



SIGNALIZED HARD CORNER FOR SALE

VACANT LAND FOR SALE | KEARNEY AT KANSAS, SPRINGFIELD, MO 65803

- High visibility at Hard signalized intersection
- Property re-zoned to Highway Commercial
- Site ready to be developed
- Join Mister Car Wash
- High visibility
- Traffic counts: 50,000± VPD

EST. 1909

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

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS KEARNEY AT KANSAS, SPRINGFIELD, MO 65803



Executive Summary



PROPERTY SUMMARY

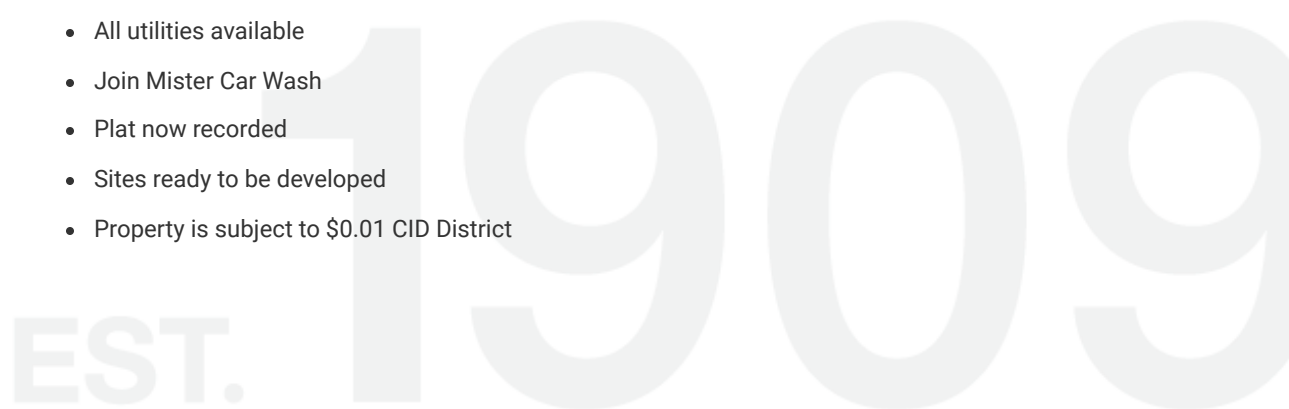
Lot Size:	2.83 Acres
Sale Price:	North Lot (1.4± Acres): \$1,000,000.00 Southwest Lot: (1.4± Acres): \$750,000.00
Taxes:	\$17,891.65 (2024 - All Lots Combined)
Zoning:	HC - Highway Commercial

PROPERTY OVERVIEW

Prime retail site on hard corner across from Walgreens. Site has a signalized light and is located .65 miles south of I-44 and MO-13. National retailers within 1 mile include Wal-Mart, Lowes, Hobby Lobby, Walgreens, Staple's, Big Lots, Panera, McDonald's, Arby's, Braum's, IHop, Buffalo Wild Wings, Five Guys, Taco Bell, Burger King, Popeye's, Wendy's, Dairy Queen, Golden Corral, Pizza Inn, AT&T, Verizon, Sprint, Mattress Firm, Aspen Dental, O'Reilly Automotive. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Traffic counts: 50,000± cars per day
- High visibility
- Hard signalized intersection
- Re-zoned to Highway Commercial
- New ingress/egress (three points of entry)
- I-44 is just .65 mile north of site
- Part of the Kearney revitalization effort by the City of Springfield
- All utilities available
- Join Mister Car Wash
- Plat now recorded
- Sites ready to be developed
- Property is subject to \$0.01 CID District



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

LAND FOR SALE

**SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS
KEARNEY AT KANSAS, SPRINGFIELD, MO 65803**



Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

LAND FOR SALE

SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS KEARNEY AT KANSAS, SPRINGFIELD, MO 65803



Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

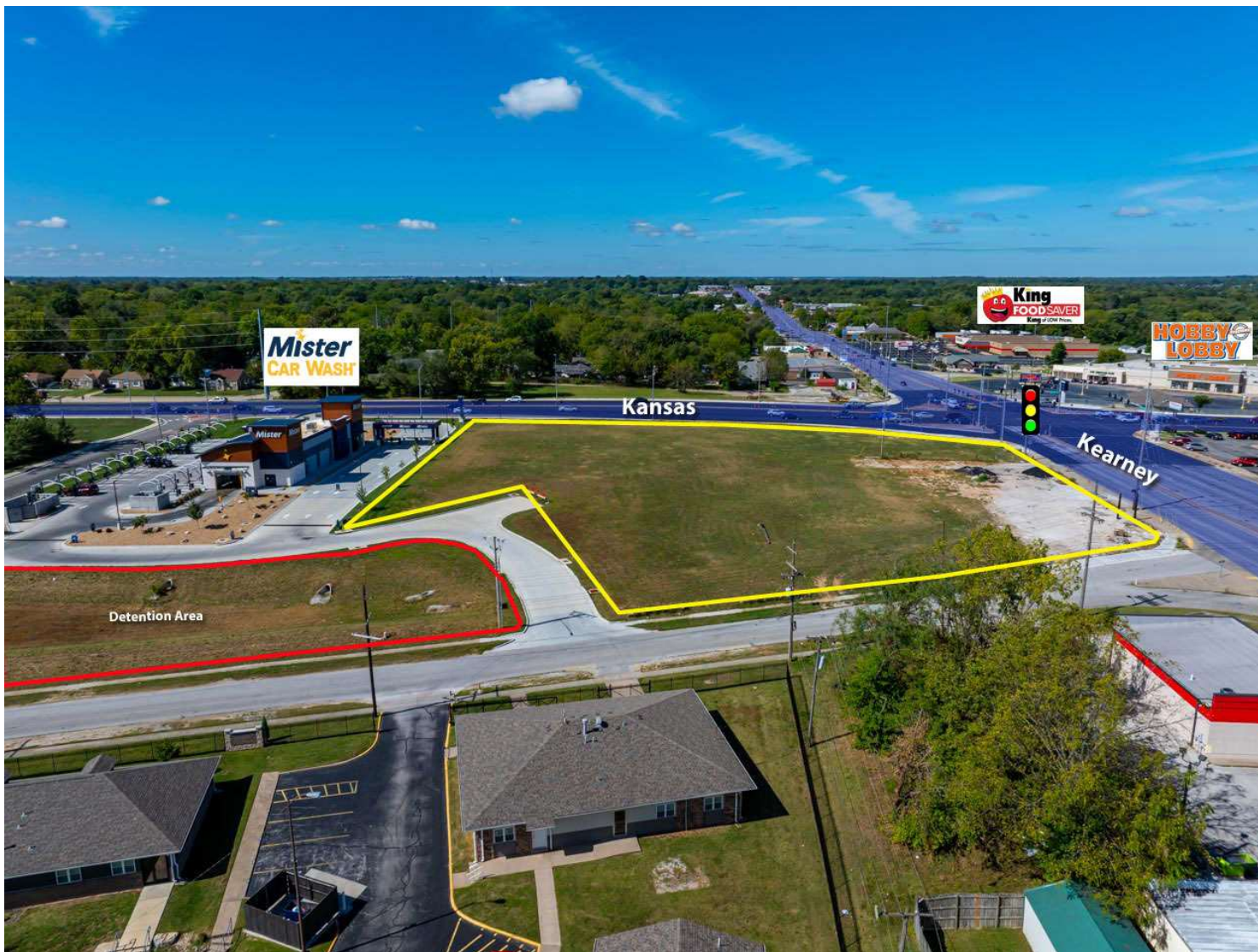
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

**SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS
KEARNEY AT KANSAS, SPRINGFIELD, MO 65803**



Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

LAND FOR SALE

SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS KEARNEY AT KANSAS, SPRINGFIELD, MO 65803



Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

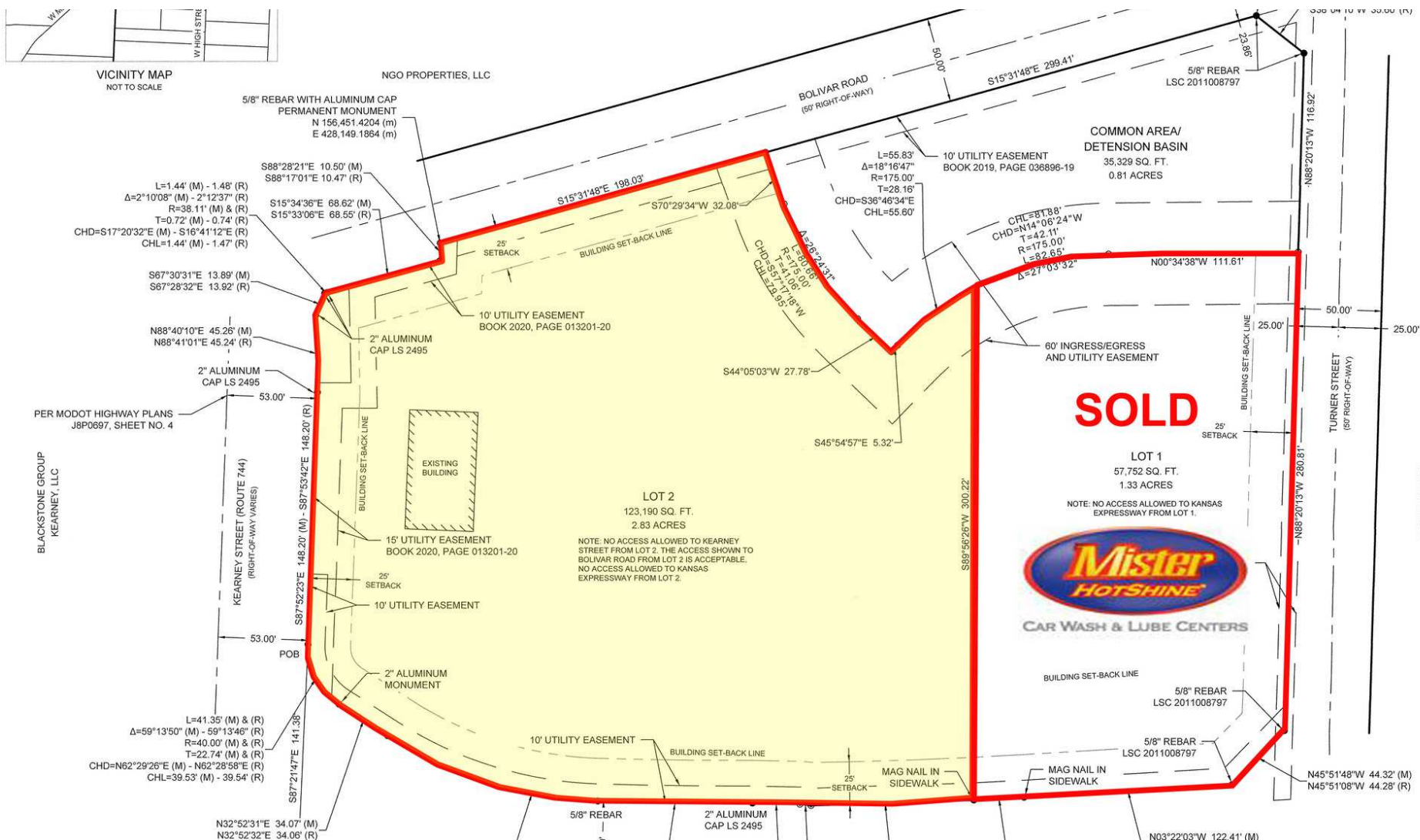
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

**SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS
KEARNEY AT KANSAS, SPRINGFIELD, MO 65803**

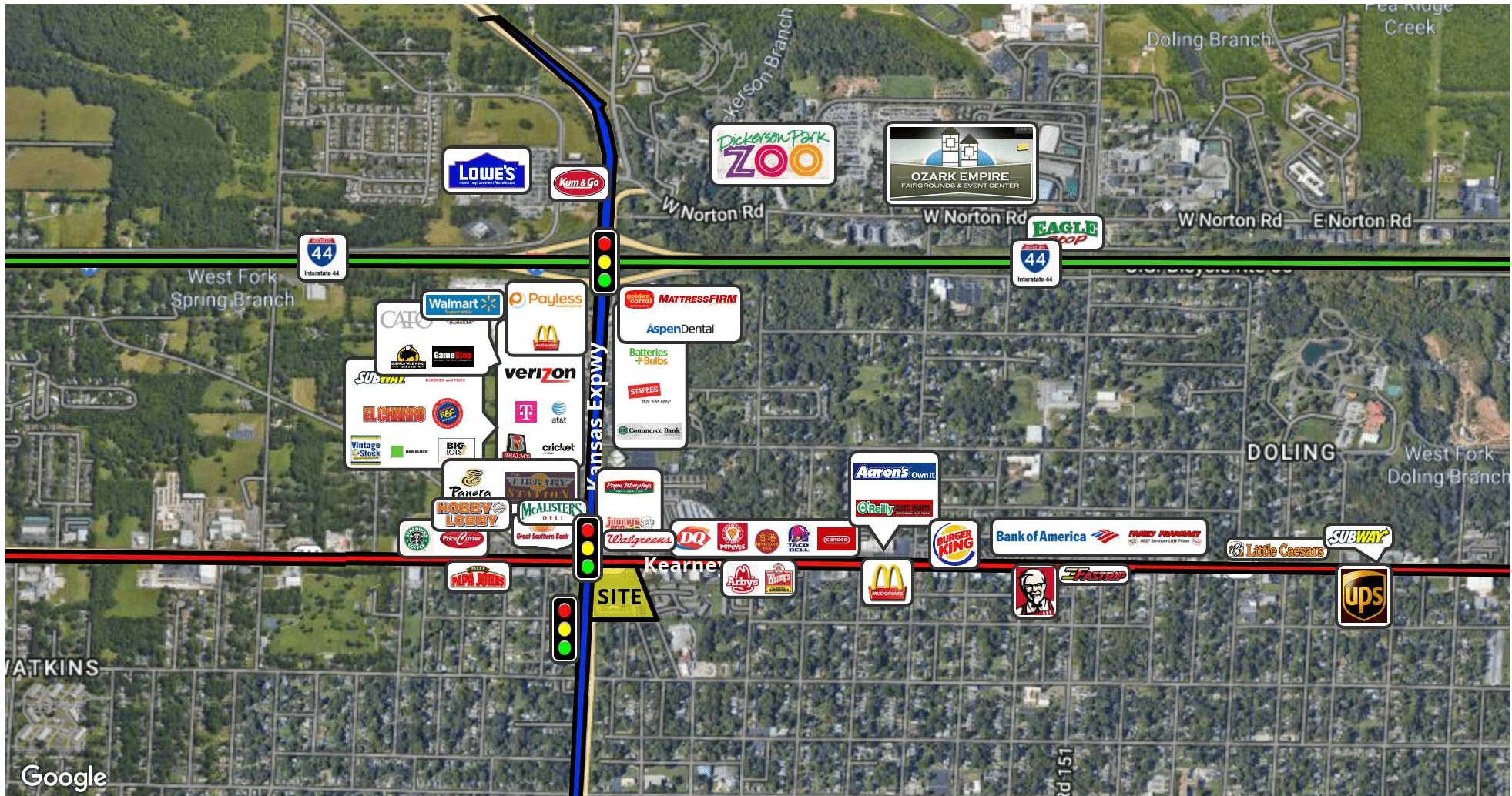


Additional Photos



SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS KEARNEY AT KANSAS, SPRINGFIELD, MO 65803

