

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



OFFERING SUMMARY

Purchase Price:	\$4,100,000
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!

For Sale

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

CHRIS PELLHAM, REALTOR®
417.827.5617 | cpellham@murney.com



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

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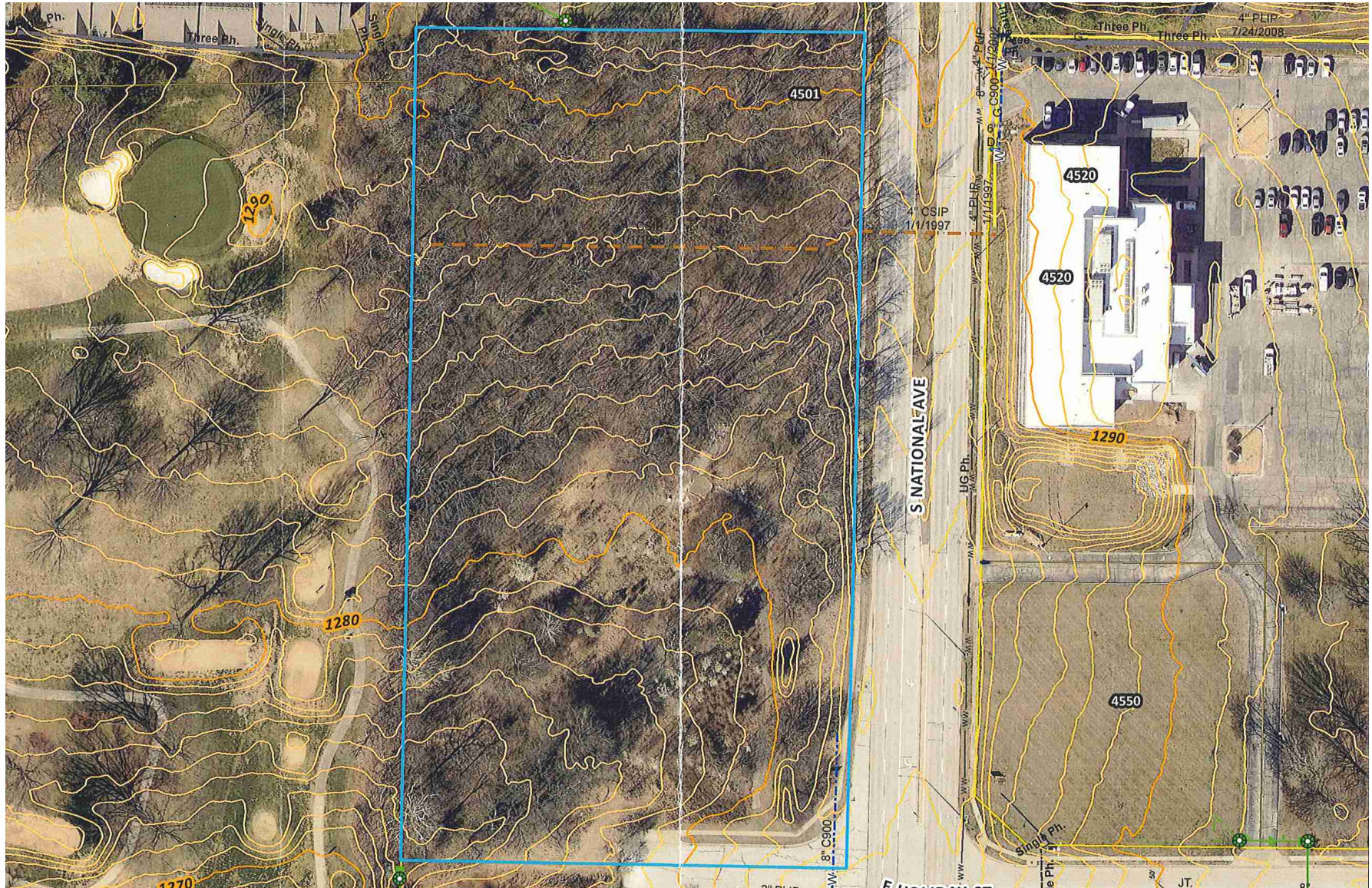
Lot Size:	5.52 Acres
Zoning:	General Retail
Z-38-2015:	COD #104
Retail & Restaurants:	15,000 SF Max
Office:	69,000 SF Max
Multi-Family:	40 Units/Acre

