



LAND FOR SALE

VACANT LAND FOR SALE | BRANSON HILLS PARKWAY AT PINEHURST DRIVE, BRANSON, MO 65616

- Located in Branson Hills Development
- Zoned Planned Development
- Hard Corner Retail or Office Pad Site
- High Growth Area
- Just off Highway 65
- Pinehurst Drive is the entrance of Branson Hills Golf Club

EST. 1909

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Executive Summary



PROPERTY OVERVIEW

Vacant lot available for sale on Branson Hills Parkway. This property is located in the Branson Hills Development just across from the Recplex and near the Branson Hills Golf Club. The Shoppes at Branson Hills retail corridor is located just to the south of the property with retailers including Home Depot, Target, Walmart Supercenter, Kohl's, Pier 1 Imports, Best Buy, and others. The property is zoned Planned Development. Easy access to Highway 65. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Hard corner retail or office pad site
- Located in Branson Hills Development near the Branson Hills Golf Club
- Zoned Planned Development
- Easy access to Highway 65
- Utilities include: underground electricity, public water, gravity sewer line, and natural gas
- High growth area
- Just off Highway 65
- Pinehurst Drive is the main entrance of Branson Hills Golf Club
- Special Assessment CID Tax: \$3,425.73

PROPERTY SUMMARY

Sale Price: \$226,404

Taxes: \$5,678.77 (2024)

Lot Size: 0.99 Acres

Zoning: PD - Commercial

Cross Streets: Branson Hills Pkwy & Pinehurst Drive

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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Aerial



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Retail Map



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Retailer Map



Google

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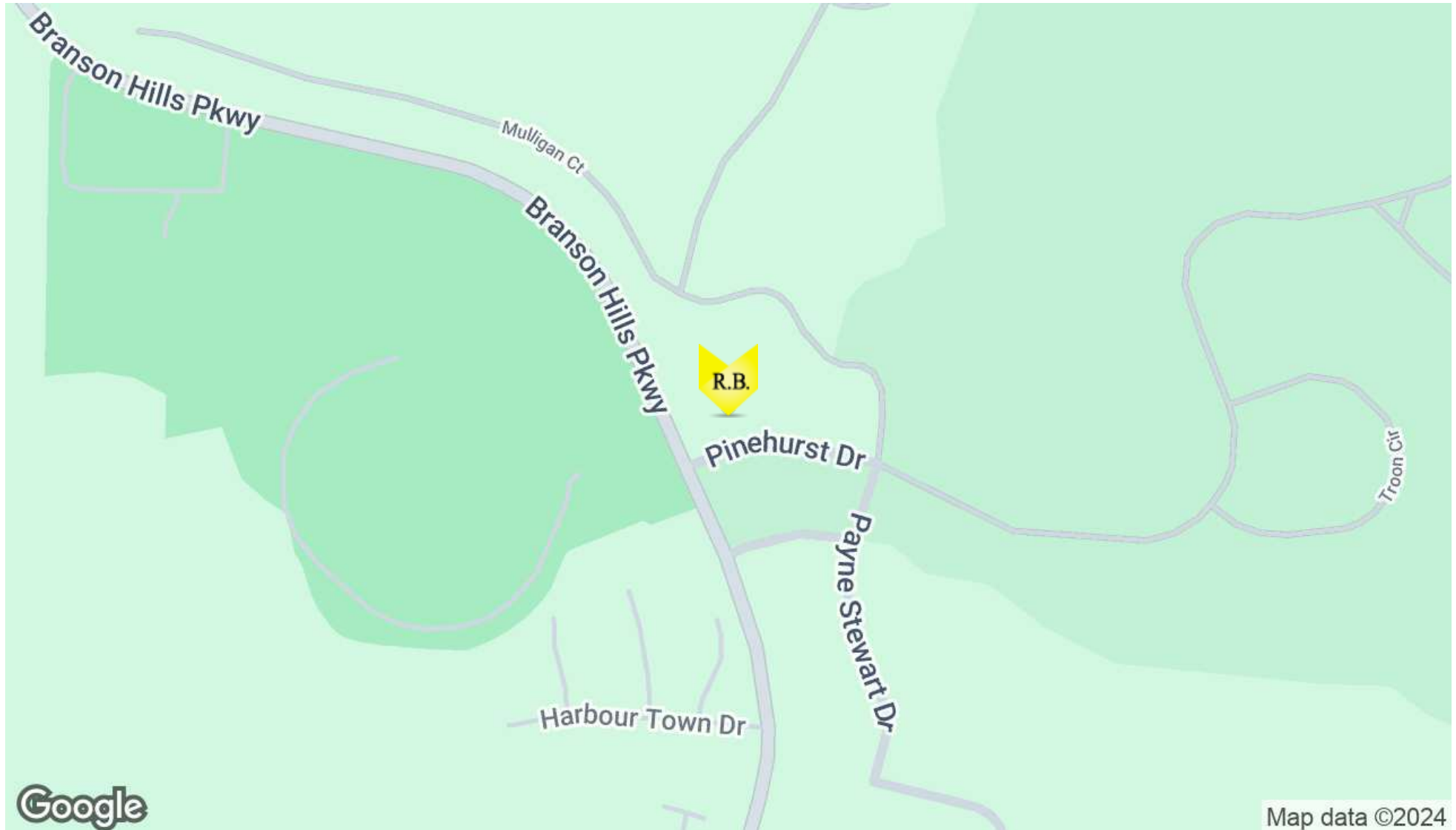
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Location Maps



