



## LAND FOR SALE

### 1.515± ACRE LOT FOR SALE | 1630 W. REPUBLIC., LOT 3, SPRINGFIELD, MO 65807

- This 1.515± Acre lot is located on West Republic Rd. near many local and national retailers
- Convenient to retail and restaurants and the Southwest Springfield professional business district
- Property has been re-zoned to O-1 (Office Use)
- Located directly east of the new VA Hospital
- Price Reduced

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
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**R.B. | MURRAY COMPANY**  
SINCE 1909  
COMMERCIAL & INDUSTRIAL REAL ESTATE

**Executive Summary****PROPERTY SUMMARY**

<b>Sale Price:</b>	\$315,000
<b>Taxes:</b>	TBD
<b>Lot Size:</b>	1.52 Acres
<b>Available:</b>	Immediately
<b>Dimensions:</b>	240' x 275'
<b>Utilities:</b>	All Available
<b>Zoning:</b>	O-1 Office
<b>Market:</b>	SW Springfield

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

**PROPERTY OVERVIEW**

Price Reduced. This 1.515± Acre lot is located on West Republic Rd. near many local and national retailers. Convenient to retail and restaurants and the Southwest Springfield professional business district. The property is located just south of James River Freeway and East of Kansas Expressway. Property is zoned O-1 Office with a Conditional Overlay District. An administrative Replat will need to be completed which would include an extension of the sewer main from the west a short distance to the property. Purchase price does not include the necessary fees and sewer main extension work for the Replat. Contact listing agent for more information.

**PROPERTY HIGHLIGHTS**

- This 1.515± Acre lot is located on West Republic Rd. near many local and national retailers.
- Convenient to retail and restaurants and the Southwest Springfield professional business district.
- The property is just south of James River Freeway and East of Kansas Expressway.
- Property is zoned O-1 Office with a Conditional Overlay District. An administrative Replat will need to be completed which would include an extension of the sewer main from the west a short distance to the property. Purchase price does not include the necessary fees and sewer main extension work for the Replat.
- Located directly east of the new VA Hospital.
- Contact listing agent for more information.
- Price Reduced.