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**For
Sale**

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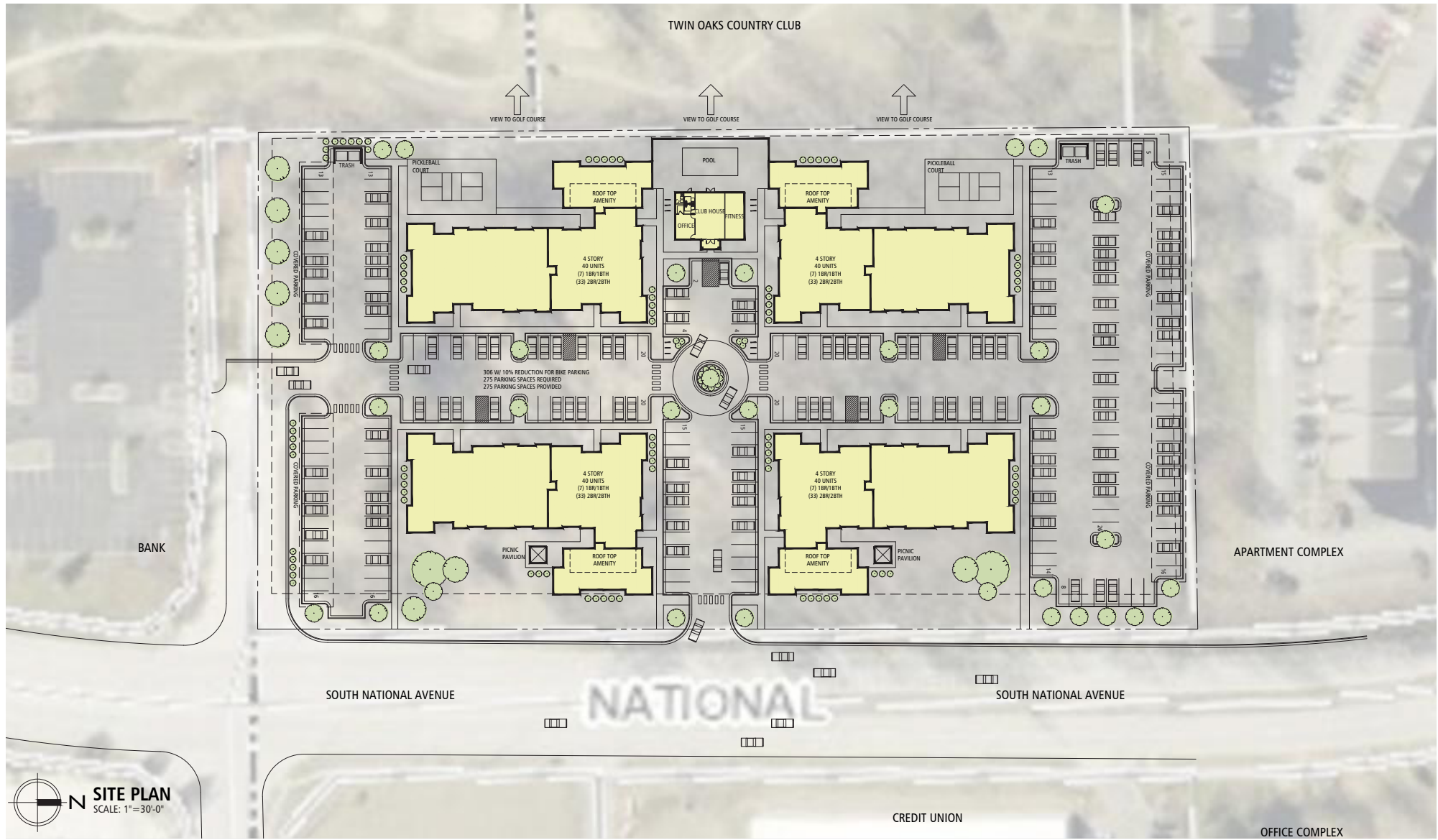


