



RETAIL/OFFICE LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE | WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807

- Located just south of James River Freeway
- Also offered as Build-to-Suit
- Fully signalized intersection
- Final platted with road infrastructure, water detention, and utilities in place

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$10.50 - \$11.50 / SF
Taxes:	\$73,202.19 (2024) All lots combined
Lot Size:	6.34 Acres
Zoning:	Commercial
Cross Streets:	Republic Road and State Hwy FF
Traffic Count:	Highway FF: 16,468 Republic Rd: 8,280

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

PROPERTY OVERVIEW

Lots available for sale in the Wilson Creek Marketplace located at the northwest corner of West Republic Road and State Hwy FF. Also offered as a build-to-suit. Lots are included in a TIF, CID and NID district. For a full price offer at the list price, Seller agrees to pay the remaining NID balance at closing for the lot being purchased. All utilities available. Regional water detention. Easy access to James River Freeway.

Newly developed trade area. Over 1,200+ surrounding newer rooftops and new high quality multi-family development adjacent to subject property. Recently completed James River Church West is one block North. James River Freeway is located 1/2 mile north. The subject property is ideal for retail, office, restaurant or mixed use. Russell Cellular currently anchors the subject development with the regional headquarters consisting of 42,000± SF office campus. The city of Battlefield is pro-growth and the entire community is currently experiencing positive new growth annually. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Fully signalized intersection
- Property is final platted with road infrastructure, water detention, and utilities in place
- Located in the city of Battlefield, MO, one of the faster growing communities to adjoining Springfield, MO
- Seller would consider built to Suit
- Lot 5 is ±1.345 acres priced at \$11.50/SF
- Lot 6 is ±1.405 acres priced at \$10.50/SF
- Lot 8 is ±1.398 acres priced at \$10.50/SF
- Lot 9 is ±1.19 acres priced at \$10.50/SF
- Lot 10 is ±0.998 acres priced at \$11.50/SF

RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE

WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Land Lots



STATUS	LOT #	ADDRESS	SIZE	PRICE
Available	5	4120 W Wilderness St.	58,606 SF	\$11.50 / SF
Available	6	4070 Wilson Creek Marketplace Rd.	61,212 SF	\$10.50 / SF
Available	8	4140 Wilson Creek Marketplace Rd.	60,894 SF	\$10.50 / SF
Available	9	4160 Wilson Creek Marketplace Rd.	51,851 SF	\$10.50 / SF
Available	10	4180 Wilson Creek Marketplace Rd.	43,454 SF	\$11.50 / SF

RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE

WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Plat



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

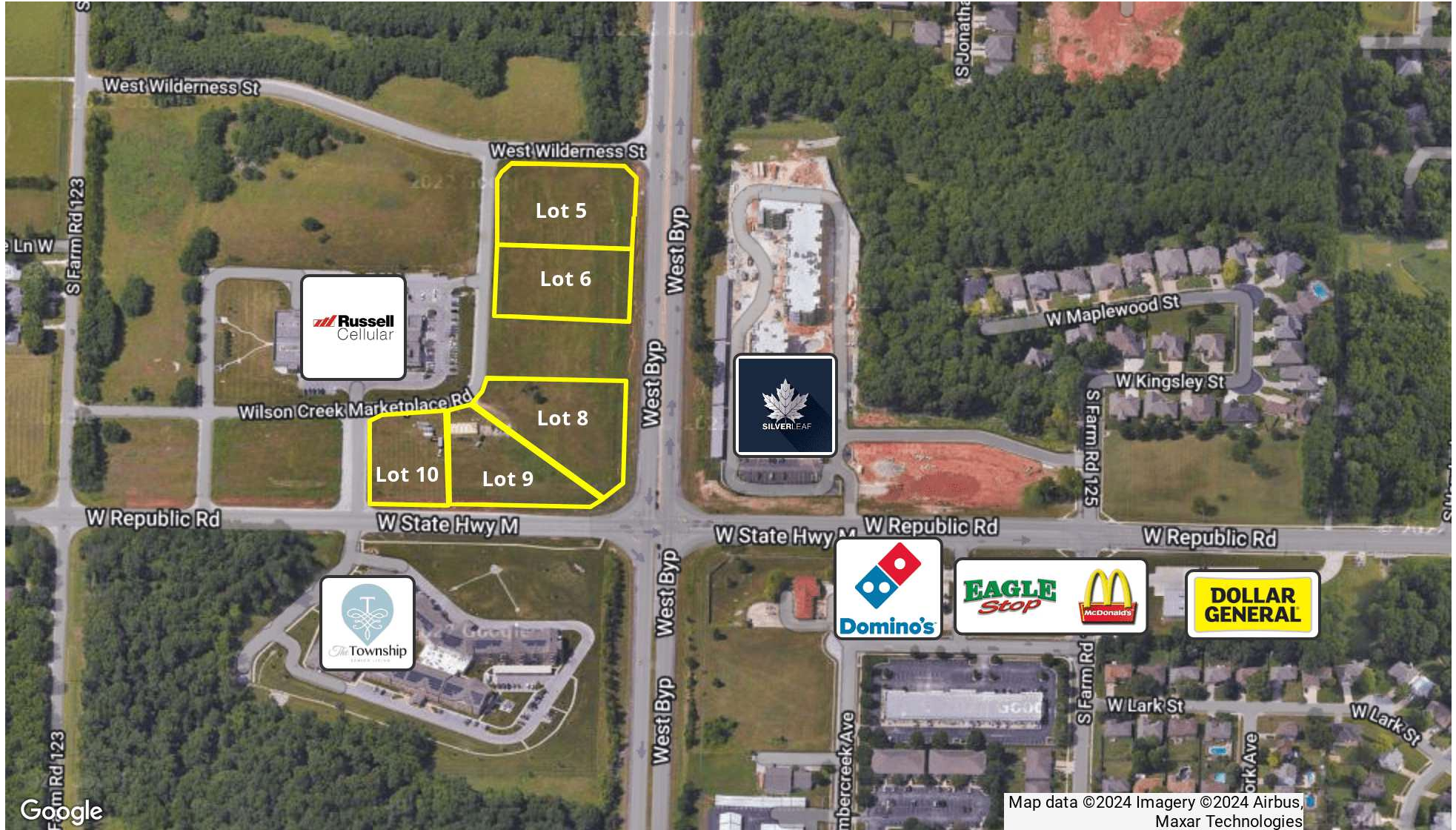
RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE

WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Retailer Map



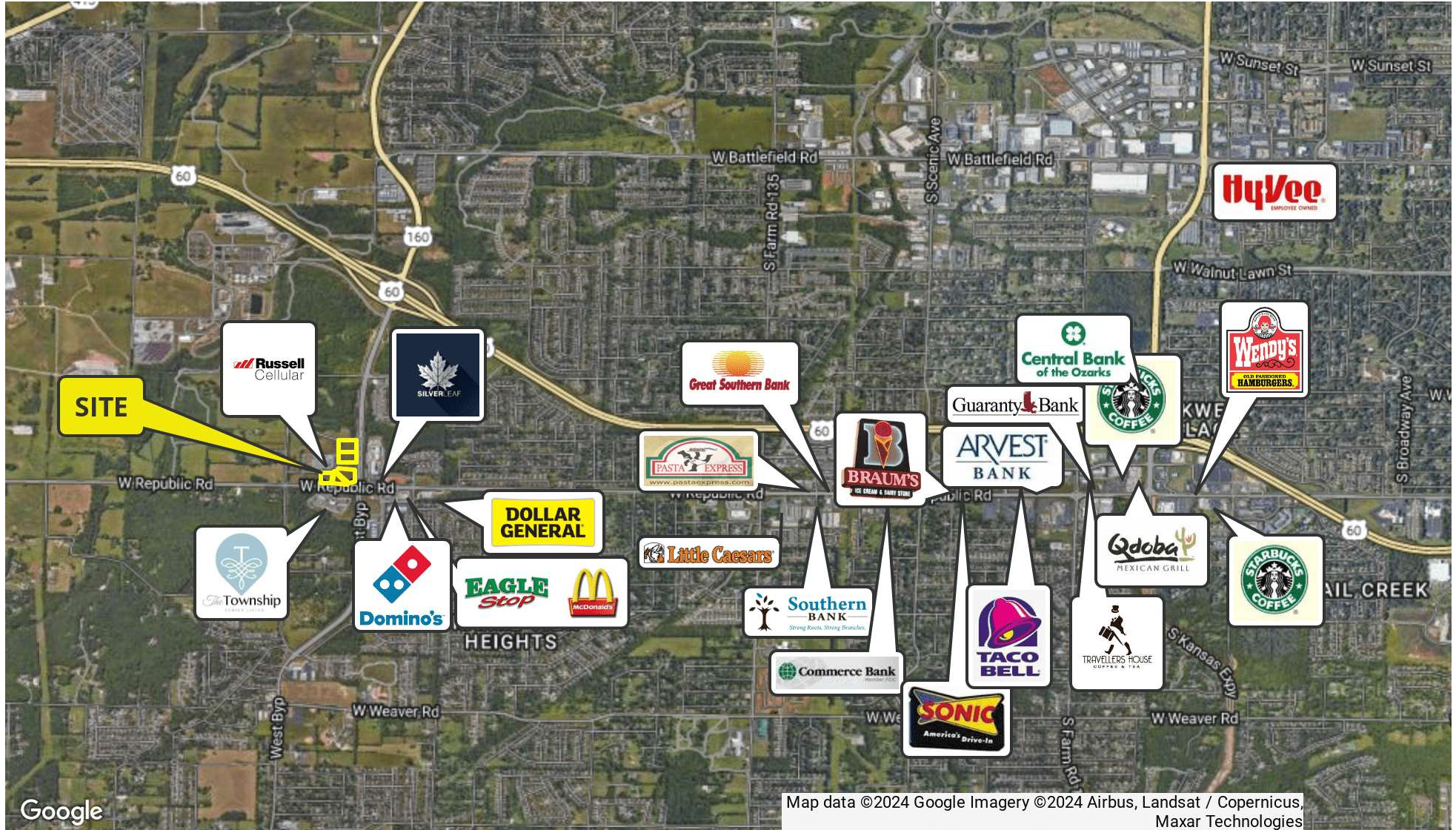
RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE

WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Retailer Map



Google

Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

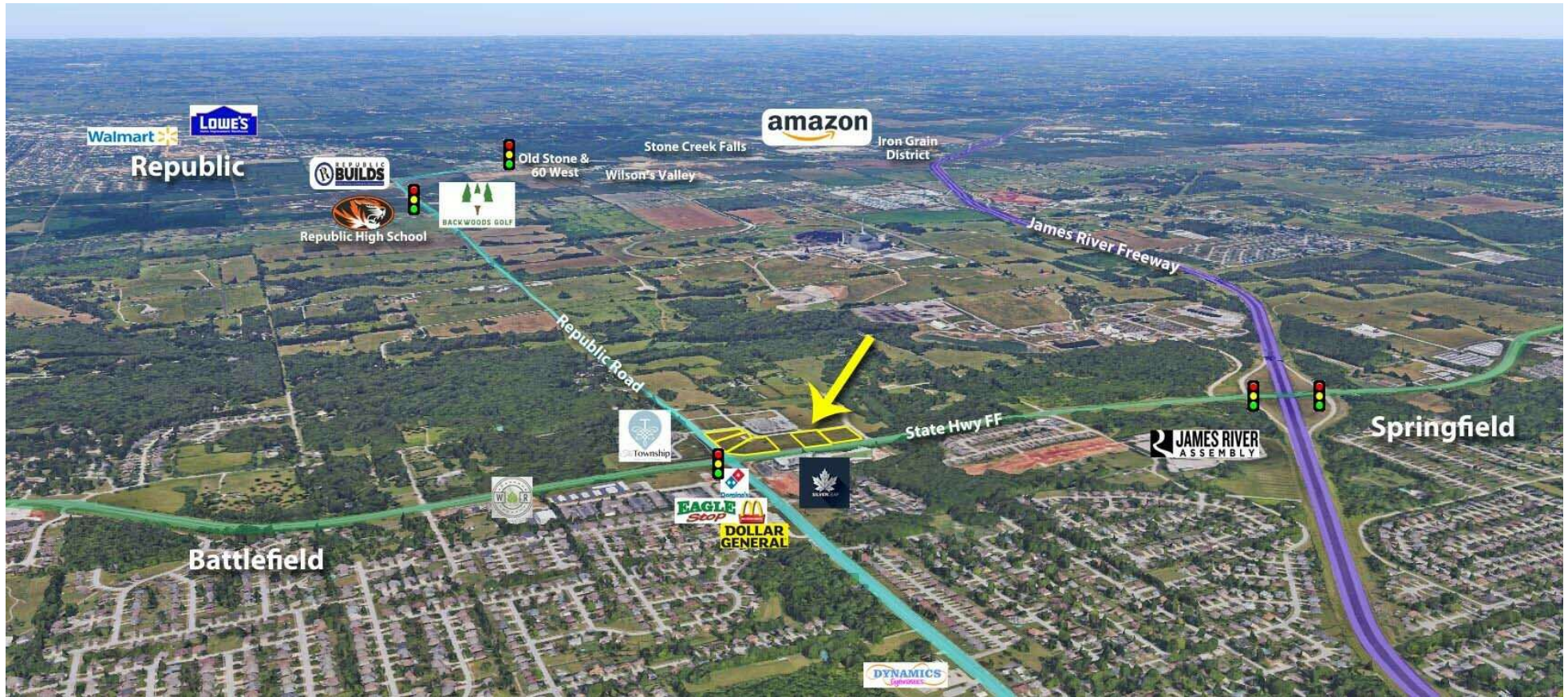
RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE

WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Aerial



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

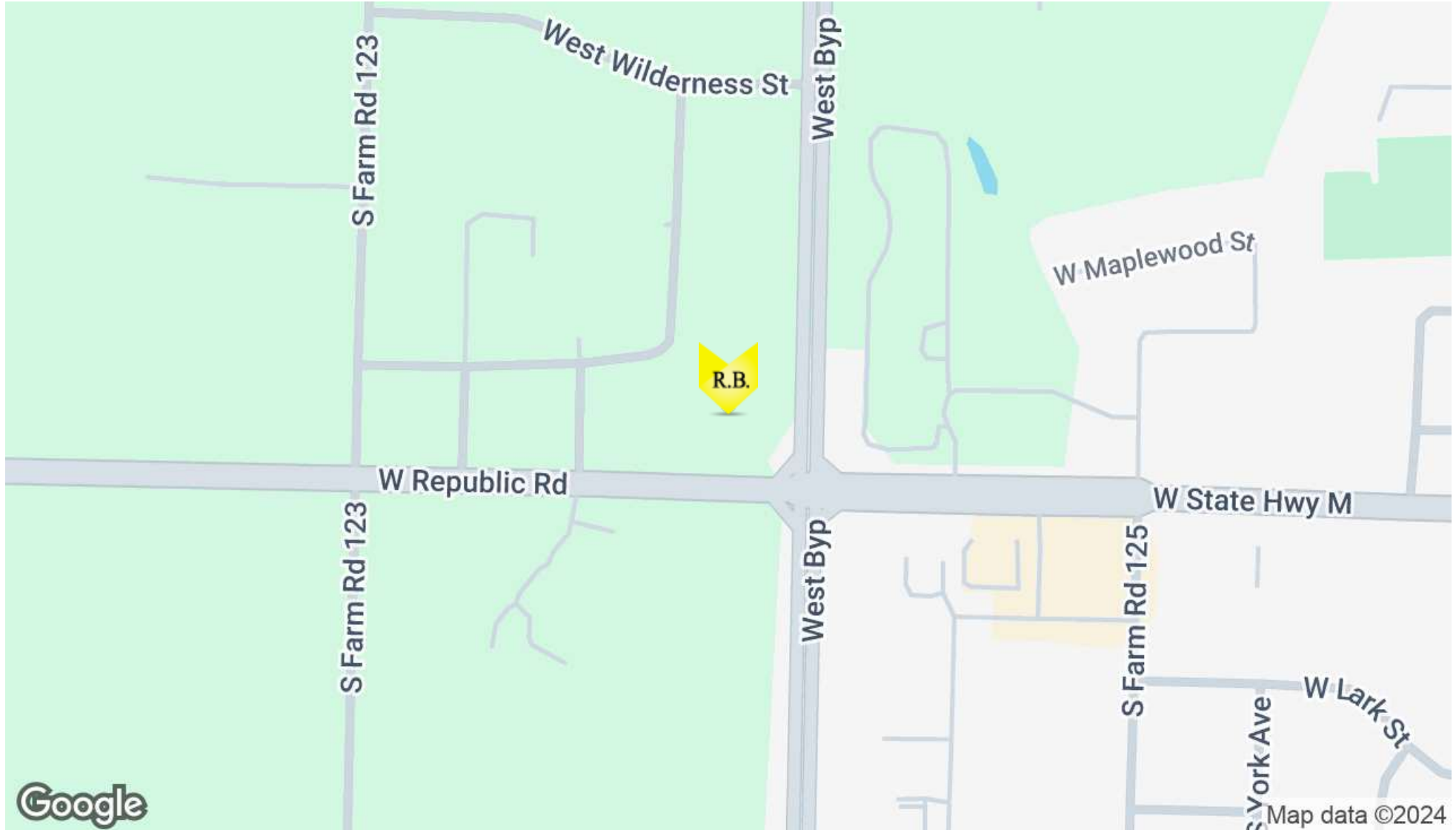
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

