



LAND FOR SALE

3.81 ACRES FOR SALE | MCCROSKEY LOT 2, NIXA, MO 65714

- 3.81± acres located behind Pricecutter
- Zoned General Commercial
- Surrounded by local and national retailers

EST. 1909

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

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$4.00 / SF

Taxes: \$10,084.43 (2025)

Lot Size: 3.81 Acres

Zoning: GC - General Commercial

PROPERTY OVERVIEW

Land available for sale in Nixa. Located just behind Pricecutter in Nixa's busiest corridor. Convenient to local and national retailers. Zoned General Commercial. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 3.81± acres available
- Zoned General Commercial
- Area businesses include: CoxHealth, Pricecutter, Verizon, Braum's, ALDI, Big Whiskey's, Arby's, Popeyes, Little Caesars, McAlister's, Great Clips
- Located just east of North Massey Blvd (Hwy 160) behind Pricecutter
- Convenient to major thoroughfares in Nixa

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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100 Years
SINCE 1909

Aerial



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Retail Map

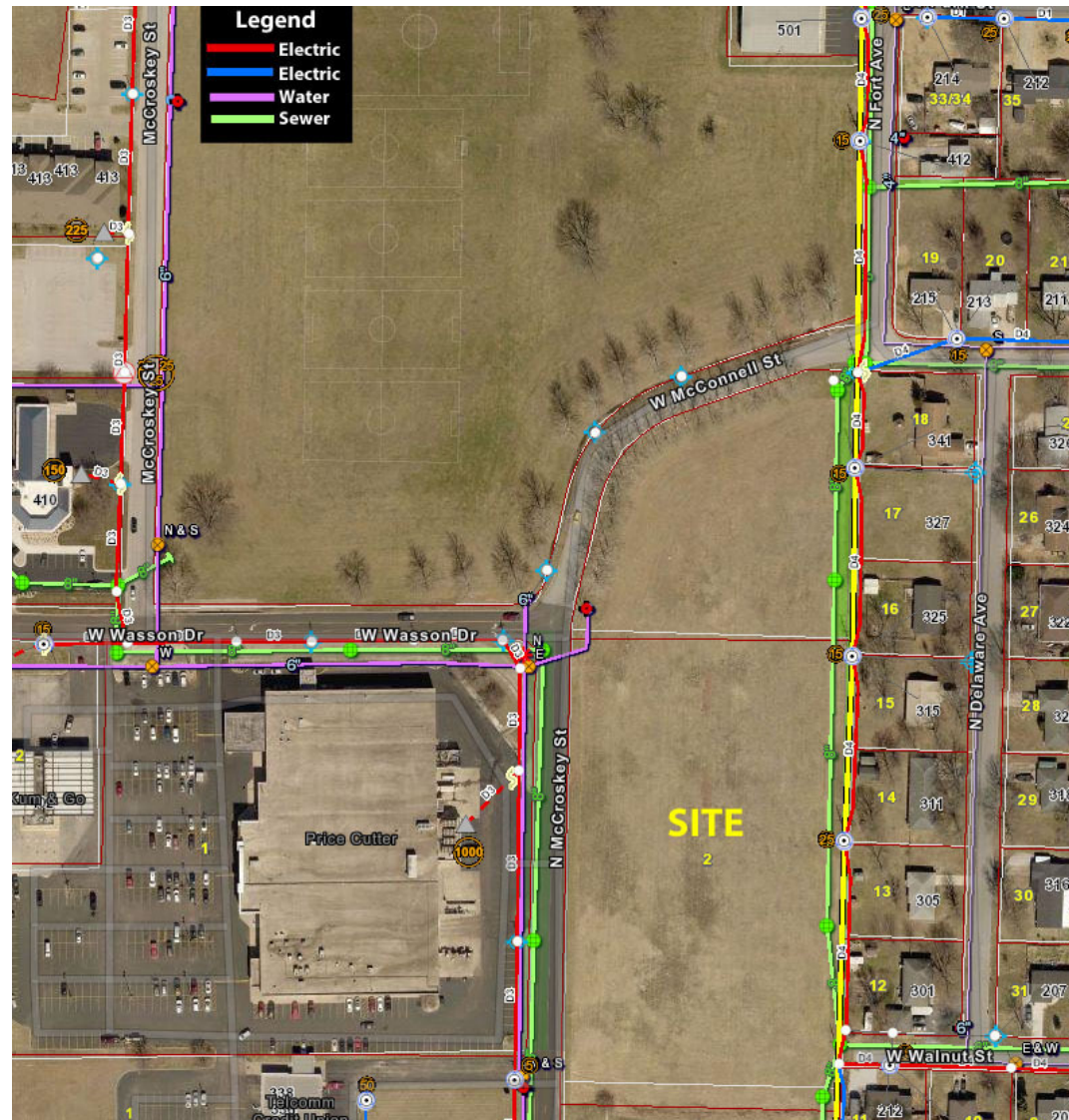


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Utility Map

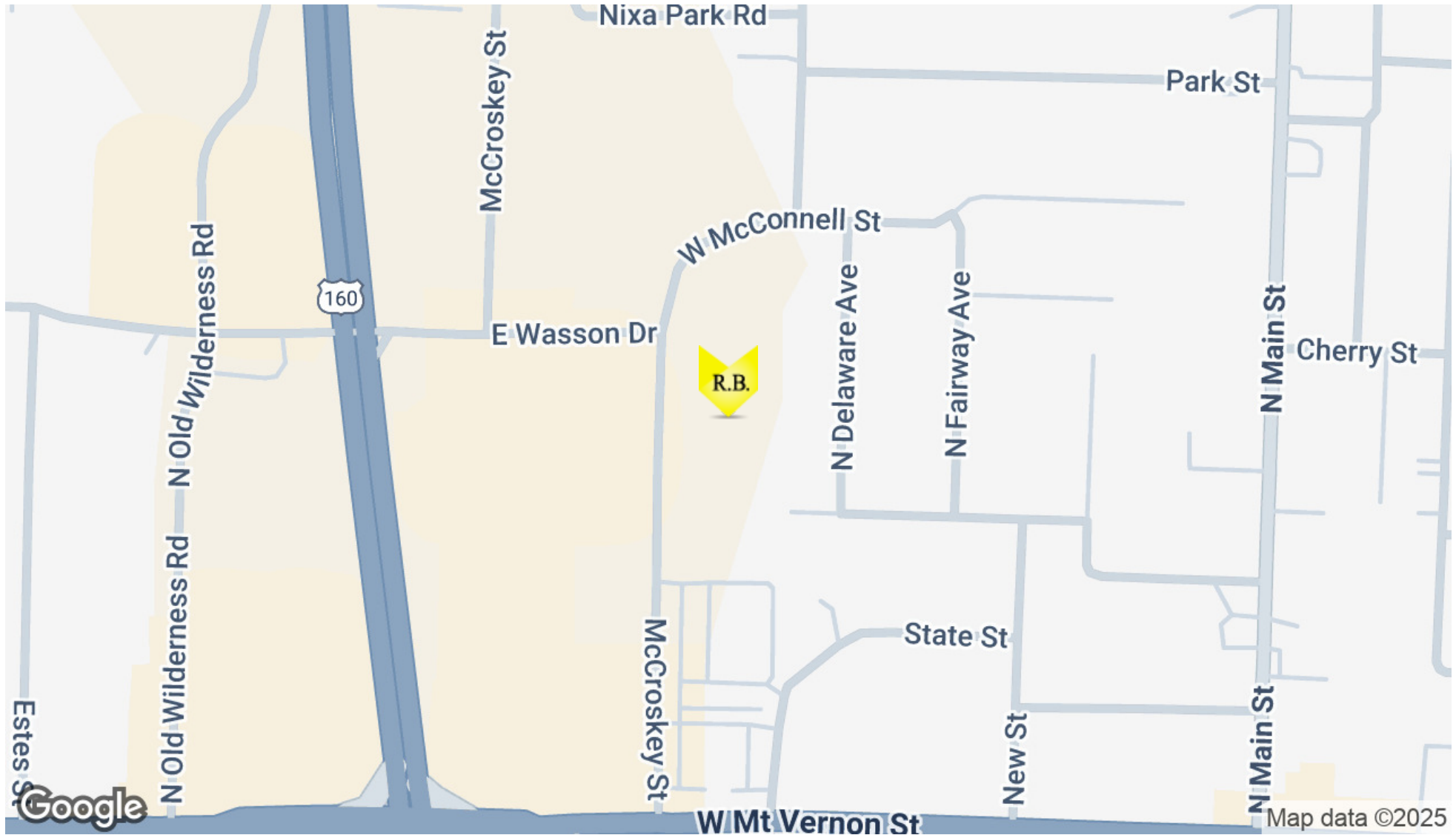


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Location Map

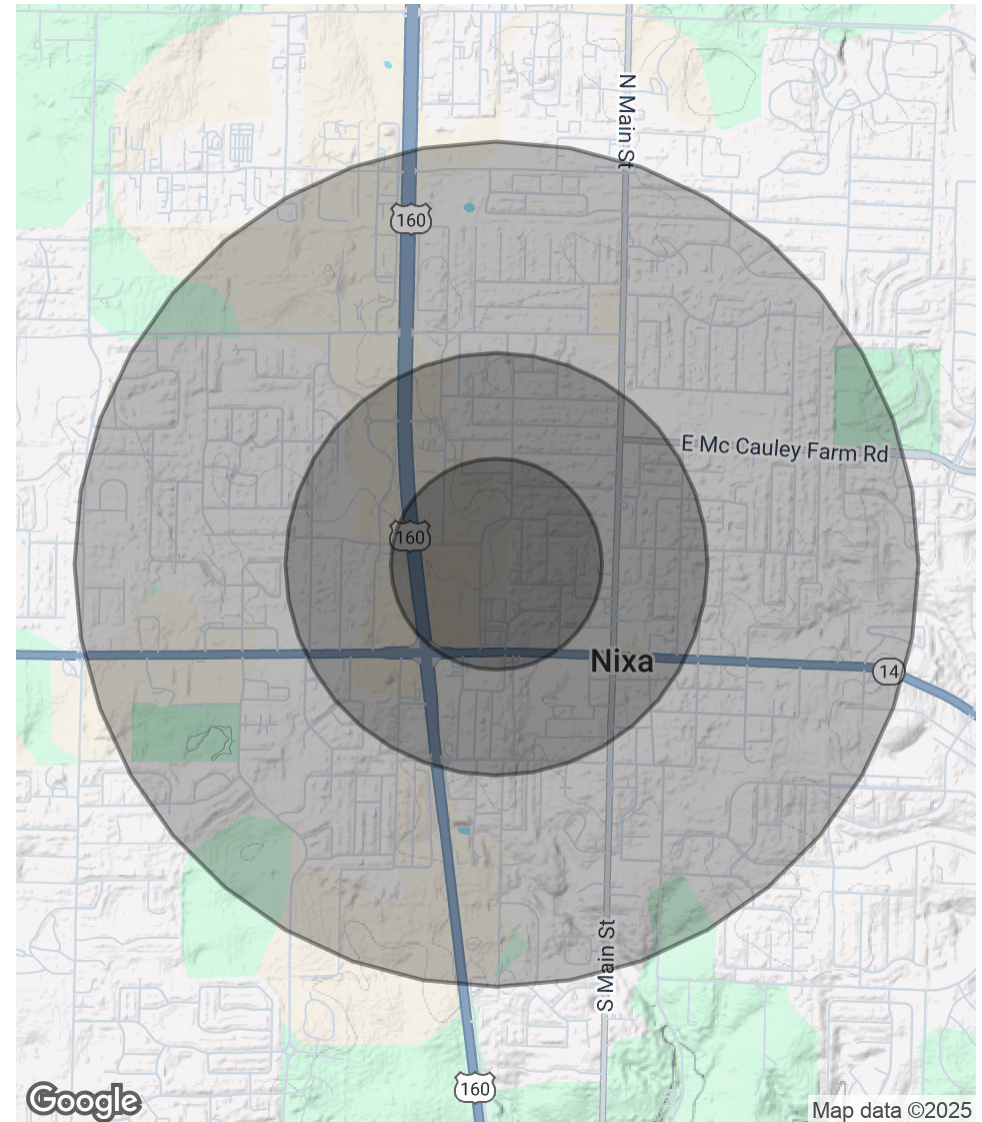


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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	596	1,818	7,125
Average Age	40.6	39.4	37.7
Average Age (Male)	28.5	31.9	33.8
Average Age (Female)	45.4	42.4	39.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	249	757	2,816
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$57,981	\$62,190	\$63,054
Average House Value	\$119,211	\$142,575	\$144,882

* Demographic data derived from 2020 ACS - US Census



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Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer



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Springfield, MO 65809

T 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

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