



LAND FOR SALE

VACANT LAND FOR SALE | 307 W. STATE HIGHWAY 174, REPUBLIC, MO 65738

- Located in one of the fastest growing cities in Missouri
- Zoned C1 - Commercial
- Easy access to Republic's main retail corridor
- First time available
- 1/2 mile from Republic's major retail trade area

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
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Ross Murray, SIOR, CCIM
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R.B. MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$450,000

Taxes: \$325.68 (2024)

Lot Size: 5.58 Acres

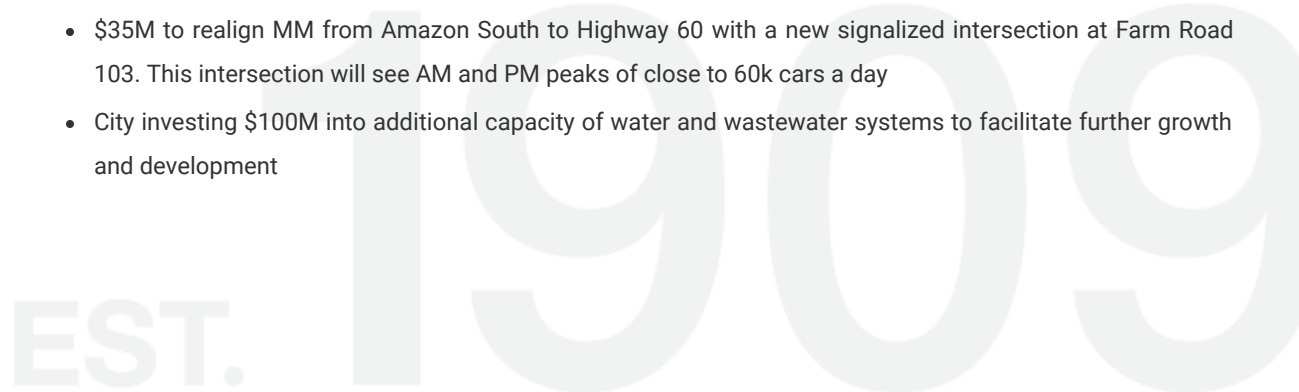
Zoning: C1 - Commercial

PROPERTY OVERVIEW

Vacant land now available for sale in Republic. The property is zoned C1 - Commercial and located in one of the fastest growing cities in Missouri. Republic will see \$1.5 billion in investments through 2025. The property has easy access to Republic's main retail corridor and surrounding highways. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located in one of the fastest growing cities in Missouri
- Zoned C1 - Commercial
- 1.5B in investment in Republic 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 Freeway
 - \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road 103. 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



