



LAND FOR SALE

VACANT LOTS FOR SALE | 2407 - 2413 S. JEFFERSON | 2407 - 2413 SOUTH JEFFERSON AVENUE, LEBANON, MO 65536

- Easy access to I-44
- Zoned M1 - Industrial
- Adjacent to Meek's Lumber
- First time offered for sale

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary**PROPERTY SUMMARY****Sale Price:** \$219,542 - \$494,406**2025 Taxes:** Lots 1 & 2: \$1,760.41
Lots 4 - 8: \$2,619.96**Lot Size:** 6.22 Acres**Zoning:** M1 - Industrial

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

PROPERTY OVERVIEW

Vacant lots available for sale in Lebanon. These lots are located adjacent to Meek's Lumber with easy access to I-44. Great visibility. Lebanon is a growing community with more than 15,000 residents and an economy ranked 15th in the state for manufacturing employment. It is located approximately 55 miles northeast of Springfield. These lots are zoned M1. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Easy access to I-44
- Zoned M1 - Industrial
- Adjacent to Meek's Lumber

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2407 - 2413 SOUTH JEFFERSON AVENUE, LEBANON, MO 65536



Land Lots



LOT #	ADDRESS	SIZE	PRICE
1 & 2	2407 & 2408 S. Jefferson	1.68 Acres	\$219,542
4 - 8	2409 - 2413 S. Jefferson	4.54 Acres	\$494,406