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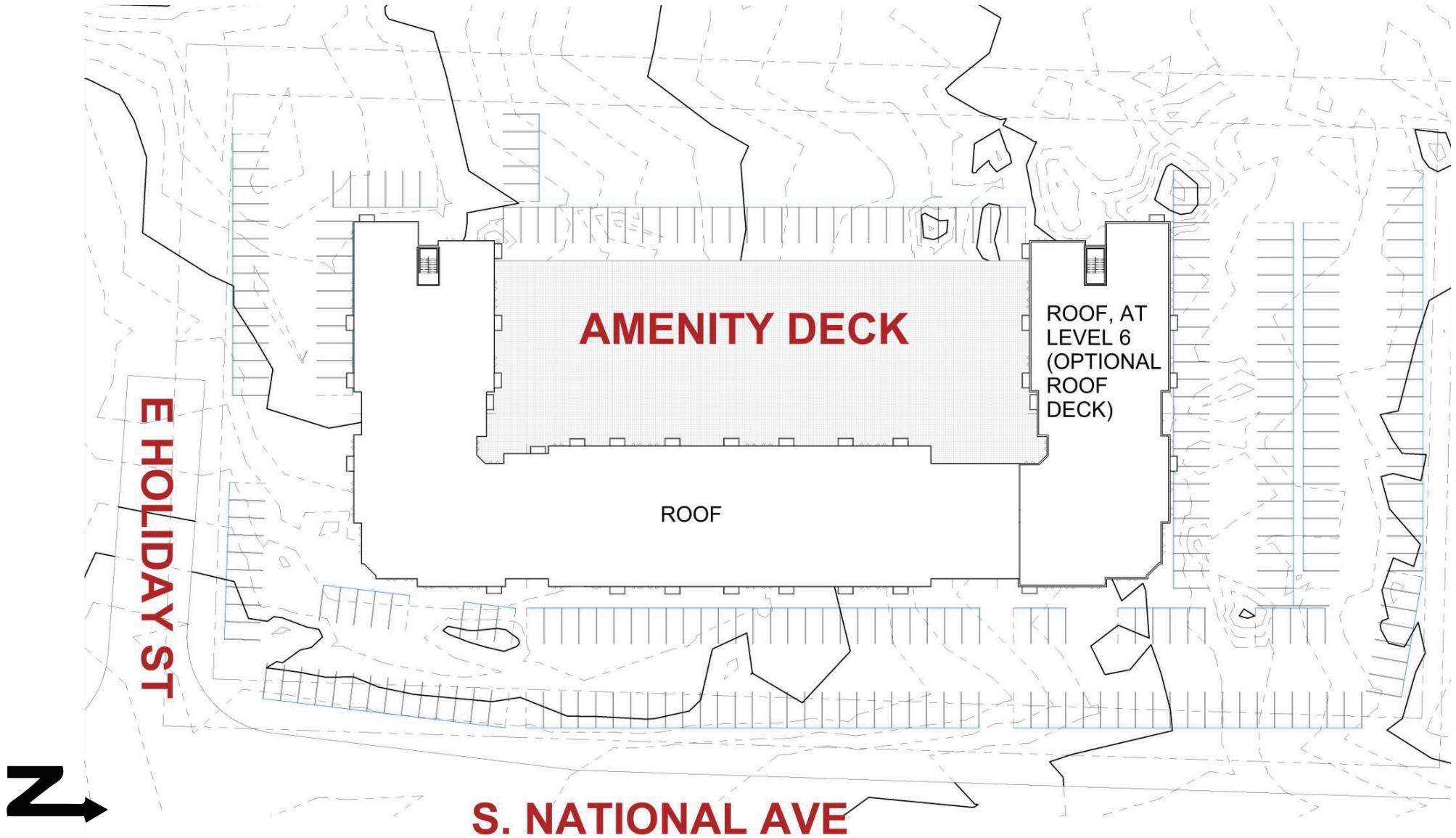


