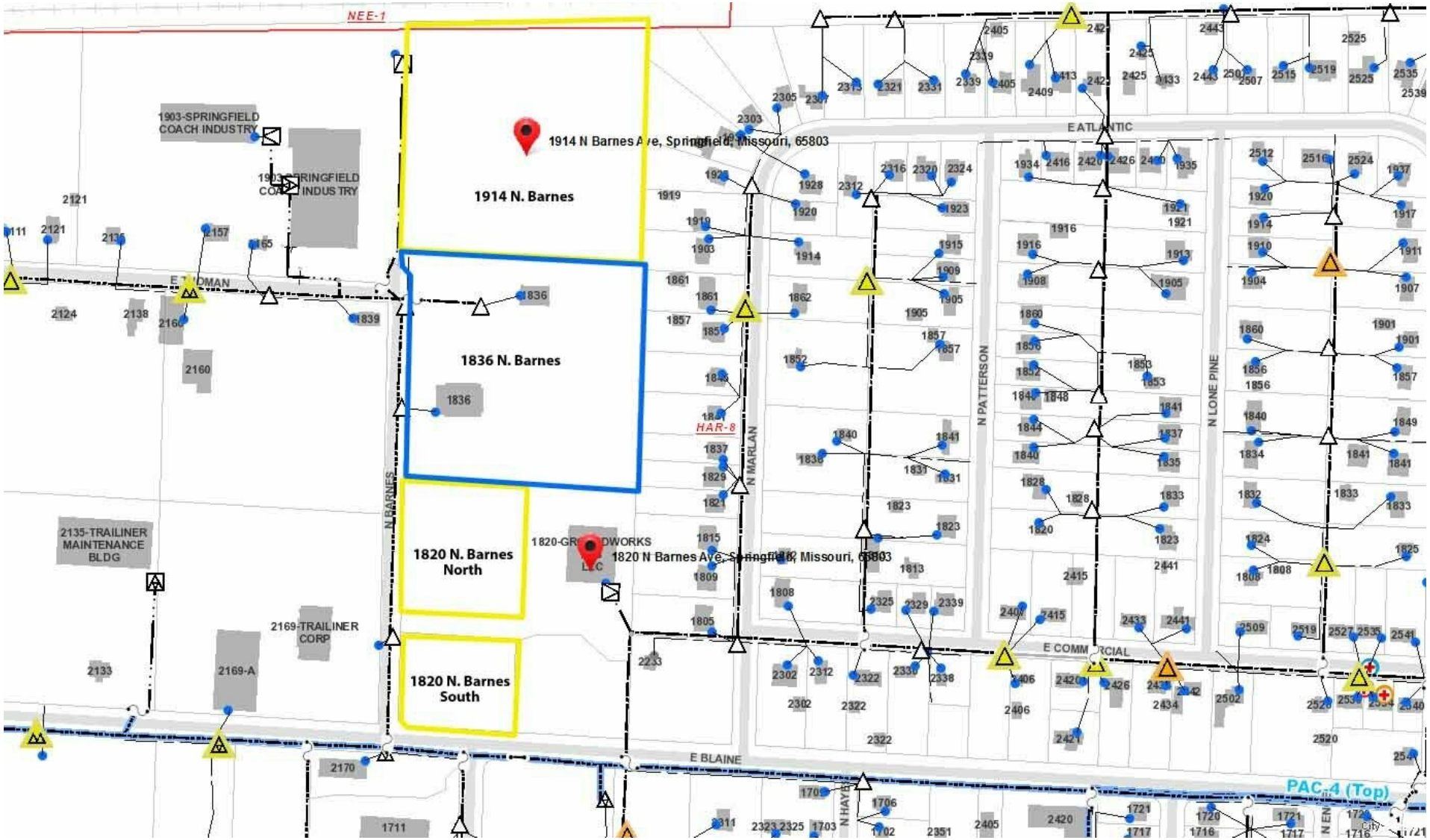
## Electric Map