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**100 Years**  
SINCE 1909

Additional Photos

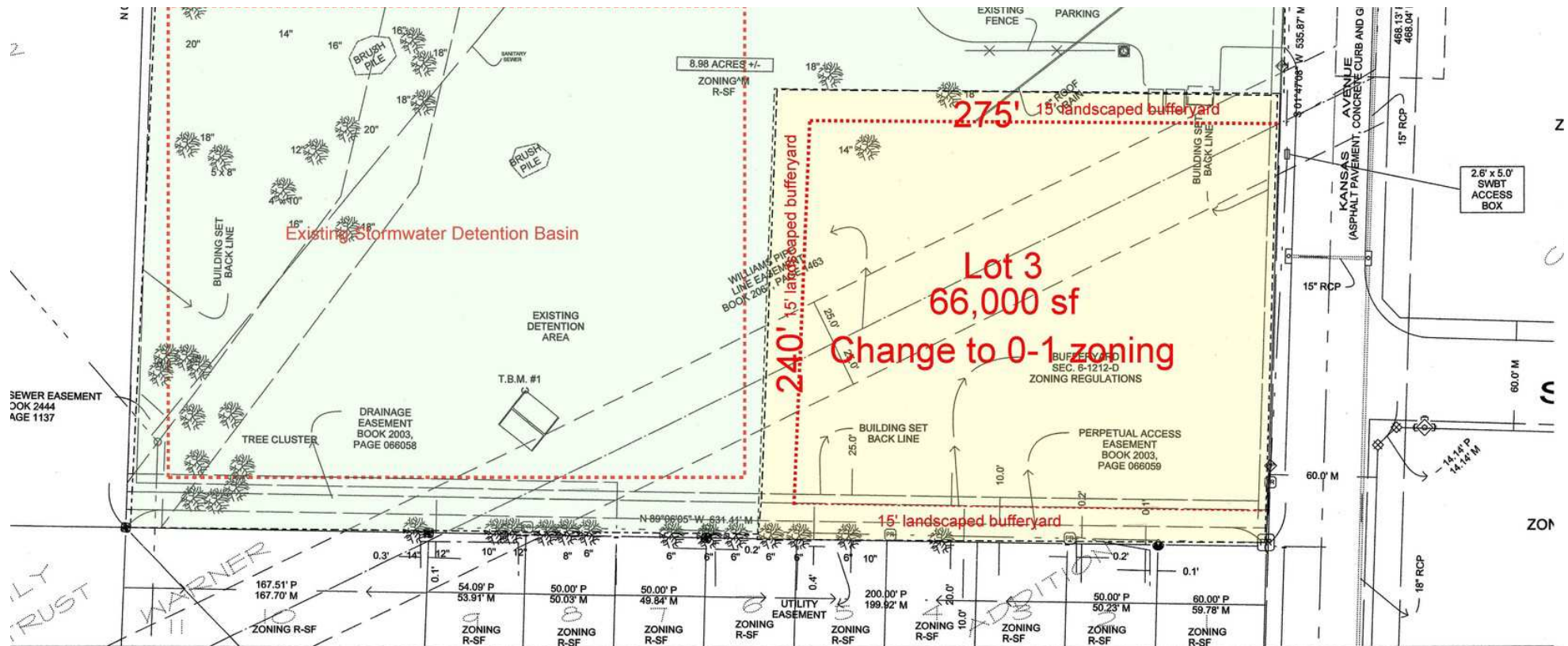


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Site Plan