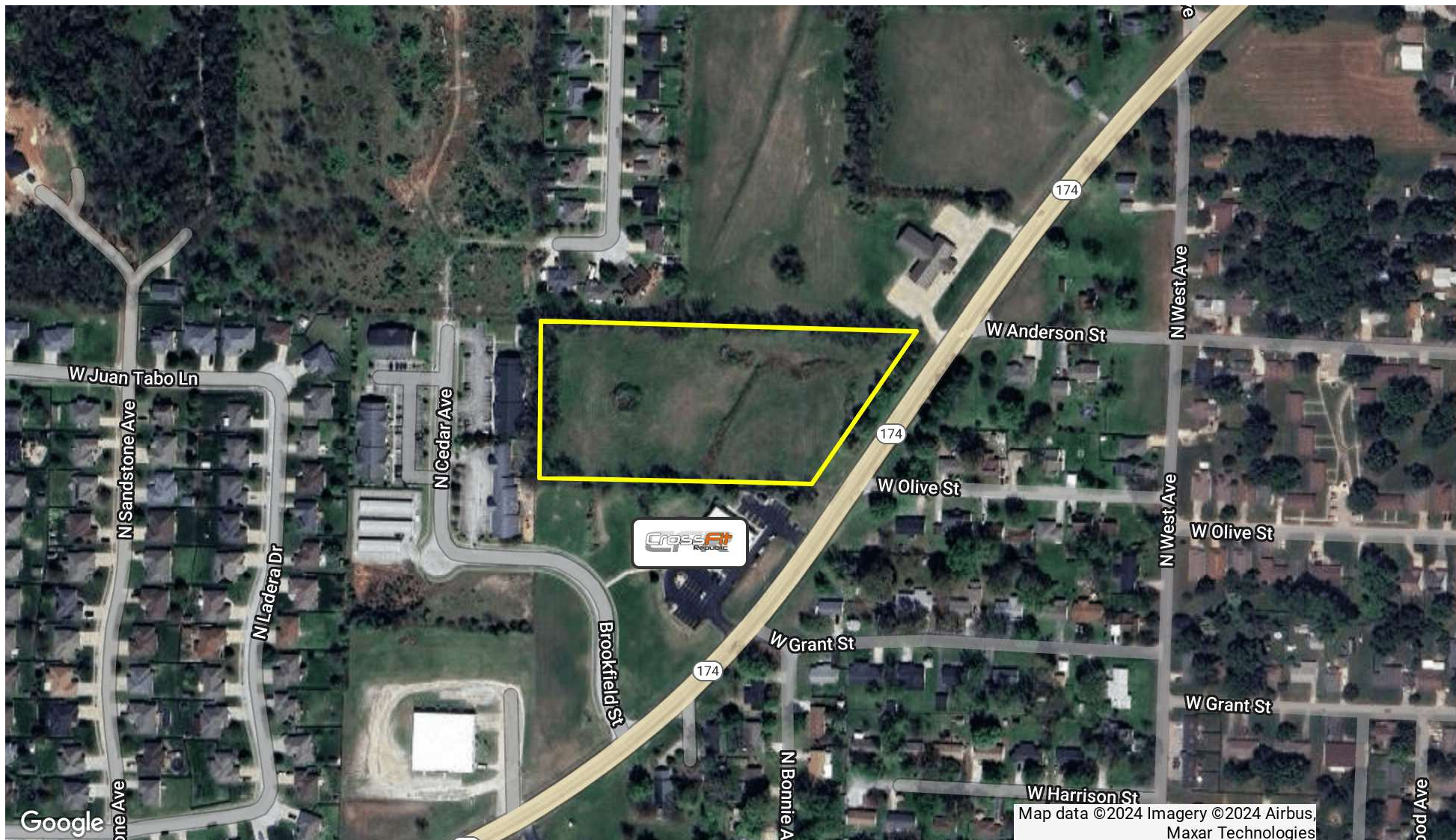
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Retailer Map