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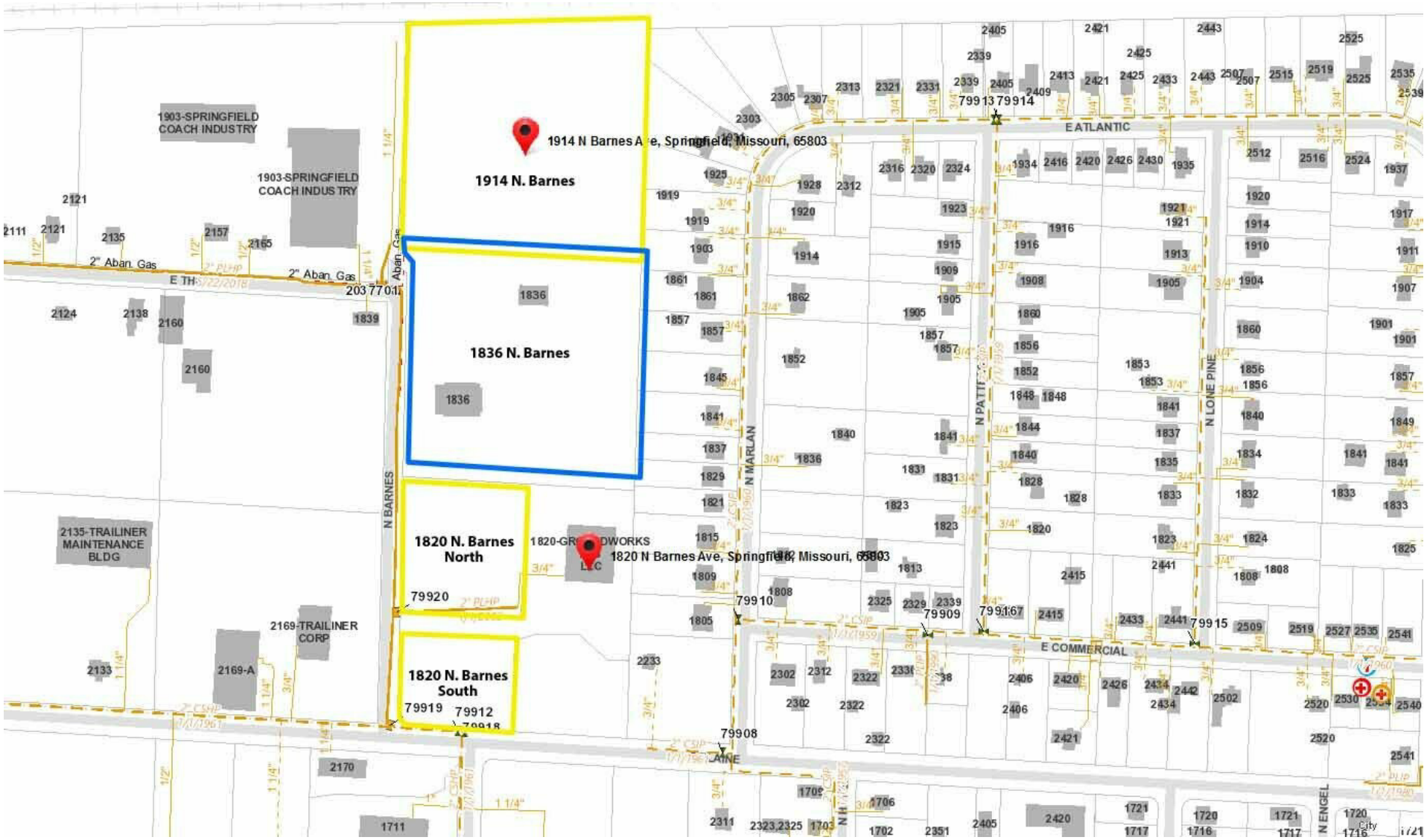
## Gas Map