LAN



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## Retailer Map



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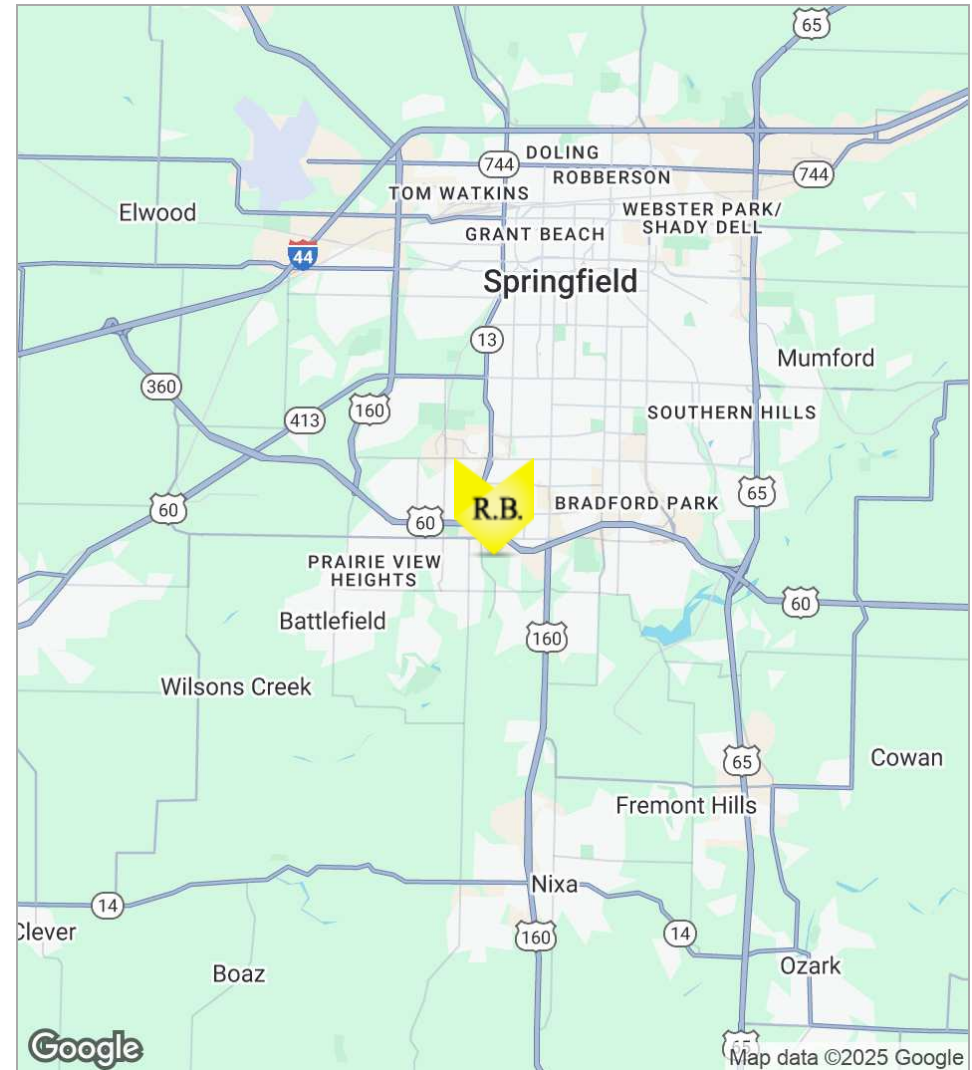
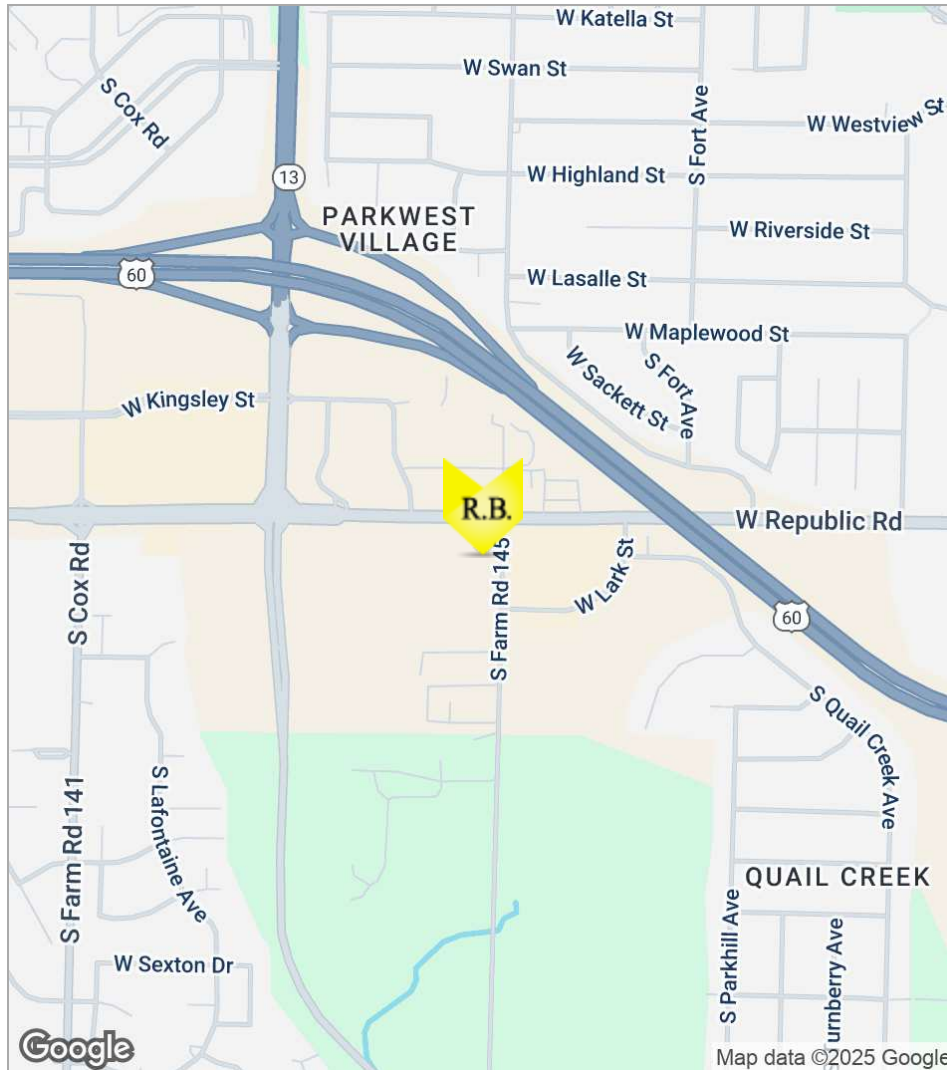


