



LOTS AVAILABLE FOR SALE

VACANT LOTS FOR SALE | 3259, 3305, & 3319 N. GLENSTONE AVE | 3259, 3305, & 3319 N GLENSTONE AVE, SPRINGFIELD, MO 65803

- Three Lots Available
- Located near I-44
- Zoned GR and R-MD
- First time available

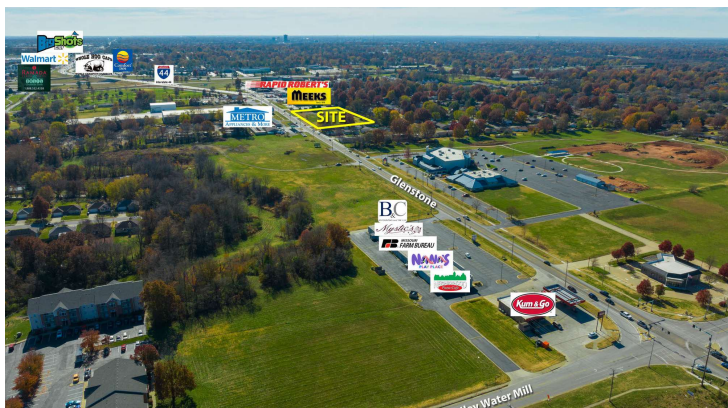
EST. 1909

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

Executive Summary



PROPERTY OVERVIEW

Three lots for sale in North Springfield. These lots are located just north of Meeks Design Center and across from Metro Appliances on North Glenstone with easy access to I-44. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- 3259 N. Glenstone: 0.90± Acres
- 3305 N. Glenstone: 0.96± Acres
- 3319 N. Glenstone: 0.93± Acres
- Zoned GR and R-MD

PROPERTY SUMMARY

Sale Price: \$235,224 - \$729,193

2024 Taxes:

- 3259 N. Glenstone: \$3,798.30
- 3305 N. Glenstone: \$4,025.67
- 3319 N. Glenstone: \$4,037.84

Lot Size: 0.90- 2.79 Acres

Zoning: GR & R-MD



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

LAND FOR SALE

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Land Lots



ADDRESS

3259 N. Glenstone Ave
3305 N. Glenstone Ave
3319 N. Glenstone Ave

SIZE

0.9 Acres
0.96 Acres
0.93 Acres

PRICE

\$235,224
\$250,905
\$243,064

ZONING

GR - General Retail
GR - General Retail
R-MD

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Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
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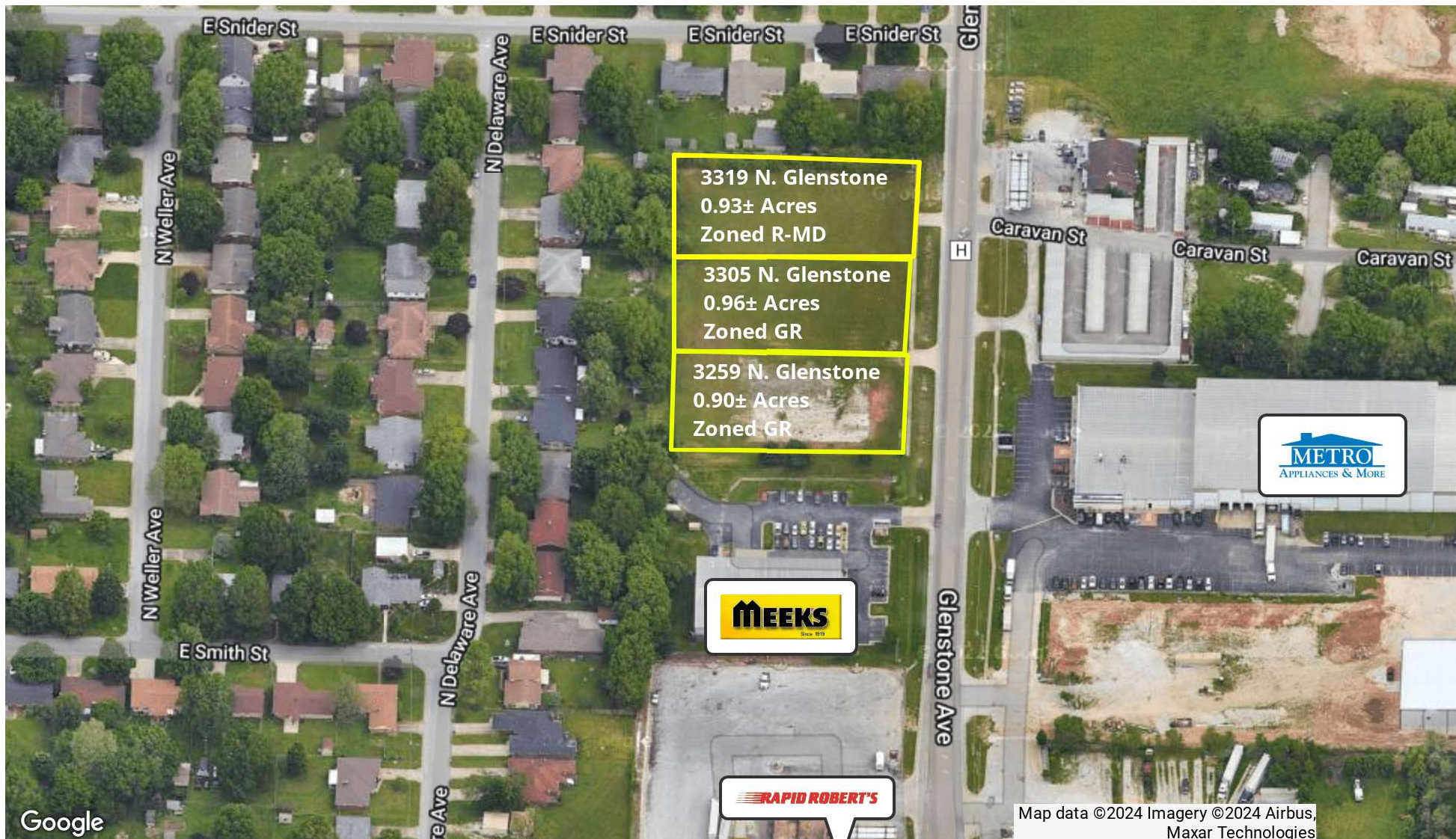
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Retailer Map