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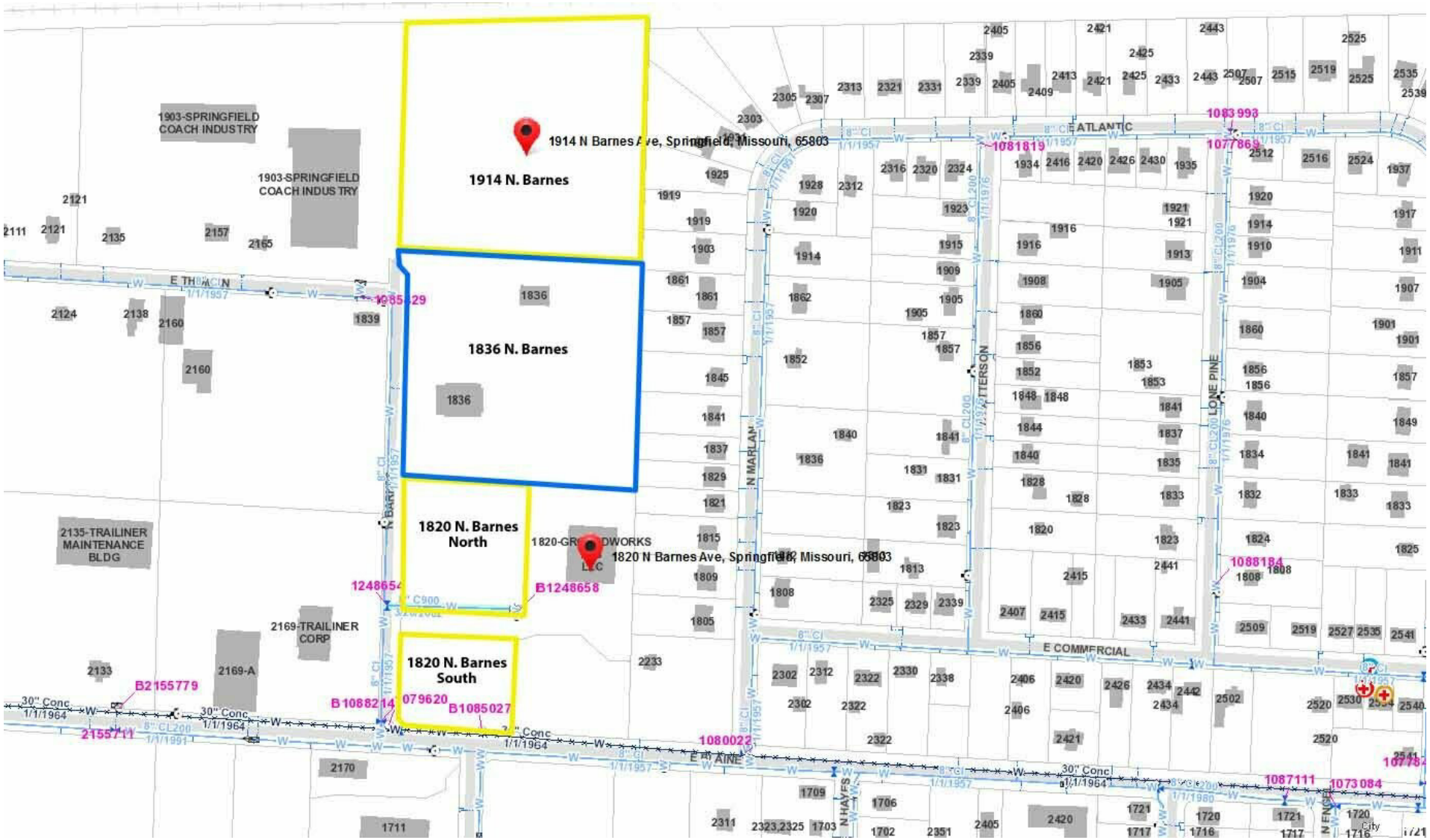
## Water Map





