



# INDUSTRIAL LAND FOR SALE

INDUSTRIAL LAND FOR SALE | 1192 SOUTH STATE HIGHWAY MM, REPUBLIC, MO 65802

- First time to market
- Commercial zoning in place (M-2)
- Located near Amazon's new distribution center & Convoy of Hope
- Easy access to I-44 and James River Freeway

EST. 1909

2225 S. Blackman Road  
 Springfield, MO 65809  
 417.881.0600  
[rbmurray.com](http://rbmurray.com)

Ryan Murray, SIOR, CCIM, LEED AP, CPM  
 417.881.0600  
[ryan@rbmurray.com](mailto:ryan@rbmurray.com)

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

Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$395,000
<b>Taxes:</b>	\$1,165.91 (2024)
<b>Lot Size:</b>	4.0 Acres
<b>Zoning:</b>	M2 - Heavy Manufacturing
<b>Utilities:</b>	Gas, Electric, Well, & Septic

**PROPERTY OVERVIEW**

First time to market, industrial land for sale on State Hwy MM just south of I-44. The property has easy access to I-44 and James River Freeway. Located near the new Amazon Distribution Center and Convoy of Hope. The property is approximately 4 acres and was recently rezoned by the City of Republic to M2 - Heavy Manufacturing. There is a 1,408± SF house on the property, but it is being marketed for the land value. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- First time to market
- Situated near Amazon's new distribution center
- Easy access to James River Freeway and I-44
- Located between Springfield and Republic
- The property has a 1,408± SF house, but is being sold for the value of the land
- 1.5B in investment in the corridor between now and 2025
- Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
- Amazon Fulfillment Center - \$150M – 1,800 employees
- Iron Grain mixed-use development \$65M – under construction – Spring 2024
- Investment into Infrastructure:
  - \$12.5M to 5 Lane MM Highway From I-44 to James River
  - \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road103. This intersection will see AM and PM peaks of close to 60k cars a day
- City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development