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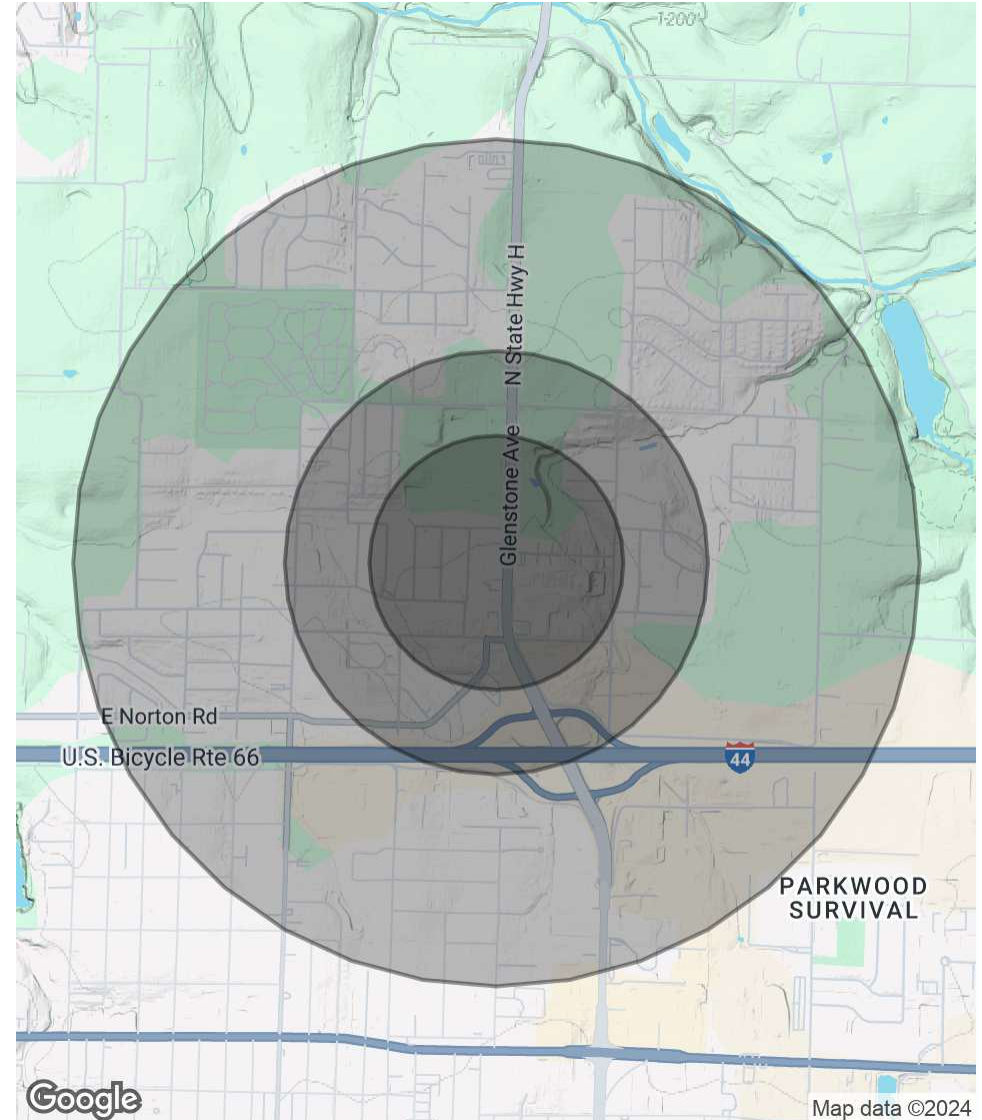
Location Map



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	12	56	264
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	24	111
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$78,004	\$79,239	\$81,581
Average House Value	\$235,767	\$245,513	\$264,966

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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