Retailer Map

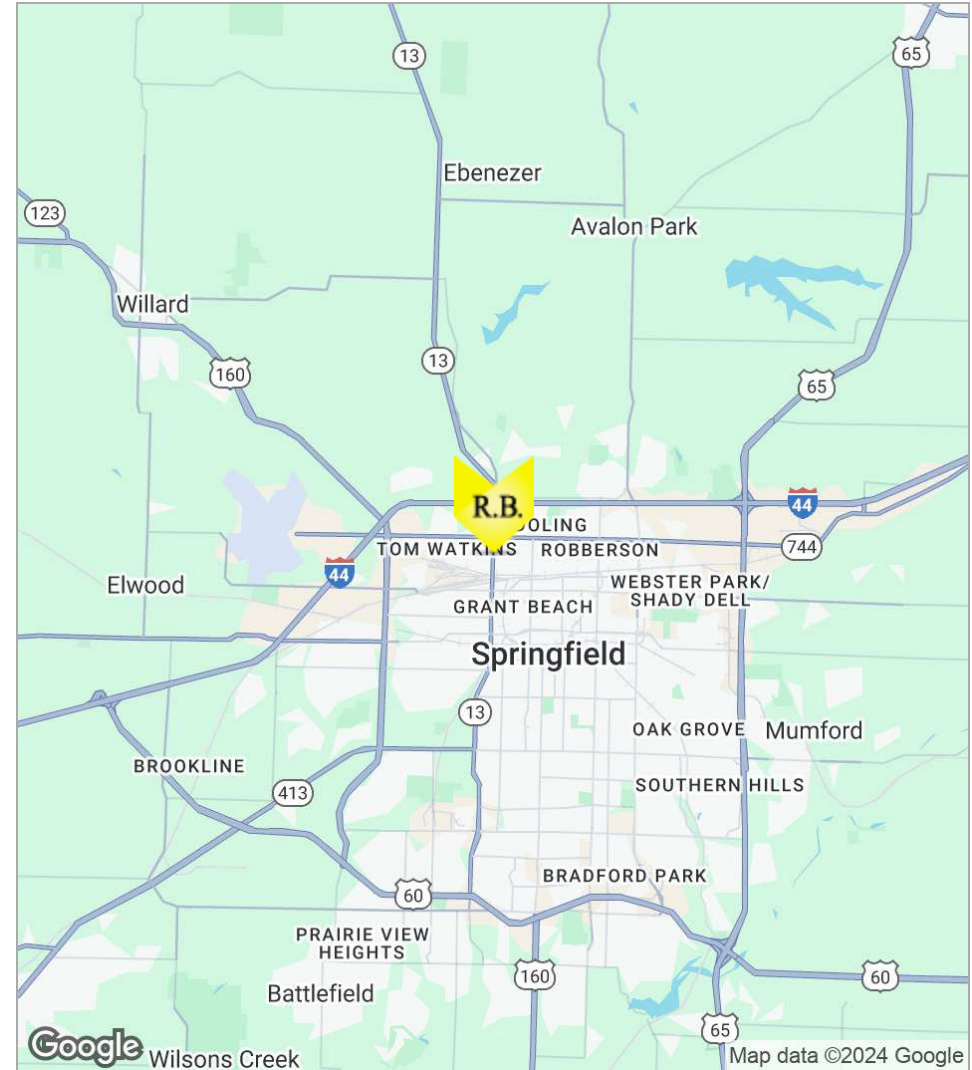