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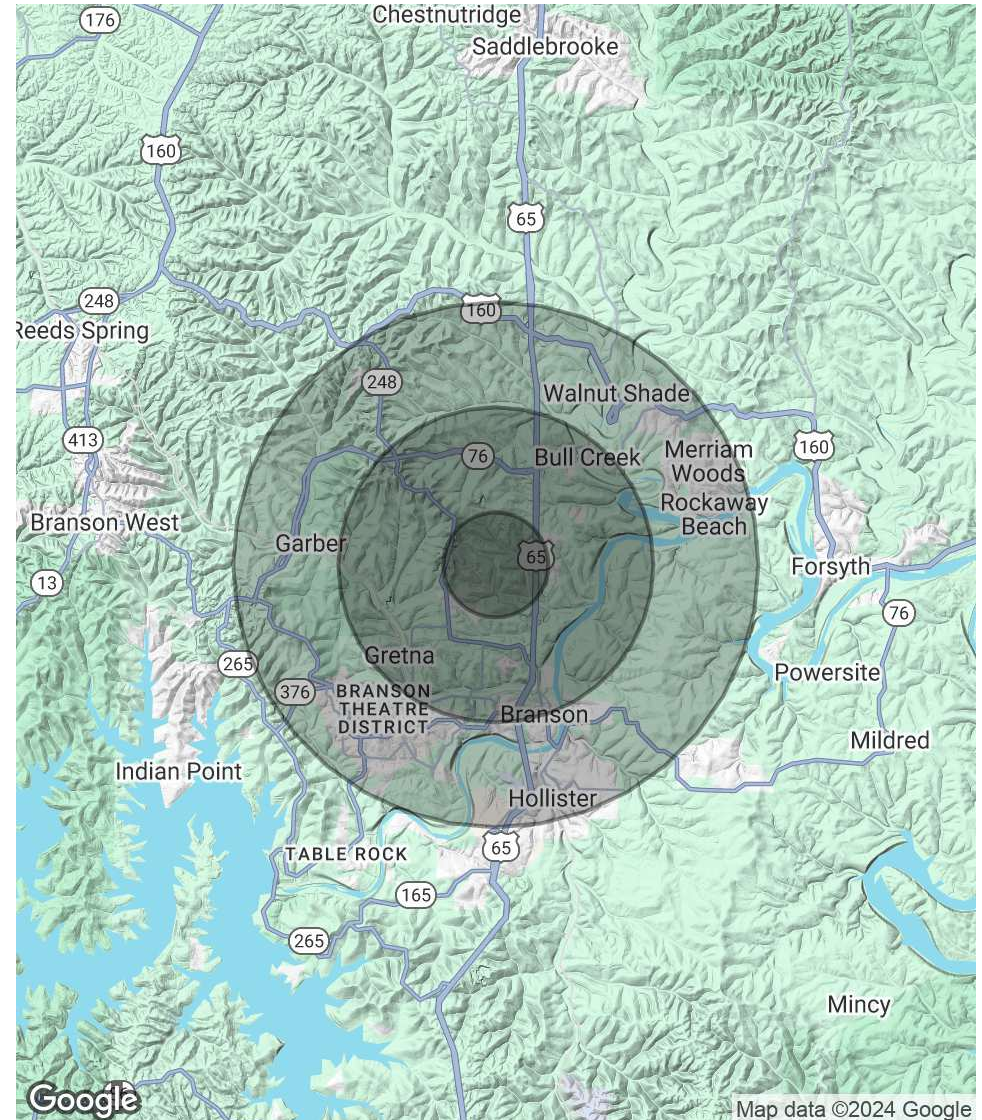


Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	943	12,197	28,155
Average age	45.5	38.5	38.5
Average age (Male)	31.7	33.7	35.0
Average age (Female)	48.3	39.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	460	5,420	14,415
# of persons per HH	2.1	2.3	2.0
Average HH income	\$64,812	\$64,257	\$47,041
Average house value	\$225,612	\$194,914	\$152,430

** Demographic data derived from 2020 ACS - US Census*



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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