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Aerial



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Retail Map



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100 Years
SINCE 1909

Retail Map

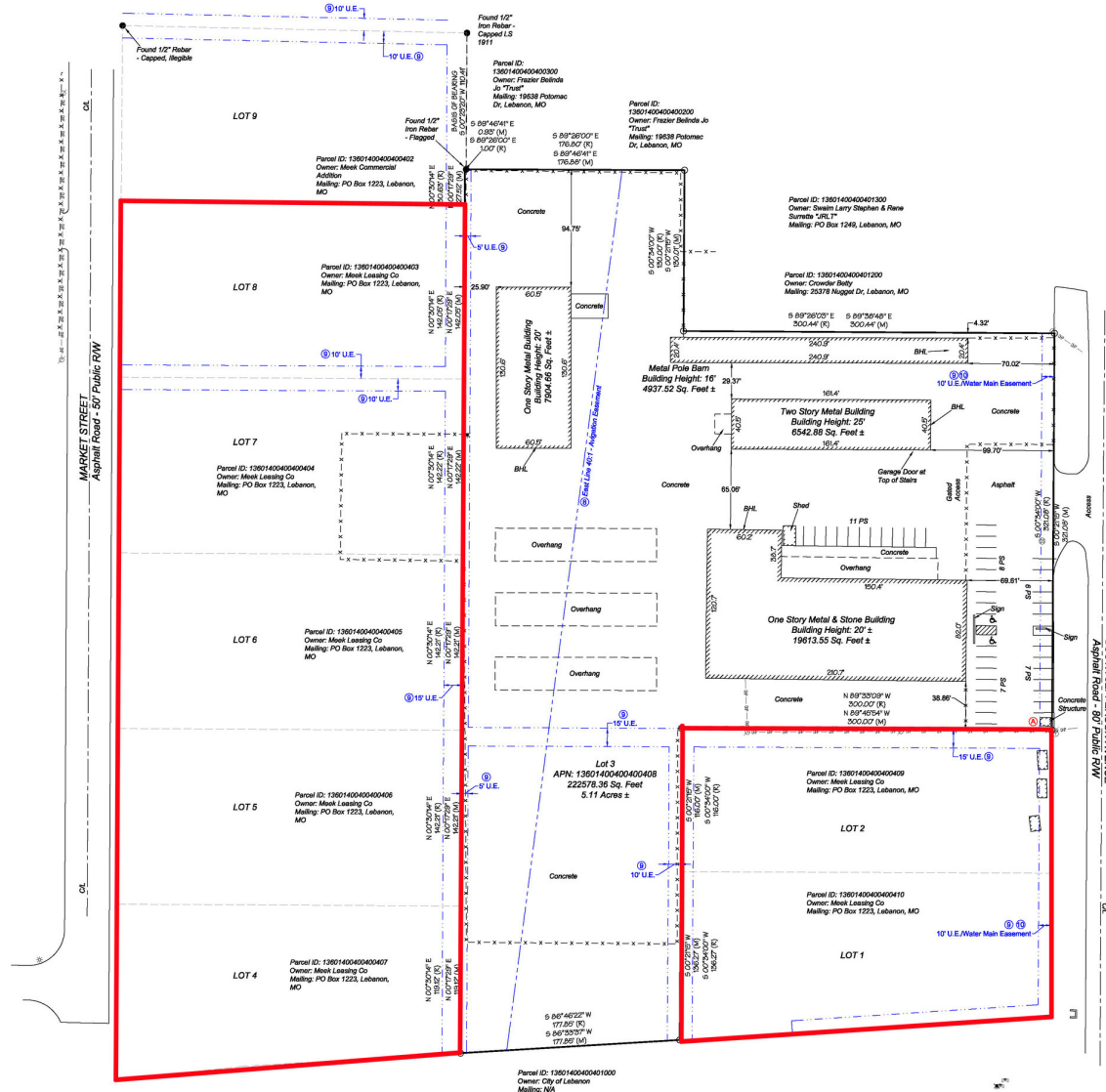


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Site Plans



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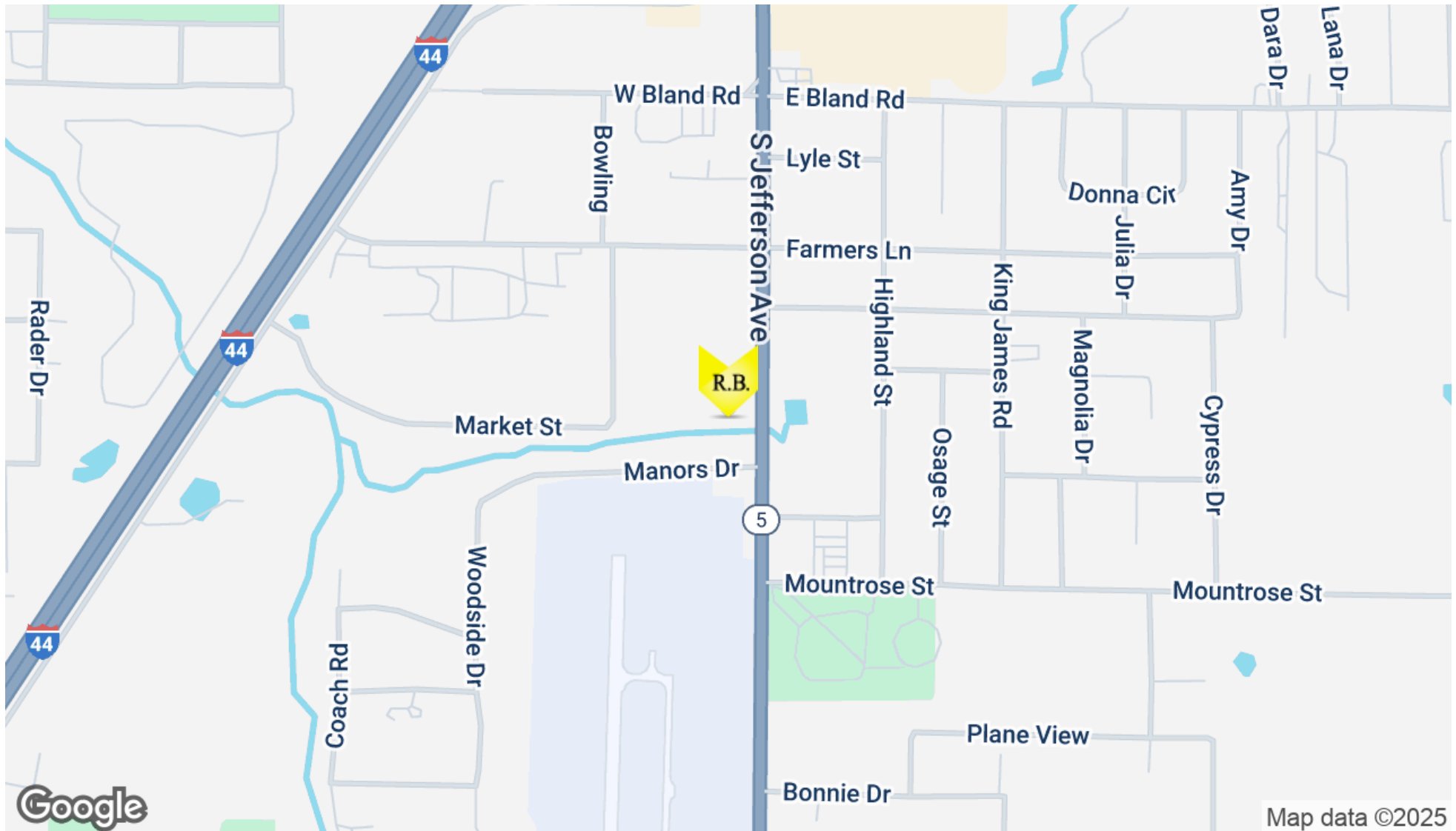
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Location Map