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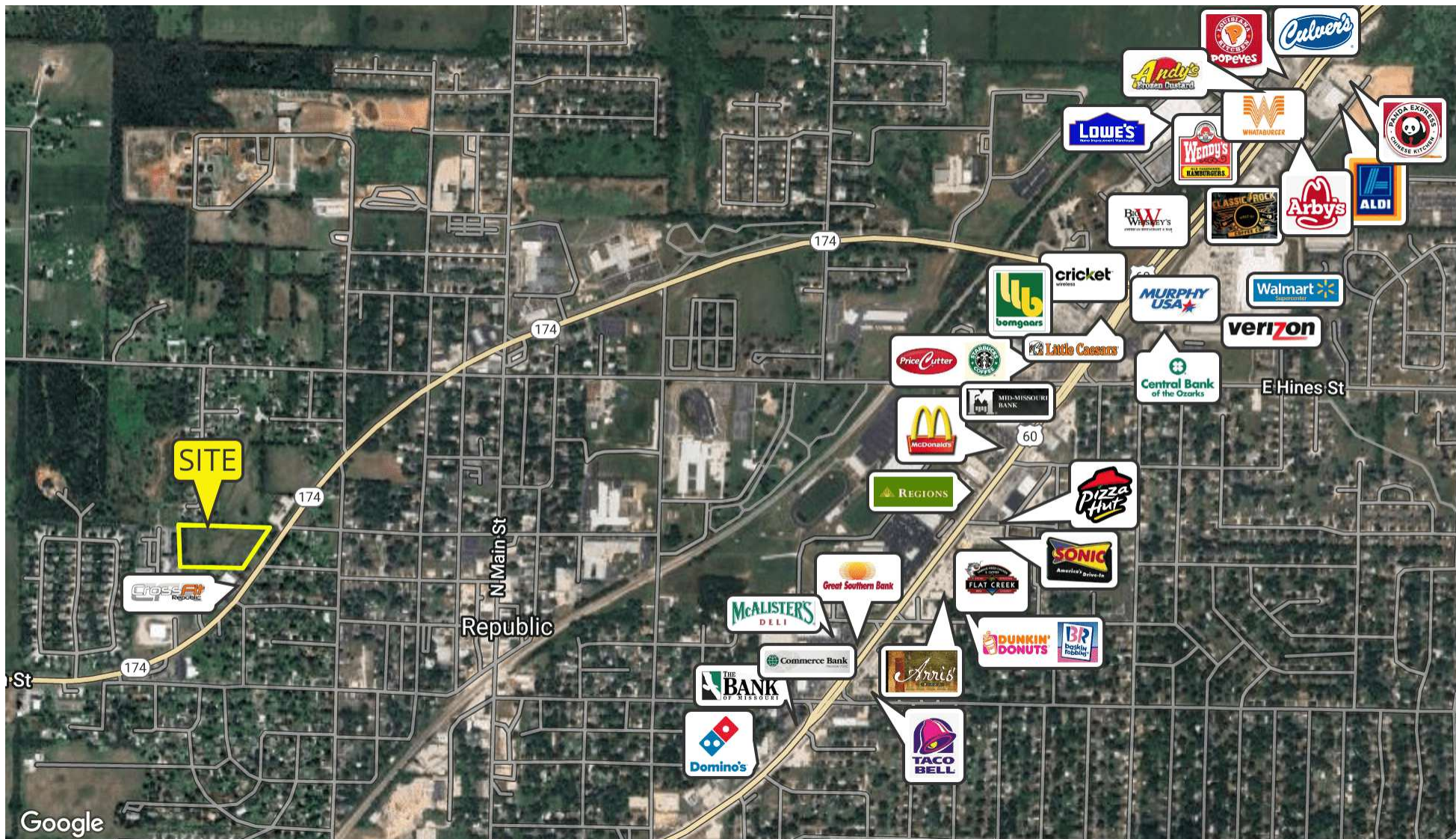
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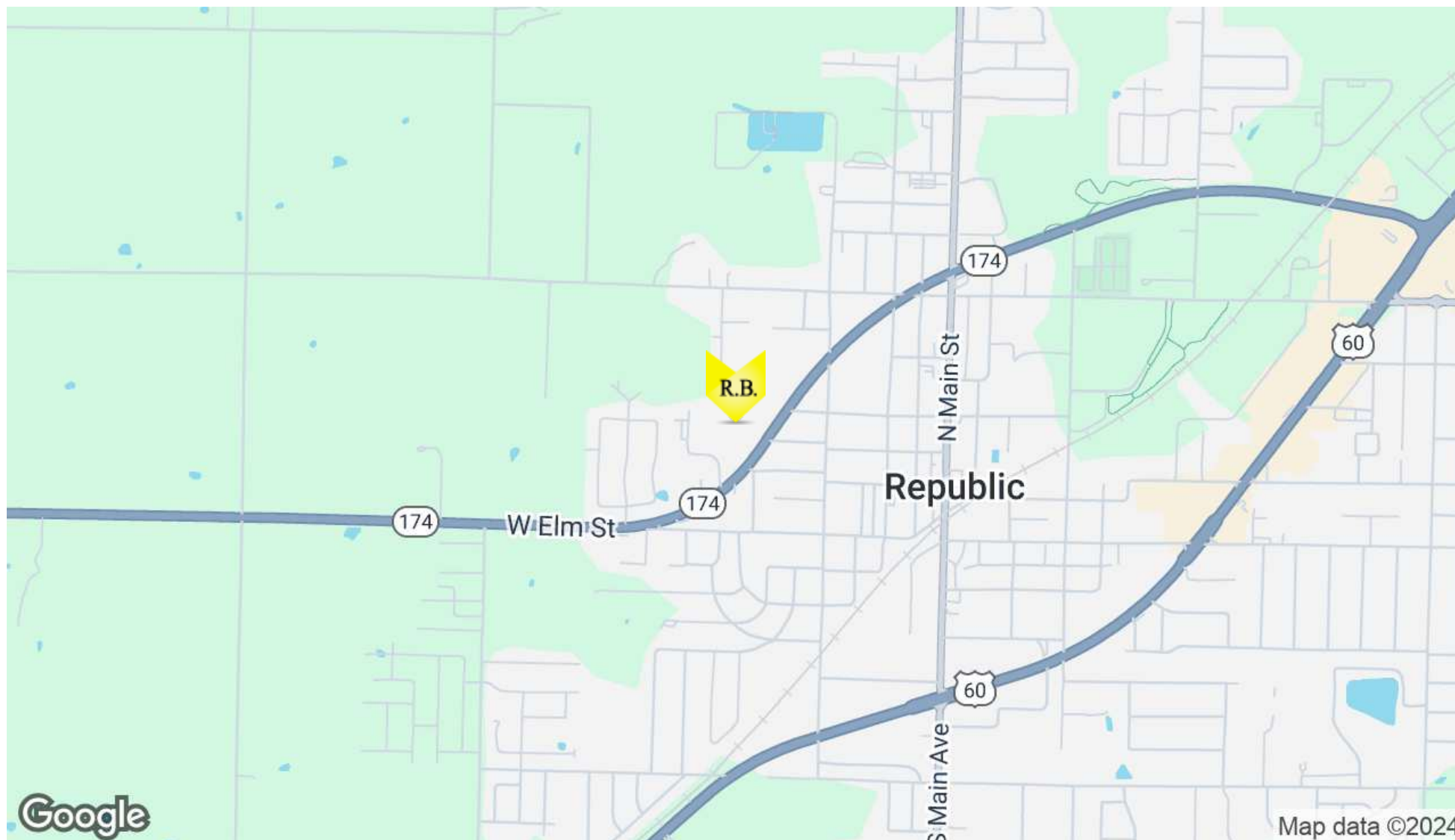
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Location Map