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100 Years SINCE 1909

## Sewer Map

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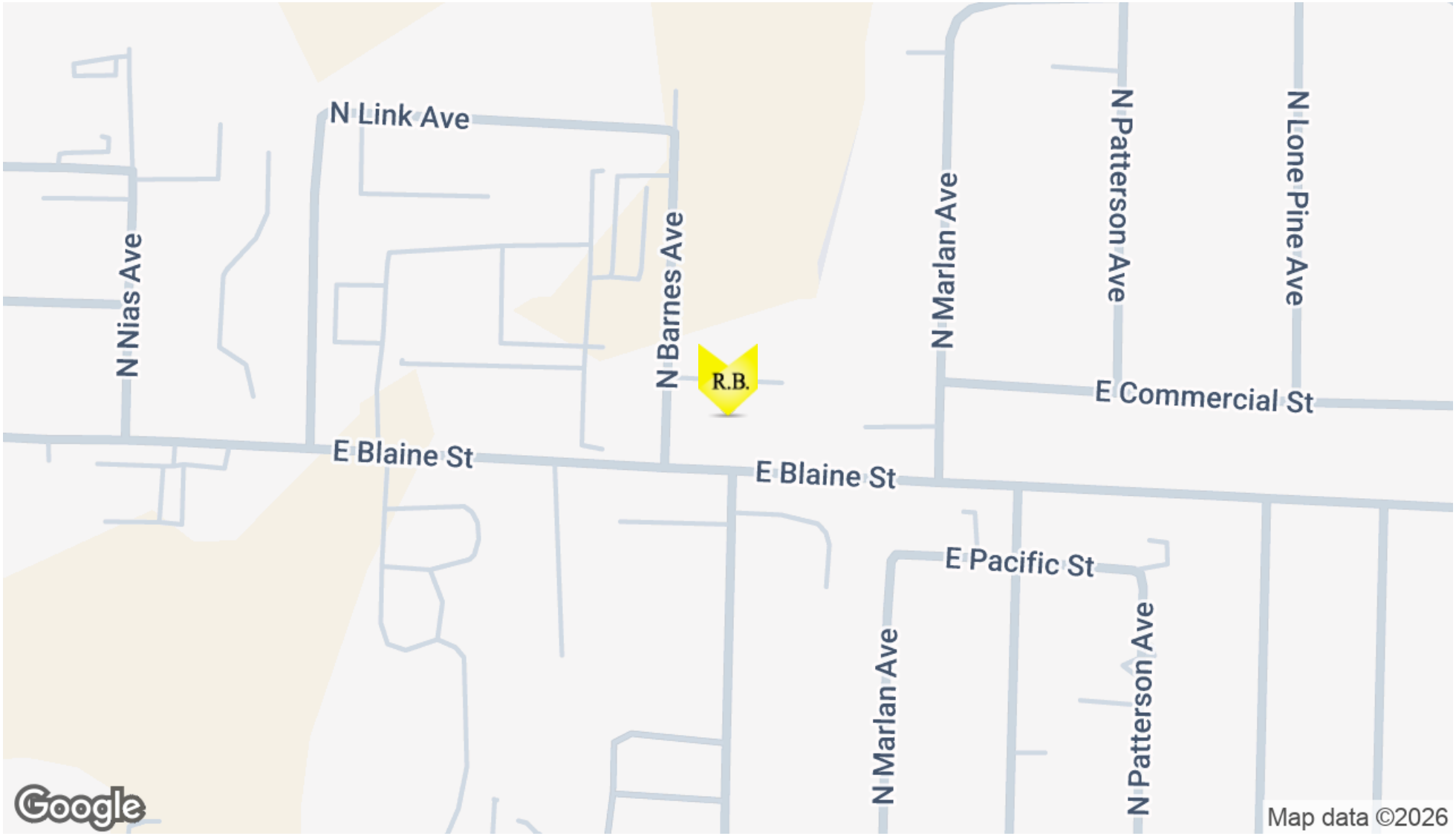
## Location Map