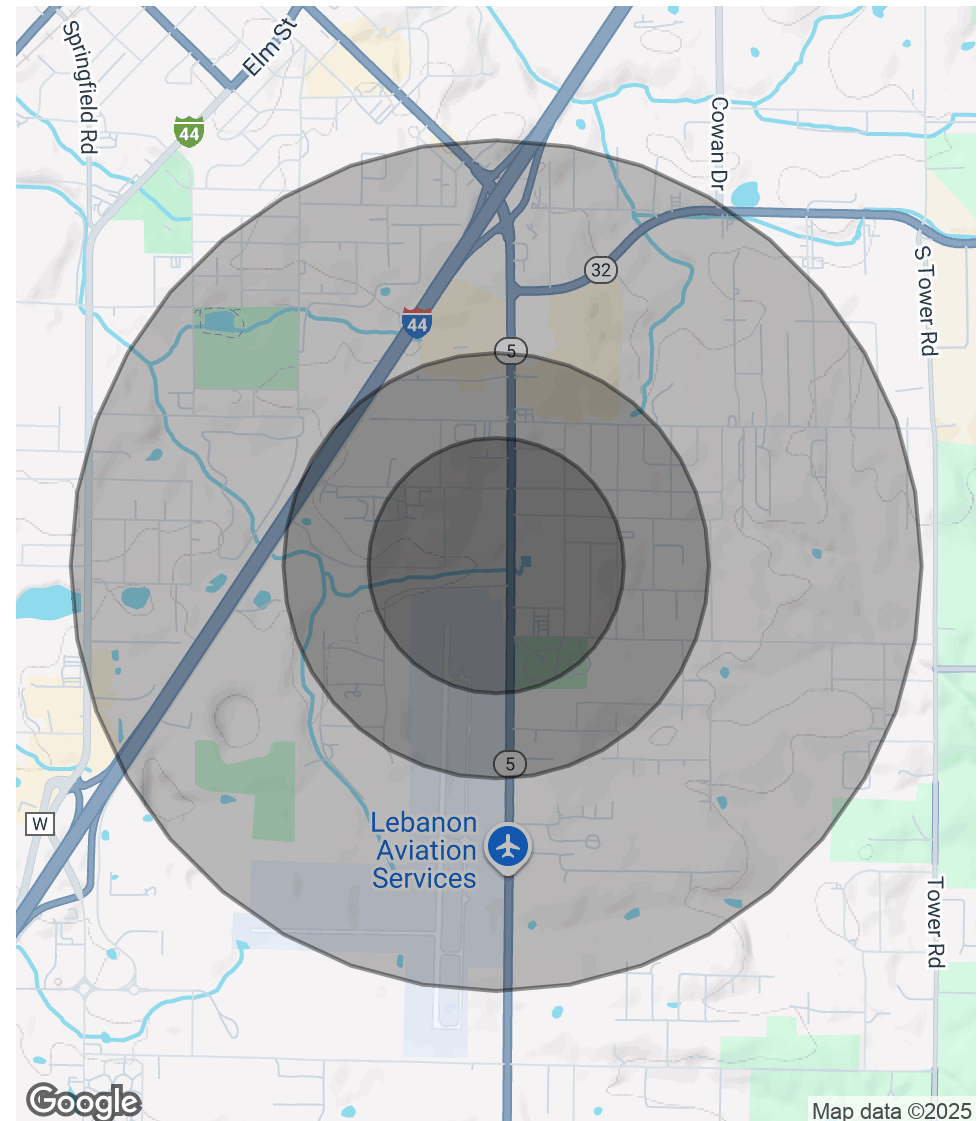
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	66	346	2,154
Average Age	48	48	44
Average Age (Male)	47	47	43
Average Age (Female)	49	49	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	29	153	876
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$97,627	\$98,703	\$82,957
Average House Value	\$256,843	\$264,424	\$255,680

Demographics data derived from AlphaMap



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

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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

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

Memberships & Affiliations

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