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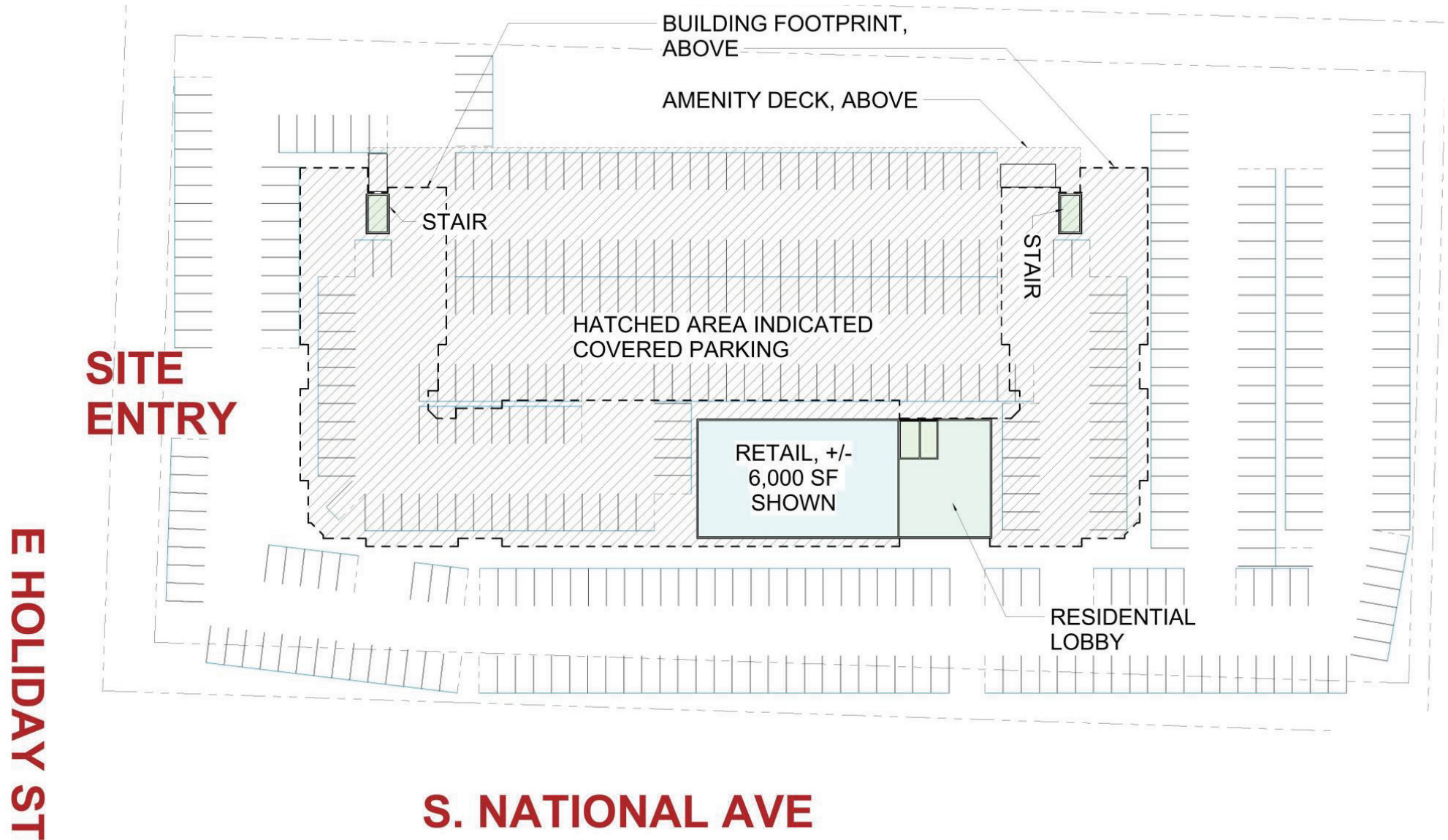
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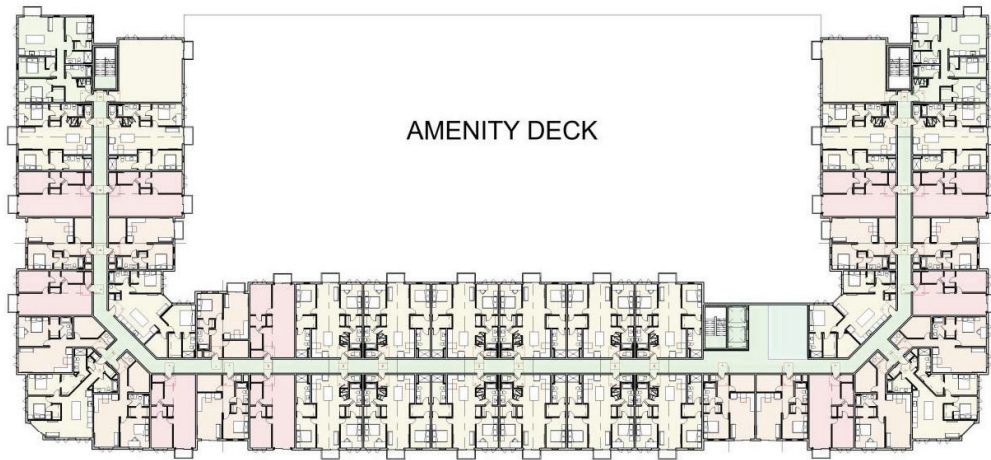


