

FOR SALE

4620 N. WILLARD ROAD | SPRINGFIELD, MO 65803



PROPERTY SUMMARY

LIST PRICE	\$99,000
LOT SIZE	.96 m/l acres
ZONING	HM
MARKET	Springfield
TAXES	\$209.19

PROPERTY OVERVIEW

Prime Commercial lot located adjacent to the Springfield-Branson Airport ! Convenient access to US Highway 44. This .92 acre lot with level topography and endless possibilities! Gas, water, and electric utilities are on Willard Rd. Zoned HM Heavy Manufacturing and located within the City Limits of Springfield MO. Also located in Airport Overlay District AO-1 with some restrictions. Springfield Missouri is the 3rd largest city in Missouri. Greene County is the County seat. Buyer and Buyers agent to perform their own due diligence for information correctness.

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 **MURNEY COMMERCIAL**
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LAND

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AERIAL MAP VIEW

AERIAL MAP



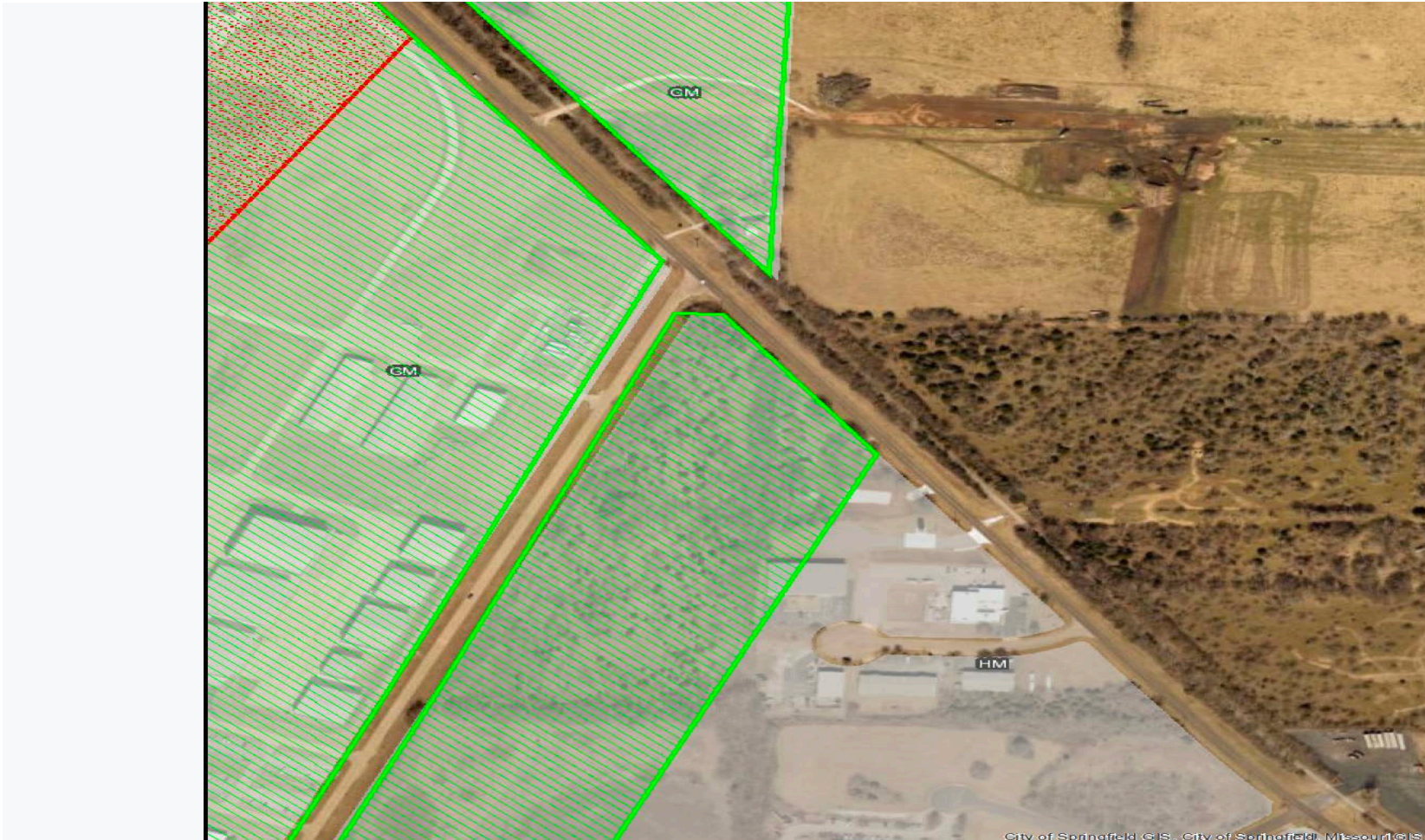
ZONING MAP



LAND

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AIRPORT OVERLAY DISTRICT-1



LAND

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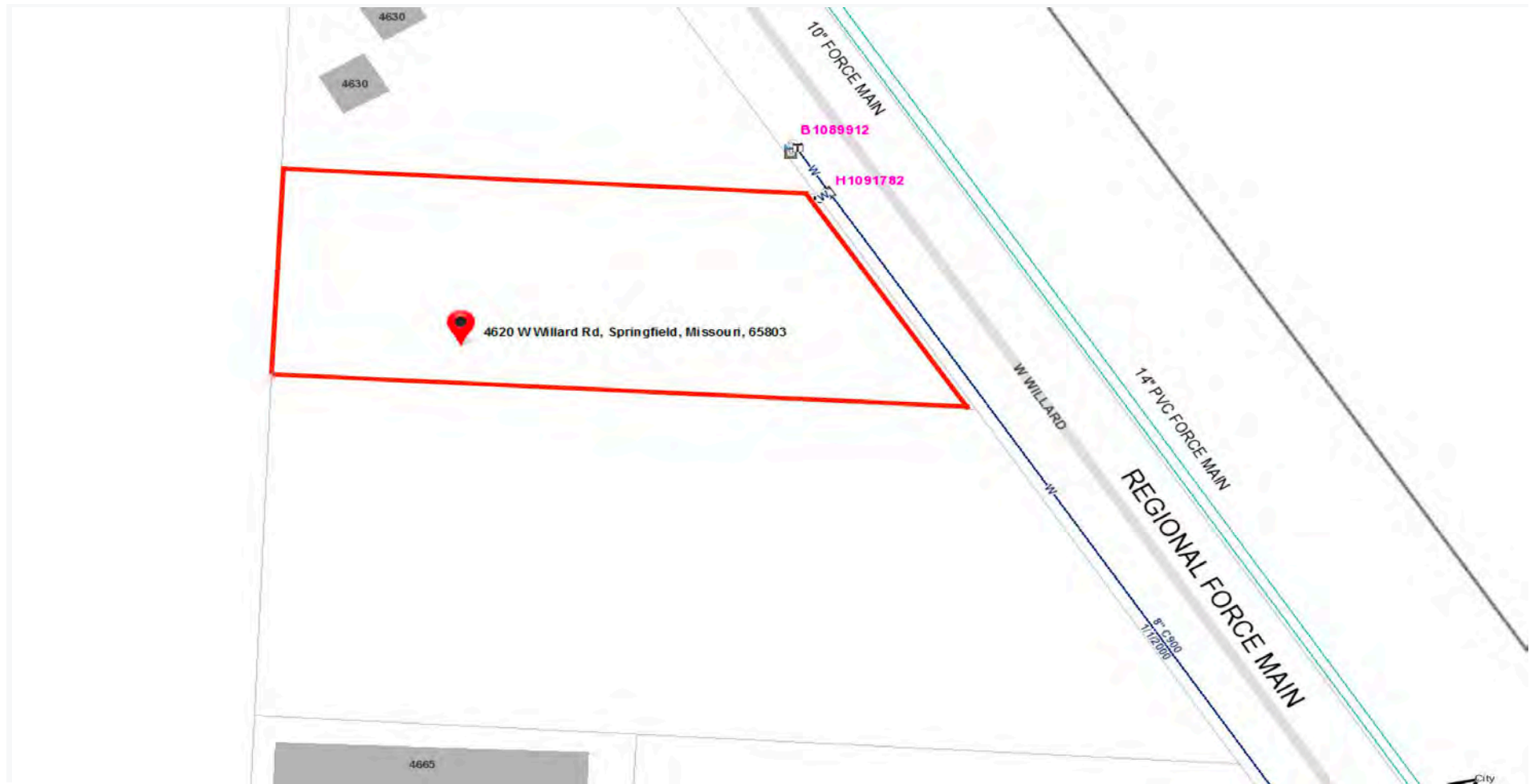
UTILITIES: GAS



LAND

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UTILITIES: WATER



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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.