RETAIL/OFFICE
LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE
WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807



Location Map



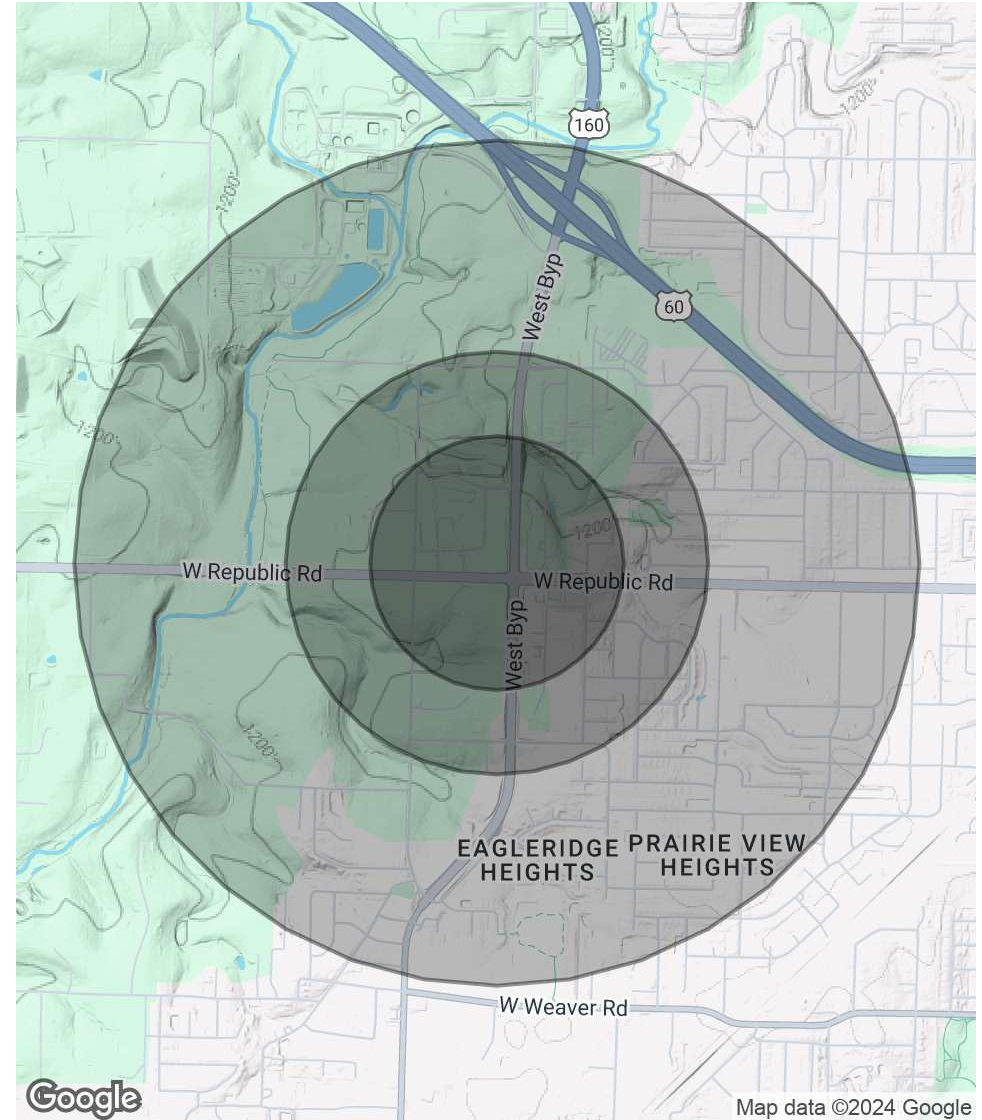
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	444	1,901	5,157
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME			
Total Households	168	719	1,931
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$102,183	\$104,926	\$111,760
Average House Value	\$264,958	\$275,802	\$308,038

Demographics data derived from AlphaMap



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ross@rbmurray.com
MO #2004035357

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)