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Site Area: 5.35 Acres
 Max Density: 40 DUs/Acre
 Max Units: 214 Units

UNIT MIX MATRIX

	1BR + D 1BR (1.0A)	1BR + D (1.1A)	1BR + D (1.1B)	1BR + D (1.1C)	2BR (2.0A)	2BR + D (2.1A)	3BR (3.0A)	Total Units
Level 1								-
Level 2	10 Units	8 Units	4 Units	2 Units	18 Units	2 Units	2 Units	46 Units
Level 3	10 Units	8 Units	4 Units	2 Units	18 Units	2 Units	2 Units	46 Units
Level 4	10 Units	8 Units	4 Units	2 Units	18 Units	2 Units	2 Units	46 Units
Level 5	10 Units	8 Units	4 Units	2 Units	18 Units	2 Units	2 Units	46 Units
Level 6	6 Units	4 Units	2 Units	1 Units	15 Units	1 Units	1 Units	30 Units
Total	46 Units	36 Units	18 Units	9 Units	87 Units	9 Units	9 Units	214 Units
% of Total	21%	17%	41%	4%	41%	4%	4%	100%

BUILDING AREA MATRIX

Commercial (SF)	Amenity	Circulation	Units	Gross Floor Area
6,000 S.F.	2,250 S.F.	662 S.F.	-	8,912 S.F.
-	406 S.F.	4,079 S.F.	36,902 S.F.	41,387 S.F.
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-	1,887 S.F.	2,640 S.F.	24,613 S.F.	29,140 S.F.
6,000 S.F.	5,761 S.F.	19,618 S.F.	172,221 S.F.	203,600 S.F.

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CONTACT

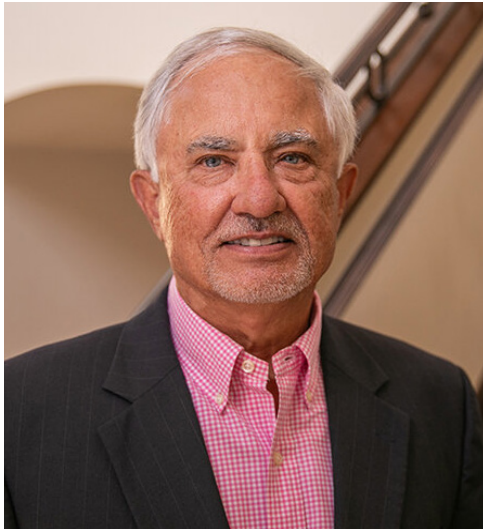
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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Murney Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Murney Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Murney Commercial in compliance with all applicable fair housing and equal opportunity laws



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

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- **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



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