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Location Maps

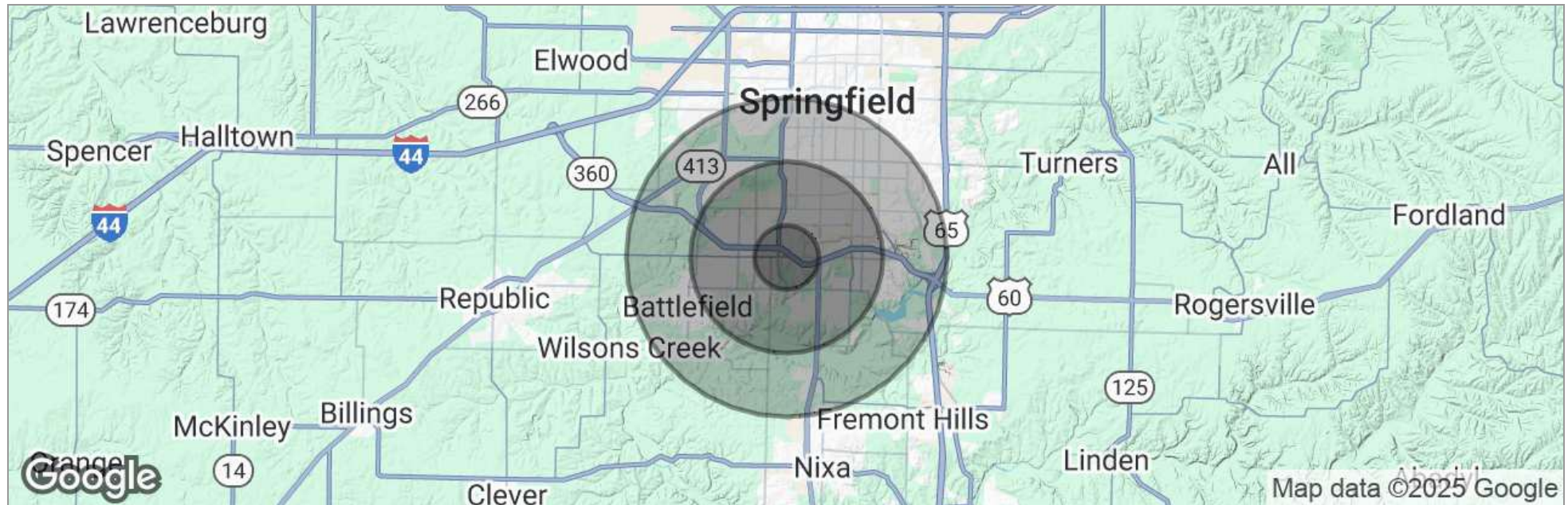


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**Demographics Map**



	1 Mile	3 Miles	5 Miles
Total Population	5,708	54,699	141,034
Population Density	1,817	1,935	1,796
Median Age	41.0	37.4	36.3
Median Age (Male)	39.1	35.8	34.9
Median Age (Female)	41.5	38.6	37.7
Total Households	2,438	24,996	61,828
# of Persons Per HH	2.3	2.2	2.3
Average HH Income	\$65,845	\$55,556	\$54,632
Average House Value	\$222,663	\$186,783	\$168,553

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

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### Advisor Bio

RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

#### Chief Executive Officer



2225 S. Blackman Road  
Springfield, MO 65809

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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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