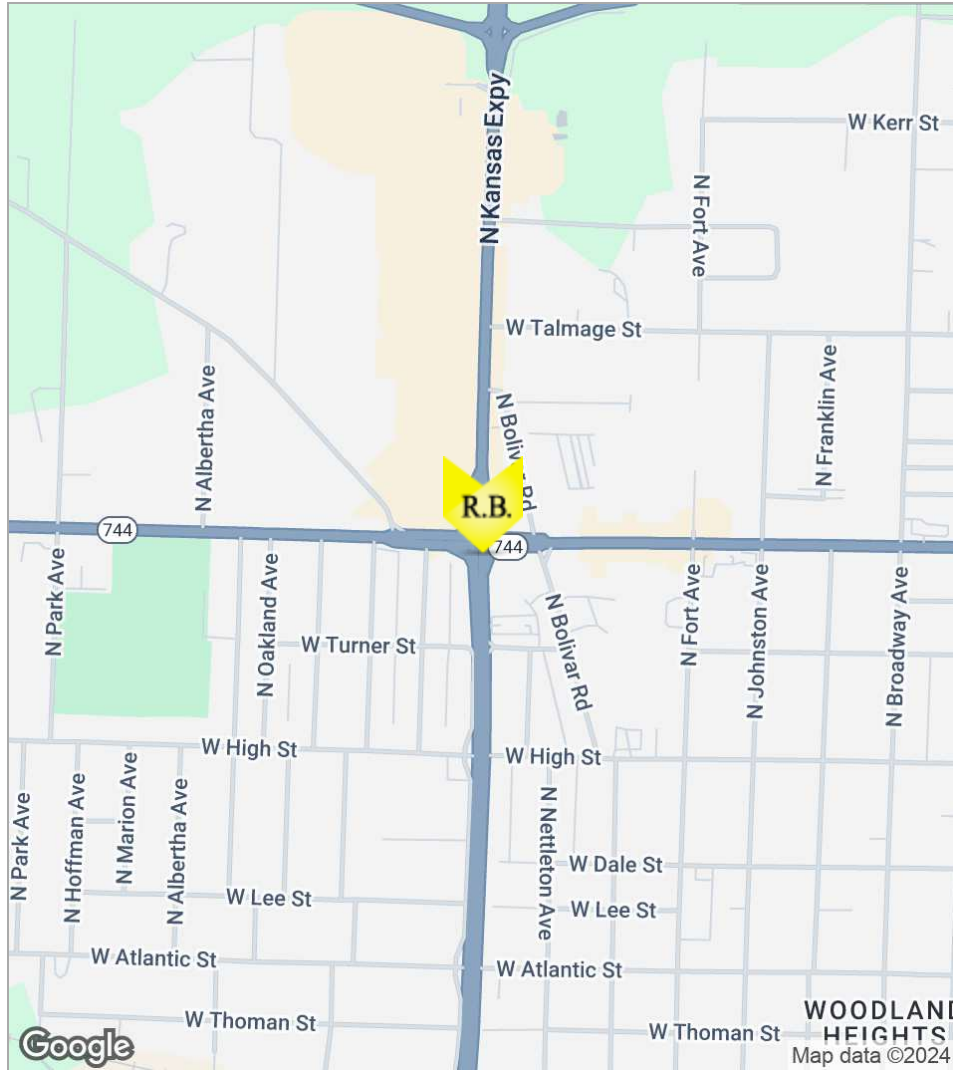


