



LAND FOR SALE

VACANT LOT FOR SALE | 2180 W CALHOUN ST, OZARK, MO 65721

- Located in rapidly growing area
- Easy access to Hwy 65 and Hwy CC
- Corner Lot
- Zoned C2 - General Commercial
- Last lot remaining

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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SINCE 1909
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY OVERVIEW

Commercial lot available for sale in Ozark just south of Hwy CC. The property is surrounded by retailers with easy access to Hwy 65. Located on the corner of Calhoun and 22nd Street next to Oller Building Company. Surrounding businesses include Discount Freight and Grocery, CoxHealth Urgent Care, U-Haul, CrossFit 417, Fremont Hills Dental, and Mudhouse Coffee. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located in rapidly growing area
- Easy access to Hwy 65 and Hwy CC
- Corner Lot
- Zoned C2 - General Commercial

PROPERTY SUMMARY

Sale Price: \$154,202

Taxes: \$1,647.06 (2024)

Lot Size: 0.59 Acres

Zoning: C2 - General Commercial



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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Additional Photos



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Aerial

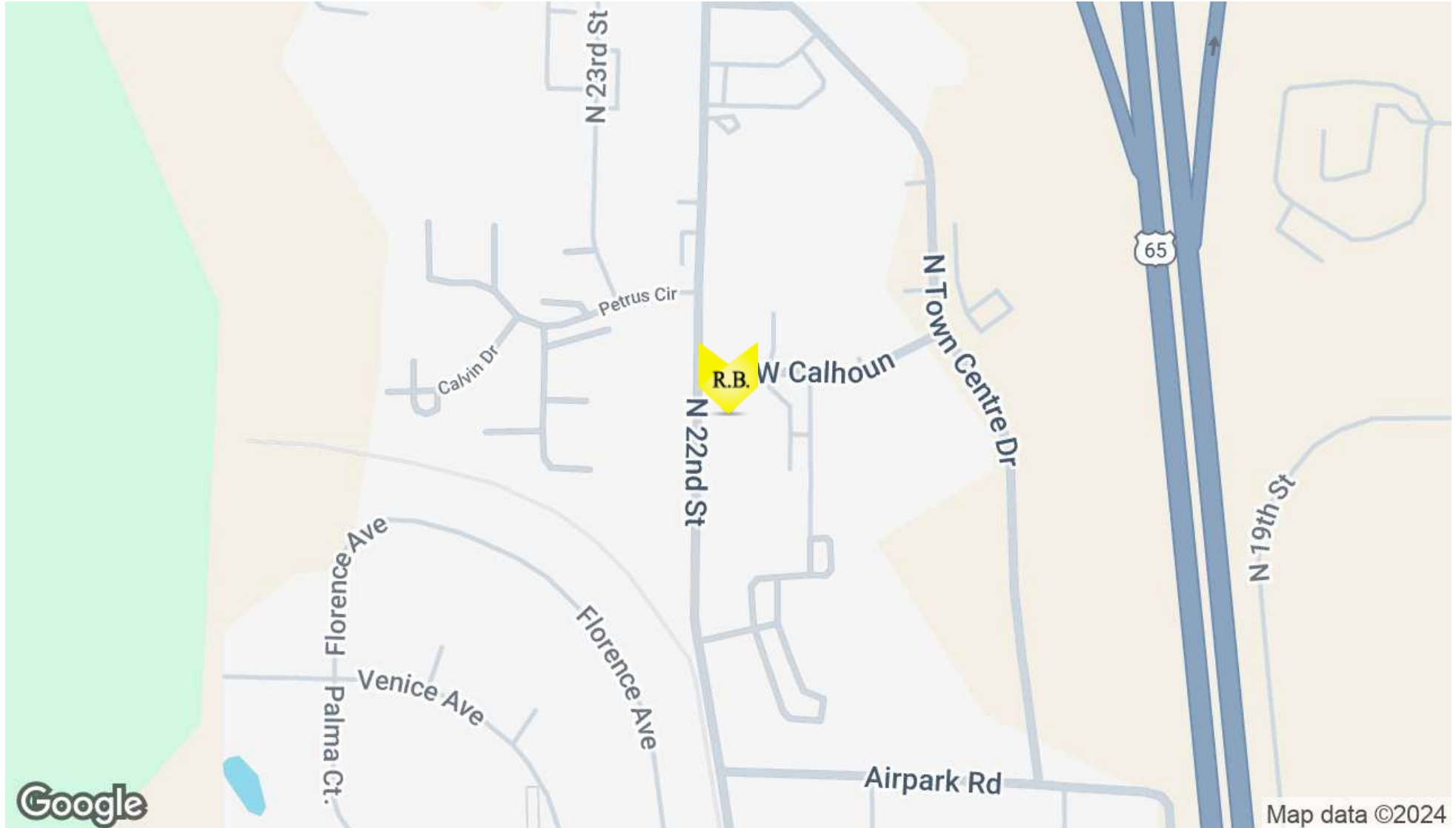


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Location Map



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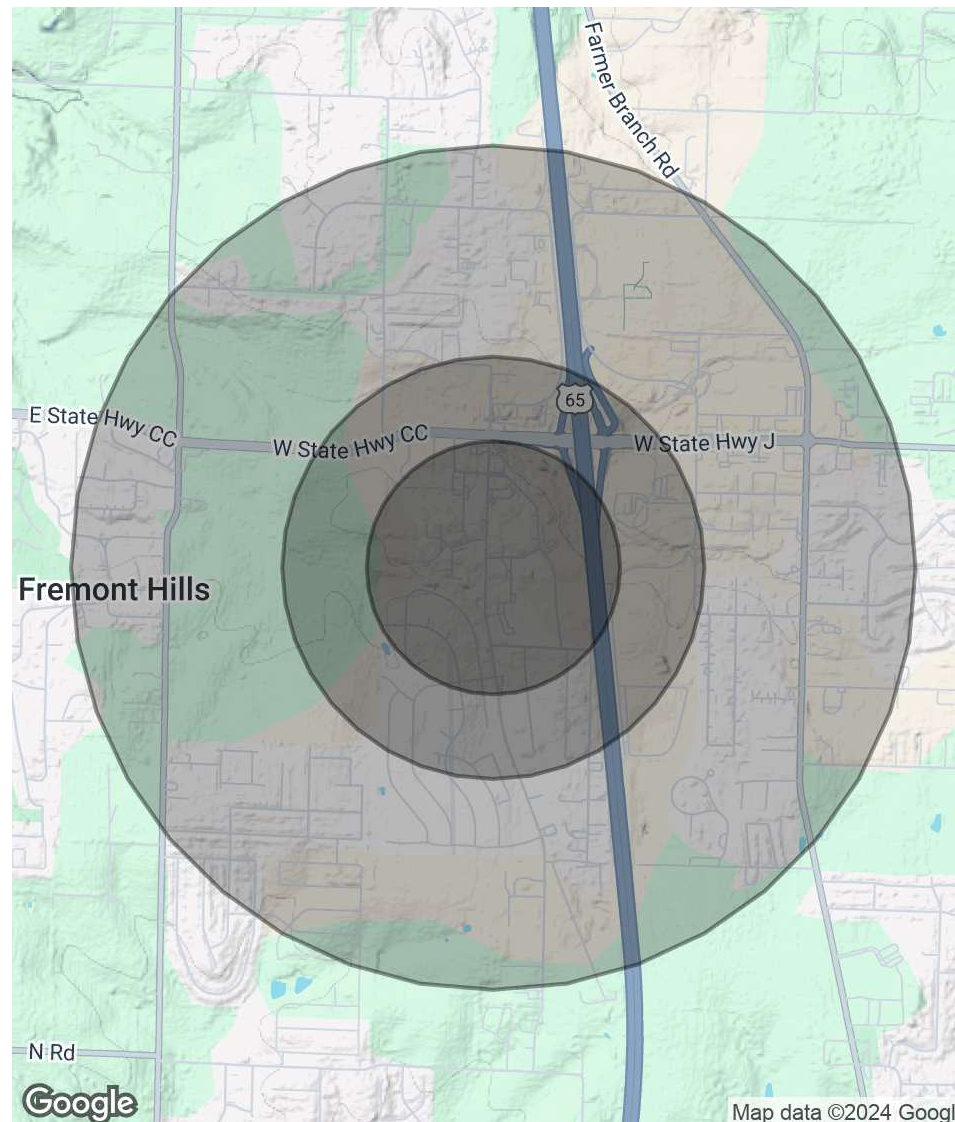


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	519	996	4,282
Average Age	34	36	38
Average Age (Male)	33	35	37
Average Age (Female)	35	38	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	211	407	1,737
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$72,887	\$75,935	\$82,546
Average House Value	\$269,461	\$276,937	\$292,173

Demographics data derived from AlphaMap



Advisor Bio**ROSS MURRAY, SIOR, CCIM**
President

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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with 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 sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

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

Memberships & Affiliations

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

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