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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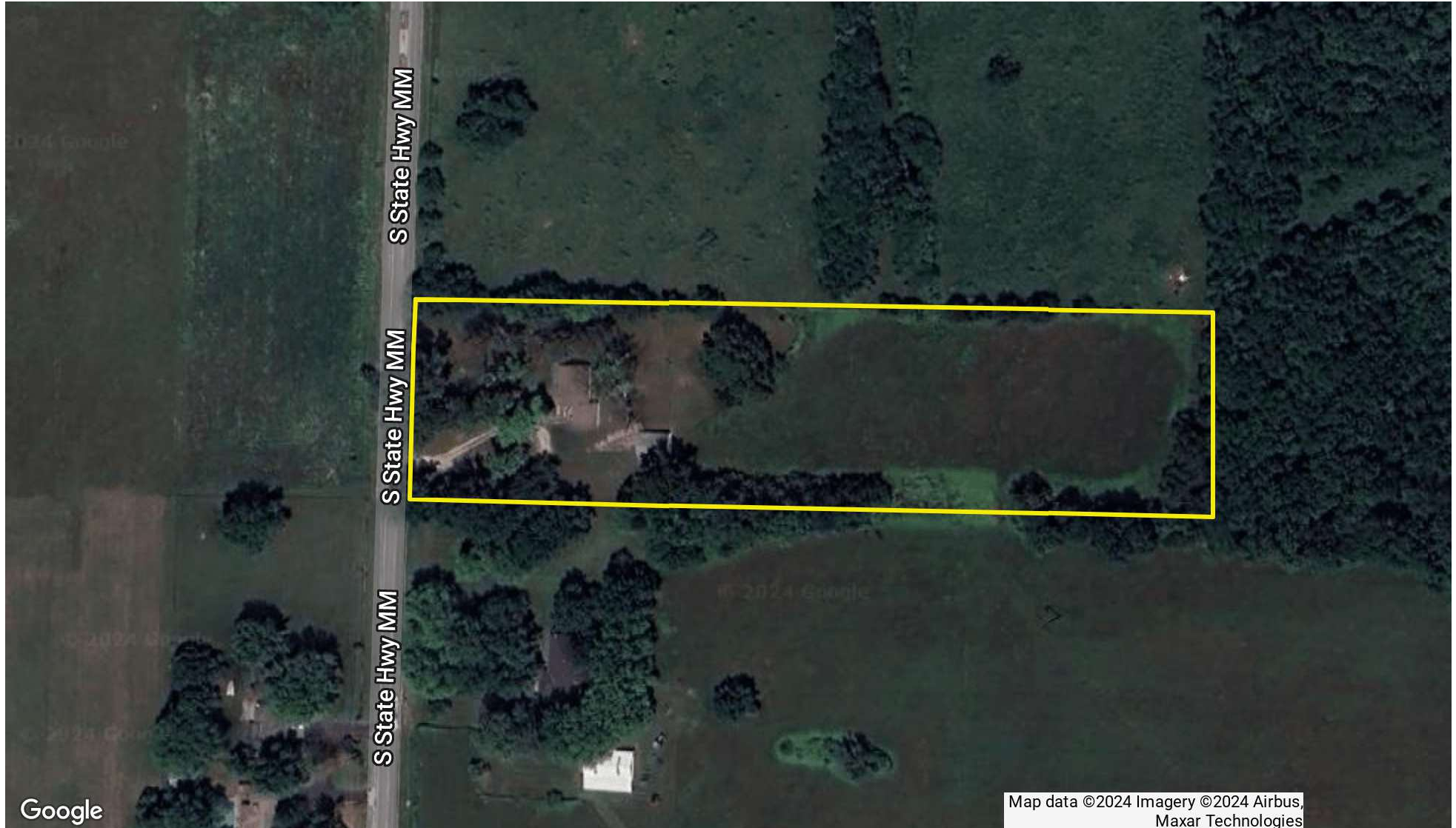
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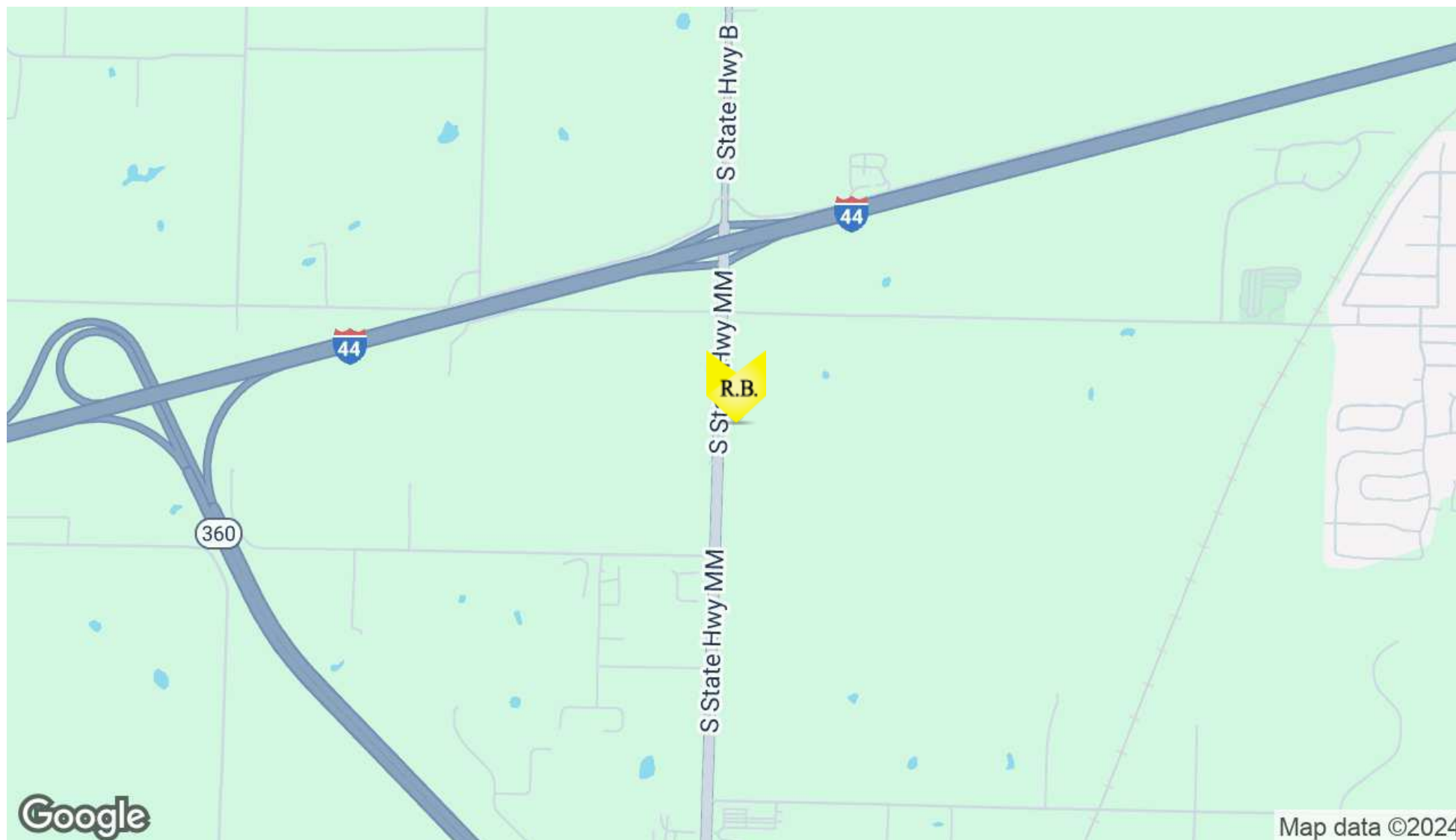
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Location Map