LAND FOR SALE

SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS KEARNEY AT KANSAS, SPRINGFIELD, MO 65803



Location Maps



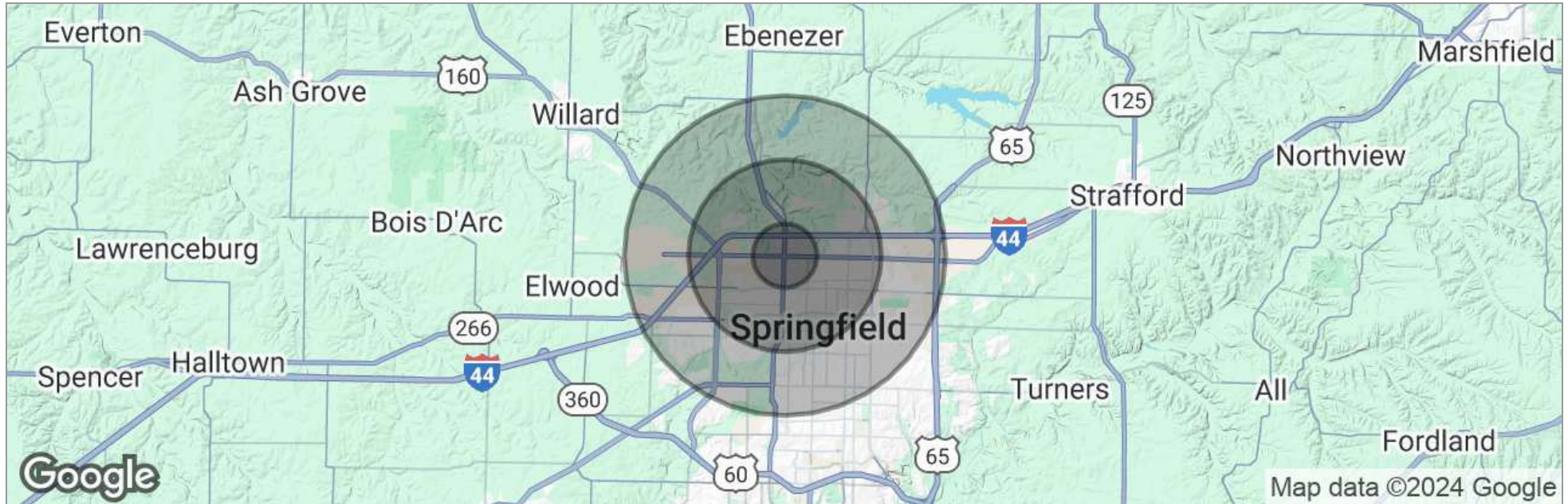
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

**SIGNALIZED HARD CORNER FOR SALE AT KEARNEY AND KANSAS
KEARNEY AT KANSAS, SPRINGFIELD, MO 65803**



Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,522	56,757	121,676
Population Density	2,076	2,007	1,549
Median Age	37.1	33.6	32.4
Median Age (Male)	37.0	33.3	31.8
Median Age (Female)	38.0	34.6	33.4
Total Households	2,748	23,475	50,133
# of Persons Per HH	2.4	2.4	2.4
Average HH Income	\$35,687	\$35,625	\$39,285
Average House Value	\$85,534	\$102,358	\$118,270

* Demographic data derived from 2020 ACS - US Census

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

EXECUTIVE SUMMARY

SPRINGFIELD MSA

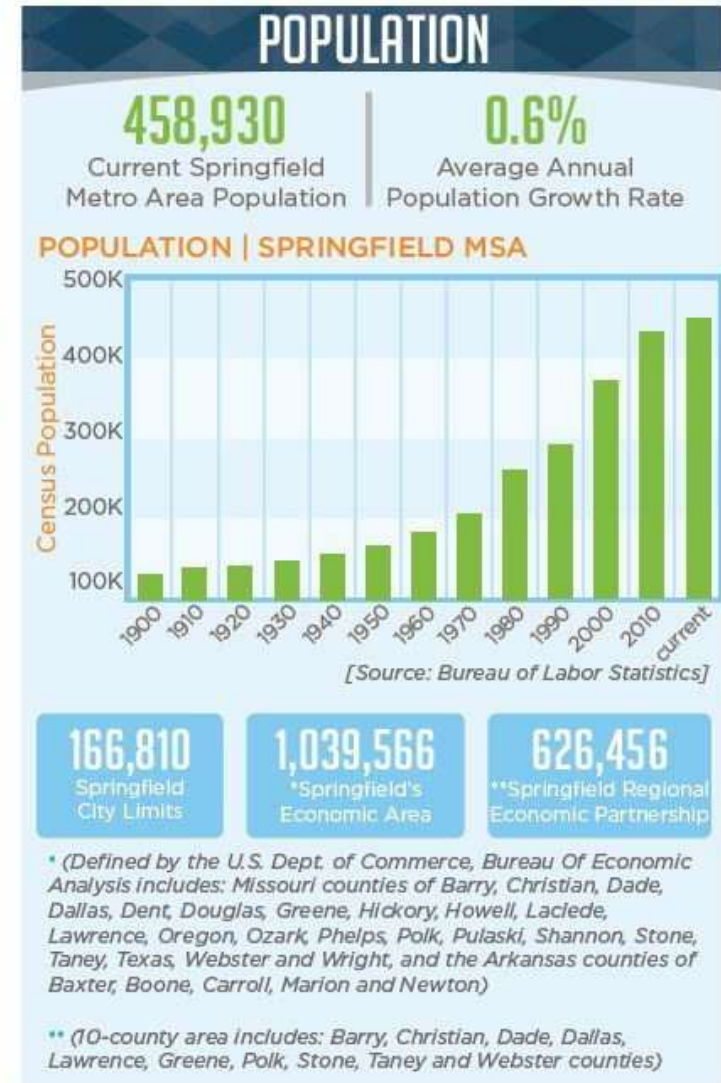
Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