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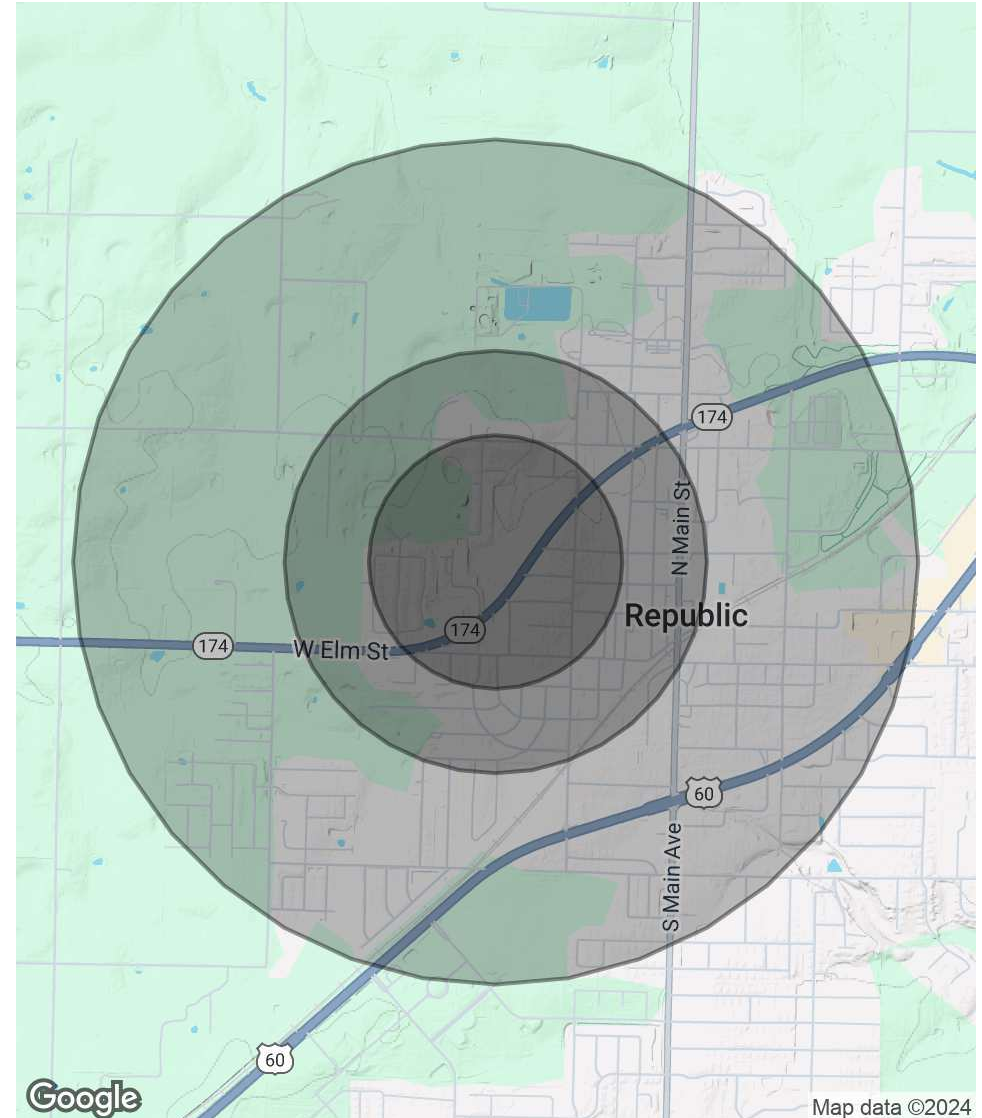


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	640	1,470	4,460
Average Age	39	39	38
Average Age (Male)	37	37	36
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	251	592	1,737
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,762	\$81,913	\$82,436
Average House Value	\$252,617	\$237,269	\$234,256

Demographics data derived from AlphaMap



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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