

TerraGreen Office Development



TERRAGREEN OFFICE PARK

TERRAGREEN OFFICE PARK | 2305 S BLACKMAN ROAD, SPRINGFIELD, MO 65809

- One Land Condo Unit Available; pad site will accommodate up to a 10,000 SF building
- Detention off-site, utilities and roads are in place.
- Springfield's first planned office development with sustainable design methods
- Located in the Enhanced Enterprise Zone
- PRICE REDUCED

EST. 1909

2225 S. Blackman Road
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$500,000
Office Park Size:	5.92 Acres
APN #:	1234301035
Zoning:	PD 313
Market:	SE Springfield
Cross Streets:	Seminole
Parking:	4.5 spaces ± per 1,000 SF

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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PROPERTY OVERVIEW

Springfield's first planned office development with sustainable design methods. The available pad site will accommodate up to a 10,000 SF building. Unit 3 available at \$500,000. Detention off-site, utilities and roads are in place.

PROPERTY HIGHLIGHTS

- Springfield's first planned office development with sustainable design methods aimed to create an office park that provides a healthy, productive & sustainable work environment
- Pedestrian and biker friendly; sidewalks, trails and bike racks will encourage green travel alternatives. Existing trail to Dan Kinney Family Center is in place
- Owner's Association provides mowing, landscaping, trash, lawn care, ice & snow removal, insurance, repairs, etc; owner pays estimated \$1.10 per square foot annually
- Fiber internet available from SpringNet and AT&T.
- Conceived and developed by R.B. Murray Company, along with consultants Olsson & Associates and Hufft Projects
- Sustainable building elements include day lighting with no artificial light on sunny days; recycled materials & low-energy consumption products; reflective white roof materials; solar lighting; minimizing impervious areas; landscape design minimizes irrigation requirements
- Some of the uses allowed in PD 313: banks; community centers; nonprofit institutions such as schools, museums, art galleries & libraries; medical laboratories & research facilities; offices - administrative, business, finance, professional, medical & dental; personal service establishments - beauty parlors, barber shops, dry cleaning, hearing & eyeglass, shoe repair; studios for art, dancing, drama, music, photography, interior design; schools or development centers, professional, business & trade, etc.
- LEED Concepts: human and environmental health, sustainable site design, water savings, energy efficiency, materials selection and indoor environmental quality

TERRAGREEN
OFFICE PARK FOR
SALE

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100 Years
SINCE 1909

Development Photos



R.B. Murray Company



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Development Photos



Bauer Orthodontics



Miller & Associates CPAs



Elliott Robinson & Company

Site Plan



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Aerial



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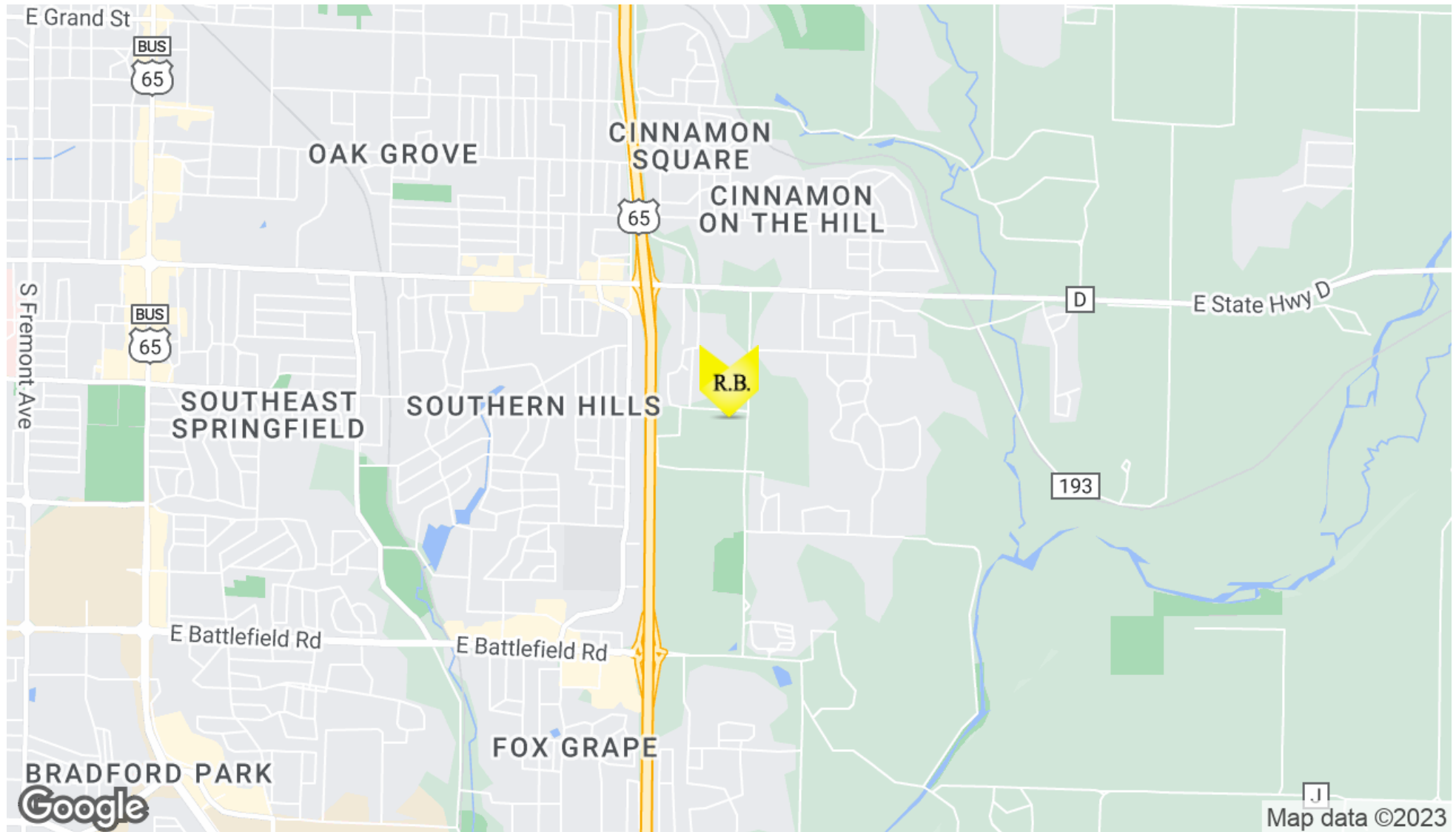
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Location Maps



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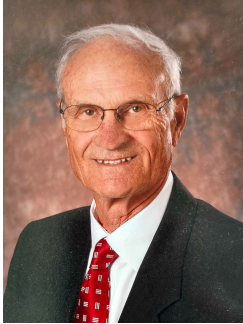
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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio



ROBERT MURRAY, JR., SIOR

Chief Financial Officer

bob@rbmurray.com

Direct: 417.881.0600 | Cell:

MO #1999022566

PROFESSIONAL BACKGROUND

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

MEMBERSHIPS

Society of Industrial and Office Realtors (SIOR)

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Advisor Bio



RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Chief Executive Officer

ryan@rbmurray.com

Direct: 417.881.0600 | Cell:

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-

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