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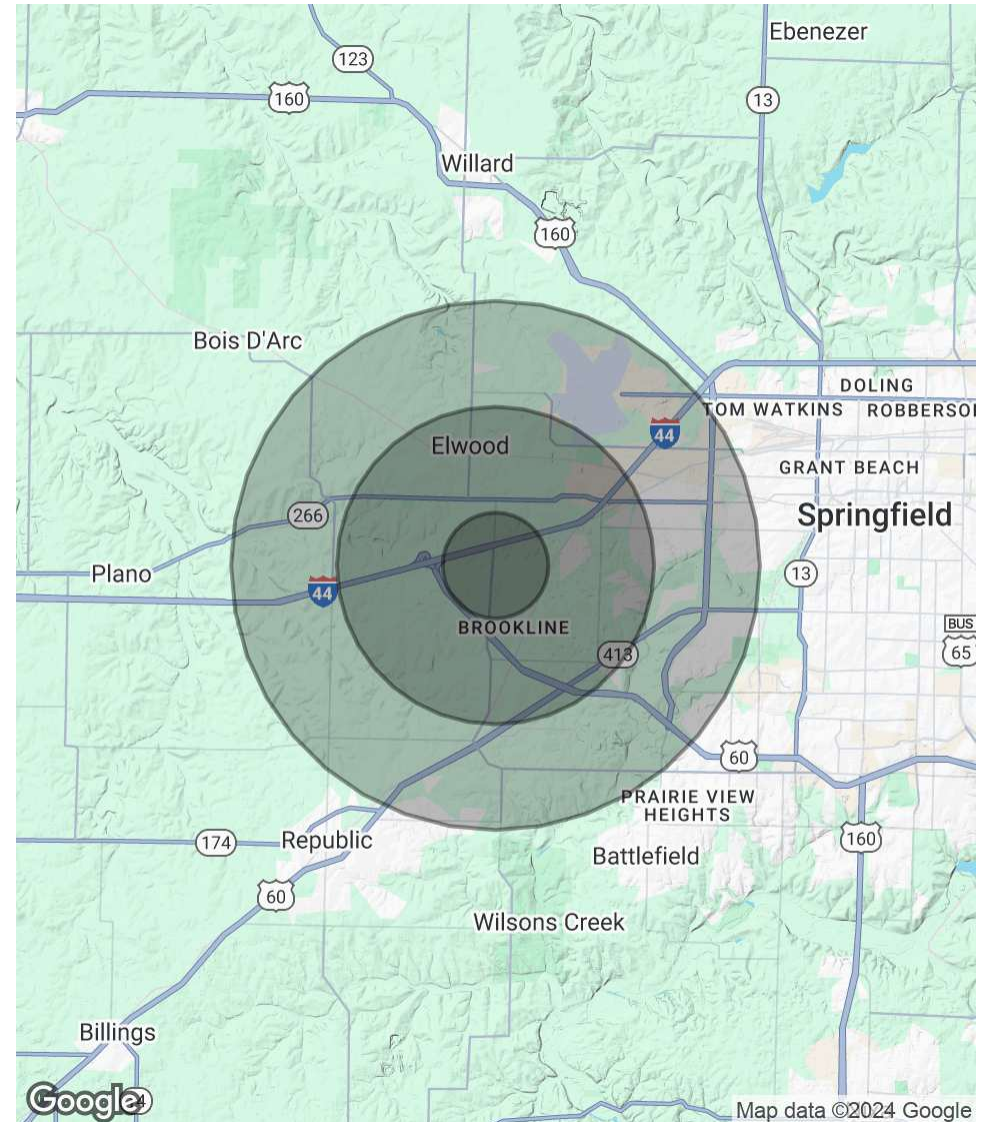
**Demographics Map & Report**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	673	7,938	34,343
Average Age	35.7	33.6	37.0
Average Age (Male)	36.4	33.3	35.9
Average Age (Female)	31.3	32.9	37.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	257	3,257	15,429
# of Persons per HH	2.6	2.4	2.2
Average HH Income	\$91,139	\$74,593	\$62,333
Average House Value	\$175,828	\$156,080	\$140,062

2020 American Community Survey (ACS)



**Advisor Bio**

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

**Chief Executive Officer**2225 S. Blackman Road  
Springfield, MO 65809T 417.881.0600  
ryan@rbmurray.com  
MO #2007030465**Professional Background**

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

**Memberships & Affiliations**

SIOR, CCIM, LEED AP, CPM