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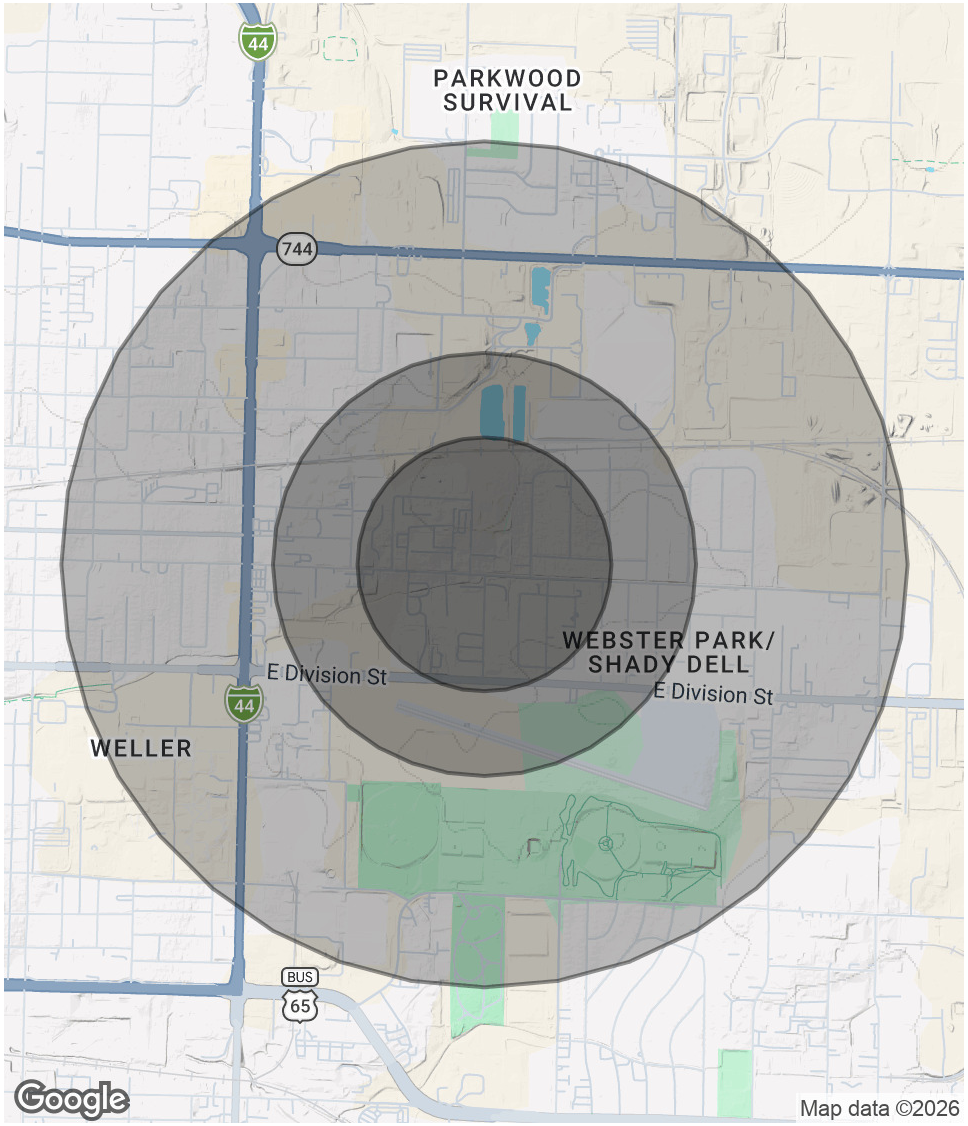
## Demographics Map & Report

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 503 | 1,163 | 4,775 |
| Average Age | 39 | 39 | 36 |
| Average Age (Male) | 39 | 39 | 36 |
| Average Age (Female) | 40 | 40 | 37 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 214 | 495 | 1,921 |
| # of Persons per HH | 2.4 | 2.3 | 2.5 |
| Average HH Income | $48,540 | $49,363 | $54,759 |
| Average House Value | $109,475 | $115,560 | $142,189 |

*Demographics data derived from AlphaMap*

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R.B. MURRAY COMPANY
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## Advisor Bio

**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**

### Chief Executive Officer

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### 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

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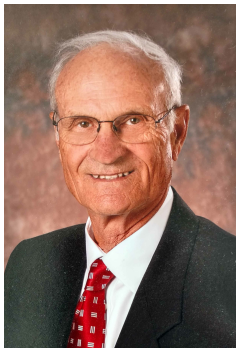
## Advisor Bio

**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.

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Society of Industrial and Office Realtors (SIOR)

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