



## LAND FOR SALE

VACANT LOTS FOR SALE | 2407 - 2413 S. JEFFERSON | 2407 - 2413 SOUTH JEFFERSON AVENUE, LEBANON, MO 65536

- Easy access to I-44
- Zoned M1 - Industrial
- Adjacent to Meek's Lumber
- First time offered for sale

EST. 1909

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Executive Summary



PROPERTY OVERVIEW

Vacant lots available for sale in Lebanon. These lots are located adjacent to Meek's Lumber with easy access to I-44. Great visibility. Lebanon is a growing community with more than 15,000 residents and an economy ranked 15th in the state for manufacturing employment. It is located approximately 55 miles northeast of Springfield. These lots are zoned M1. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Easy access to I-44
- Zoned M1 - Industrial
- Adjacent to Meek's Lumber

PROPERTY SUMMARY

Sale Price: \$219,542 - \$494,406

2024 Taxes: Lots 1 & 2: \$1,779.95  
Lots 4 - 8: \$2,642.96

Lot Size: 6.22 Acres

Zoning: M1 - Industrial



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

Land Lots



LOT #	ADDRESS	SIZE	PRICE
1 & 2	2407 & 2408 S. Jefferson	1.68 Acres	\$219,542
4 - 8	2409 - 2413 S. Jefferson	4.54 Acres	\$494,406

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Aerial



Retail Map



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## Retail Map



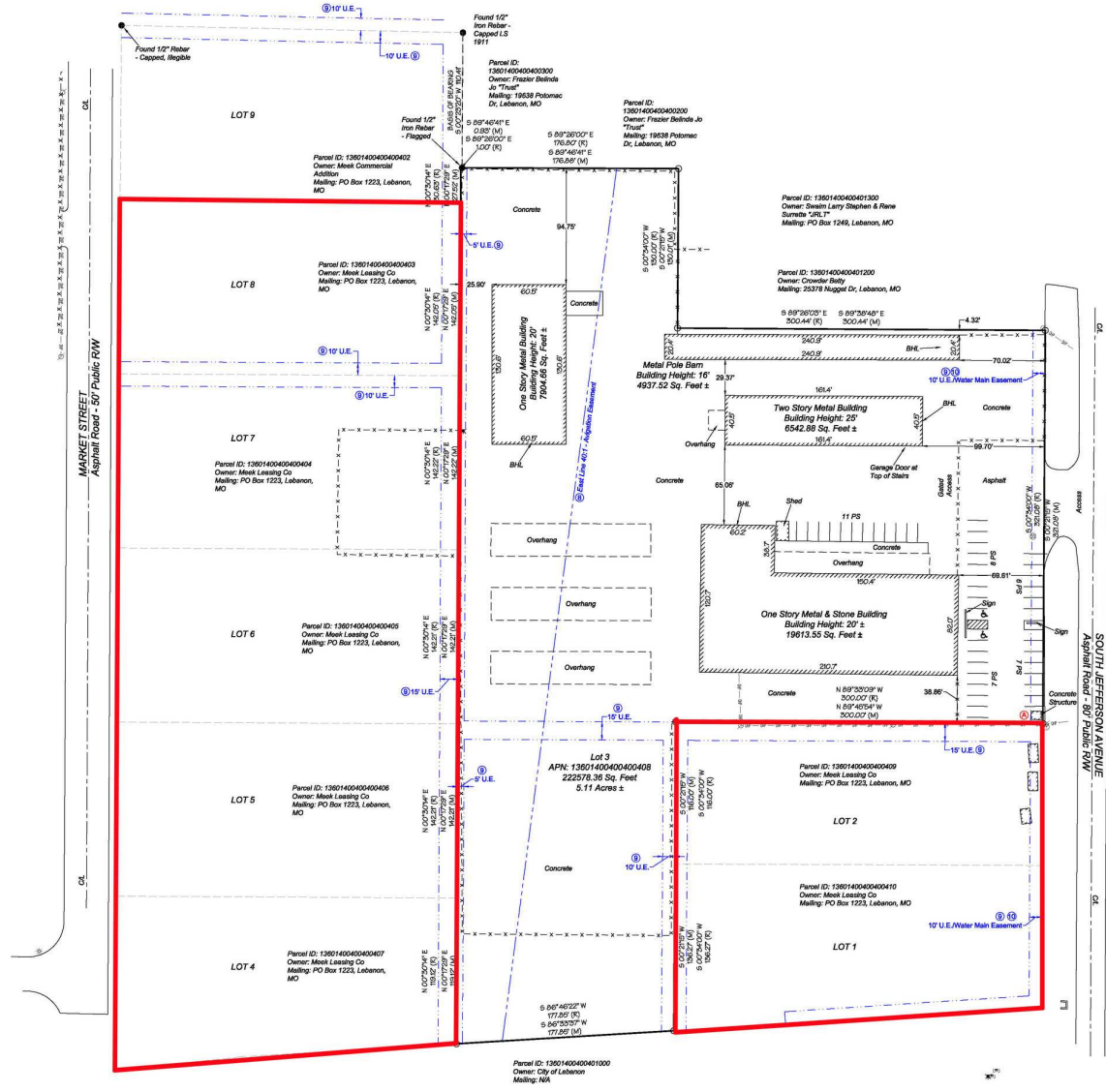
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## Site Plans