• 3M	• JPMorgan Chase
• Bass Pro	• Kraft Foods
• BKD, LLP	• O'Reilly Auto Parts
• Burlington Northern Santa Fe	• Paul Mueller Company
• Dairy Farmers of America	• Springfield Remanufacturing Corp.
• Expedia, Inc.	• T-Mobile
• Jack Henry & Associates	



Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17

MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
Mercy Health Springfield Community	10,460
CoxHealth Systems	10,069
Walmart Stores, Inc.	3,717
Springfield Public Schools	3,000
Bass Pro Shops Tracker Marine	2,434
United States Government	2,400
State of Missouri	2,331
City of Springfield	2,251
Missouri State University	2,018
Citizens Memorial Healthcare	1,900
SRC Holdings	1,500
Chase Card Services	1,450
O'Reilly Auto Parts	1,200
Prime, Inc.	1,195
Oxford Healthcare	1,189
Ozarks Technical Community College	1,145
TeleTech	1,030
City Utilities of Springfield	983
Burlington Northern Santa Fe Railroad	975
Kraft Heinz Company	938
American National Property & Casualty Co.	910
Expedia, Inc.	900
Jack Henry & Associates, Inc.	899
General Council of the Assemblies of God	850
Burrell Behavioral Health	800
Greene County	800

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.



MISSOURI STATE UNIVERSITY

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	49,010
Missouri State University	22,385
Ozarks Technical Community College	14,396
Drury University	4,215
Southwest Baptist University - Bolivar	2,678
Evangel University	2,006
Cox College of Nursing and Health Sciences	874
Mercy College of Nursing and Health Sciences	730
Baptist Bible College	376
Bryan University	313
Vatterott College	280
Assemblies of God Theological Seminary	205
Forest Institute of Professional Psychology	202
Midwest Technical Institute	121
Webster University	54

Springfield Chamber Data - obtained from springfieldregion.com - updated 4/7/17



DISTANCES TO SPRINGFIELD

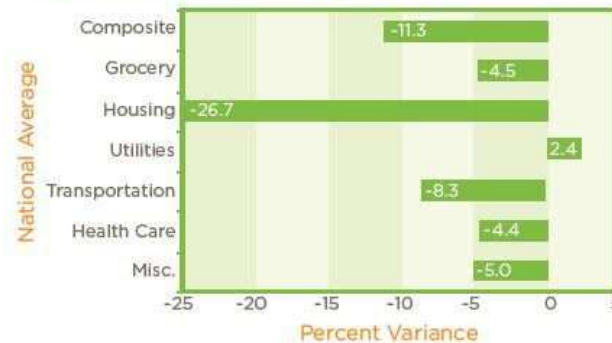
City	Miles	Days/ Rail	City	Miles	Days/ Rail
Kansas City	174	1	Denver	780	1
St. Louis	220	1	Atlanta	845	1
Memphis	285	1	New York	1,196	1
Dallas	430	2	Boston	1,407	2
Chicago	515	3	Los Angeles	1,651	3
Detroit	754	4	Seattle	2,032	4

COST OF LIVING

COST OF LIVING INDEX COMPARISON



COST OF LIVING CATEGORIES



[Source: Council for Community & Economic Research]

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

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ross@rbmurray.com
MO #2004035357

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)

EST. 1909