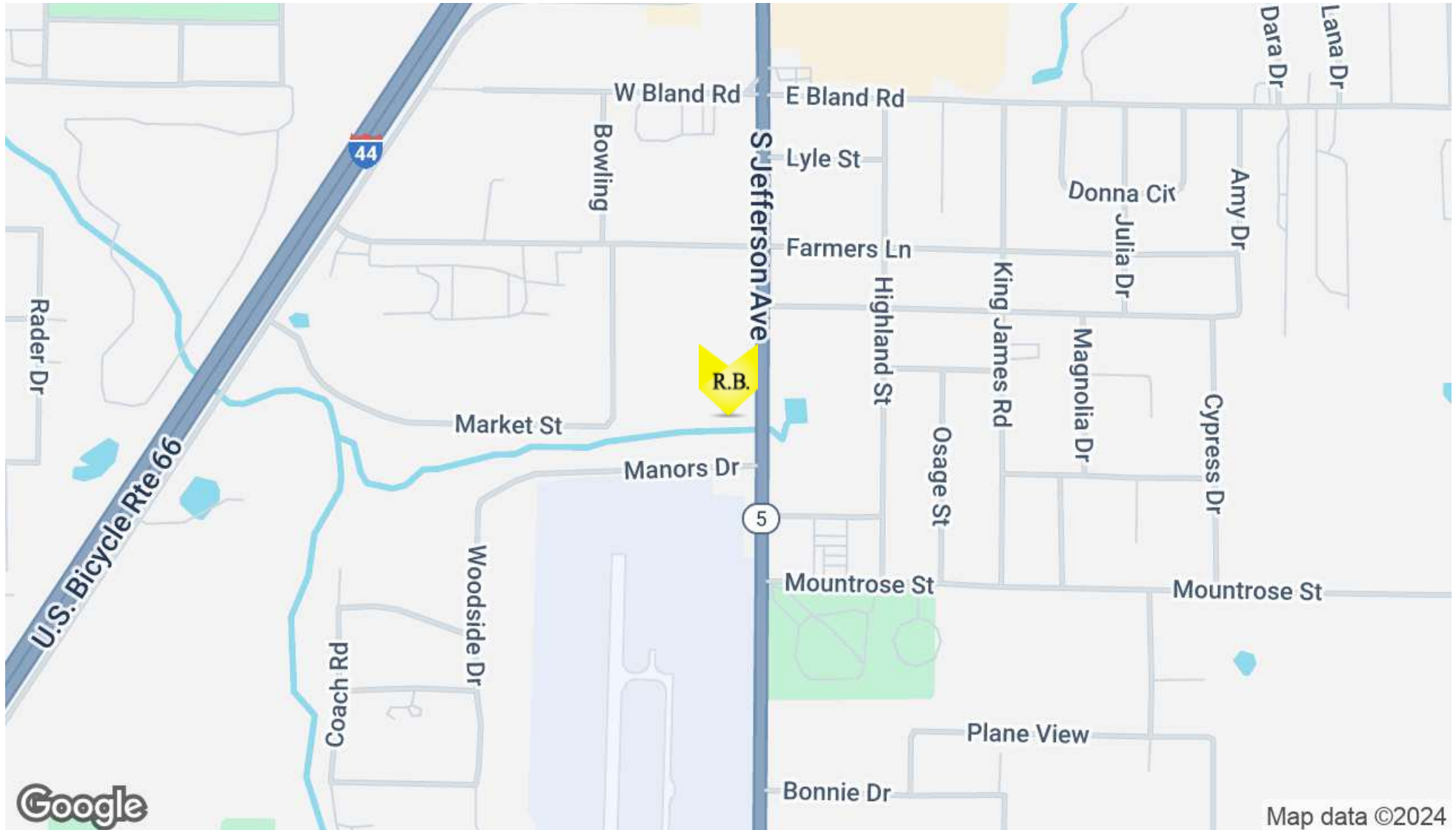


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Location Map

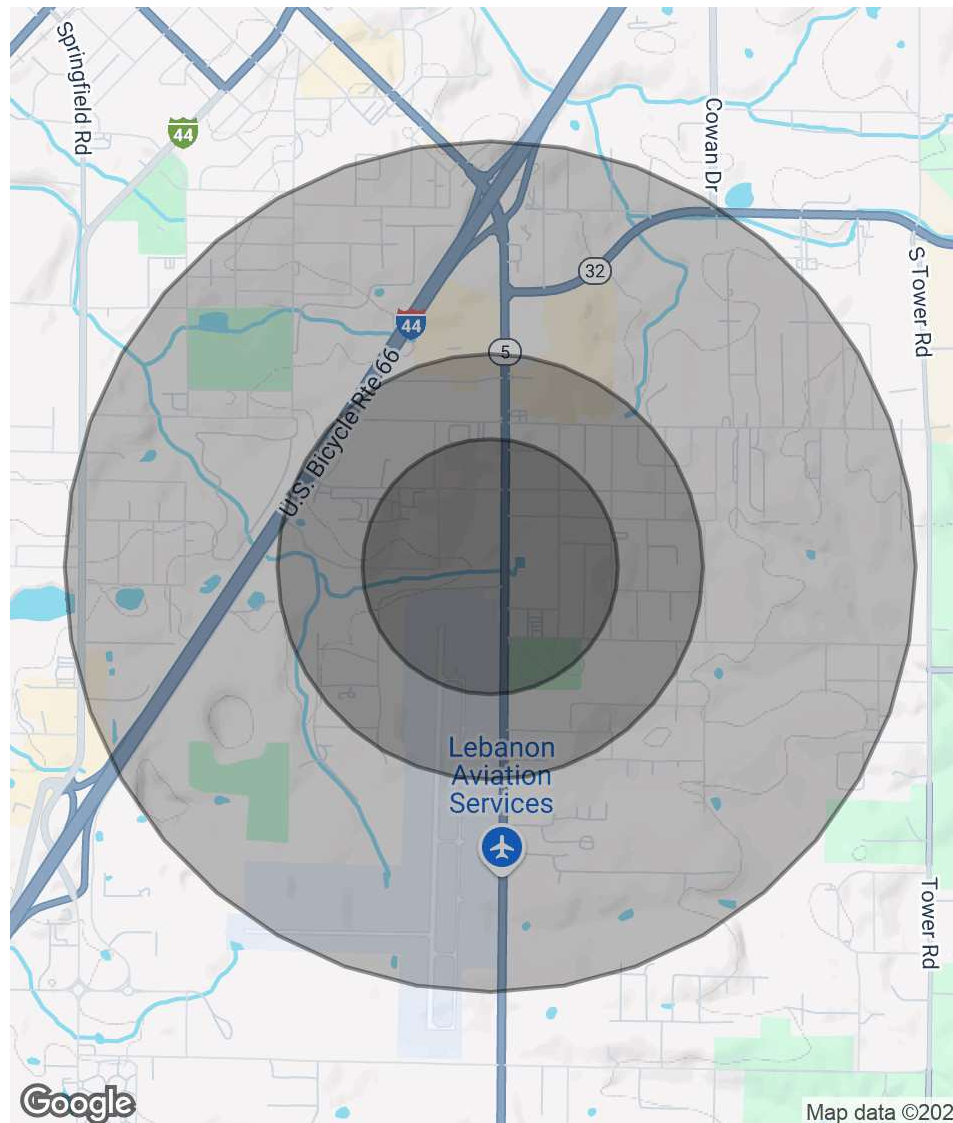




Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total Population	66	346	2,154
Average Age	48	48	44
Average Age (Male)	47	47	43
Average Age (Female)	49	49	46
<b>HOUSEHOLDS &amp; INCOME</b>			
Total Households	29	153	876
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$97,627	\$98,703	\$82,957
Average House Value	\$256,843	\$264,424	\$255,680

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](http://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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