

Land FOR SALE



1411 & 1421 E Sunshine, - Springfield, Mo.

Land: .690 acres
Building: no value
Price: \$595,000

Prime Retail Development Opportunity near NE Corner of Sunshine St & Fremont Ave in Springfield, MO

Property Highlights:

- 1411 & 1421 E Sunshine St: ± 0.69 Acres
- Signalized Hard Corner: Located near Sunshine & Fremont with excellent visibility
- High Traffic Counts: Combined 40,000+ Vehicles Per Day (VPD)

Location Advantages:

- Prime Positioning: On the corner of Sunshine & Fremont, close to Mercy Hospital
- Strategic Proximity: Near Missouri State University and Bass Pro Shops World HQ
- High-Visibility Site: Ideal for retail, commercial, or mixed-use development
- Growing Market: Capitalize on Springfield's expanding economic hub

Why This Site?

- Rare opportunity to utilize .69 acres in a sought-after area
- Perfect for businesses targeting high-traffic retail exposure

GALEN PELLHAM, AIA, CCIM
417.839.0156
gpellham@murney.com

417.575.8564 office 417.447.5447 fax
1625 E Primrose, Springfield, MO 65804
www.murneycommercial.com



Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

Land FOR SALE



1411-1421 E Sunshine, - Springfield, Mo.



Property Information:

Land: .69 acres
Buildings: No Value
Purchase Price: \$595,000

Prime Retail LAND with two buildings (no value) near the corner of Sunshine and Fremont.

Directions: Located near the NE corner of Sunshine and Fremont.

GALEN PELLHAM, AIA, CCIM
417.839.0156
gpellham@murney.com

417.575.8564 office 417.447.5447 fax
1625 E Primrose, Springfield, MO 65804
www.murneycommercial.com



Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

Land
FOR SALE



1411-1421 E Sunshine, - Springfield, Mo.



GALEN PELLHAM, AIA, CCIM

417.839.0156

gpellham@murney.com

417.575.8564 office 417.447.5447 fax

1625 E Primrose, Springfield, MO 65804

www.murneycommercial.com



Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.

Land
FOR SALE



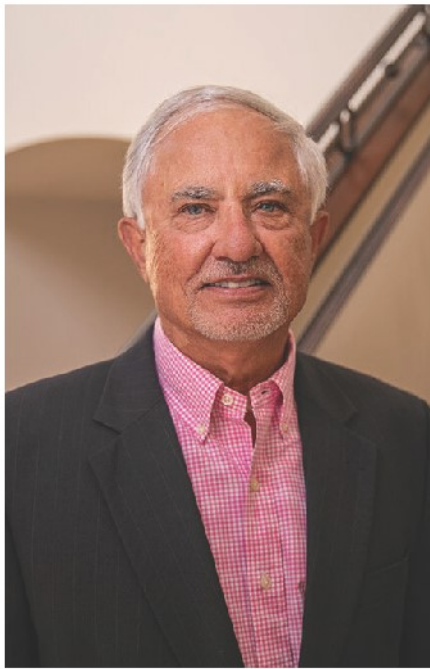
1411-1421 E Sunshine, - Springfield, Mo.

GALEN PELLHAM, AIA, CCIM
417.839.0156
gpellham@murney.com

417.575.8564 office 417.447.5447 fax
1625 E Primrose, Springfield, MO 65804
www.murneycommercial.com



Disclaimer: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is recommended that your attorney and accountant advise you on all legal and tax matters. Engineers and tradesmen are recommended for determining questions on all physical aspects of site and improvements.



GALEN PELLHAM AIA, CCIM
SBJ Trusted Adviser

- 1971 • **Bachelor of Architecture:** University of Arkansas
- 1975 • **AIA:** American Institute of Architects
- 1979 • **Pellham-Phillips:** Architects & Engineers
- 1984 • **White Rock Marathon, Dallas TX:**
26.2 miles, 3:14 Hours, 7:24/Mile.
- 1985 • **Pellham-Phillips-Hagerman:** Architects & Engineers
- 1999 • **Brokers License:** Missouri Real Estate Commission
- 2000 • **CJR Commercial:**
Top Producer of 354 Carol Jones/CJR Commercial Agents.
- 2001 • **CCIM:** Certified Commercial Investment Member:
Recognized Expert in the Discipline of Commercial and Investment Real Estate Specializing in Market, Financial, and Investment Properties.
- 2012 • **Gold Medal, Lifetime Member:**
1 of 5 Recipients of 1,700 Springfield Board of Realtors Agents
Based upon \$8m-\$16m sales volume for 3 consecutive years.
- 2022 • **Platinum Medal, Lifetime Member:**
1 of 17 Recipients of 2,600 Springfield Board of Realtors Agents.
Based upon \$25m sales volume and 35 transactions.
- 2023 • **Trusted Advisers: Springfield Business Journal**
1 of 20 Recipients Selected by the Springfield Business Journal for
Accountants, Attorneys, Bankers, Financial Advisers, & Realtors
- 2007- Present • **Murney Associates, Realtors®**
 - \$1.6 Billion Annual Sales Volume, 600 agents, 4 locations.
 - RealTrends: Top 50 Independent R.E. Brokerages in the U.S.

• **Pellham-Phillips-Hagerman (PPH)**

- PPH designed many of Springfield's and Branson's notable projects and several other projects in 21 states, including:

Springfield

- **Busch Municipal Building - City of Springfield**
- **Techouse - City Utilities of Springfield**
- **Hammon's Hall for the Performing Arts**
- **Landers Theater Historical Restoration**
- **Ozark Technical Community College**
- **John Q. Hammons Office Building**
- **Schweitzer Church, Sanctuary**
- **St. Elizabeth Ann Seaton Church**
- **Second Baptist Church**
- **James River South Campus**

Branson

- **Branson City Hall & Addition**
- **Roy Clark Theater**
- **Jim Stafford Theater Renovation**
- **Glen Campbell Theater**
- **Dixie Stampede**
- **White River Landing - Branson Belle**
- **Great Geyser Treehouse - Silver Dollar City**
- **Ripley's Believe It or Not! Museum**
- **Top of the Rock Restaurant - Bass Pro Shops**
- **Chateau on the Lake - John Q. Hammons**

Hotels

- **Holidome, Stockton, CA.**
- **Collins Plaza, Cedar Rapids, IA.**
- **Bowling Green Plaza, Bowling Green, KY.**
- **Radisson Hotel, Davenport, IA.**
- **Kansas City Station Hotel, Kansas City, MO.**
- **Holiday Inn, Springdale, AR.**
- **Embassy Suites, Montgomery AL.**
- **Embassy Suites, Greensboro, NC.**
- **Embassy Suites, Columbia, SC.**
- **Embassy Suites, Des Moines, IA.**

Pellham has the technical knowledge to develop schematic designs formulating the "highest and best" use of his Client's property. As an Architect, Pellham has a "creative" approach to the real estate market, able to "visualize" uses of properties.

To expand on his Real Estate knowledge, Pellham obtained the CCIM designation gaining in-depth knowledge of **Financial Analysis** (measuring investment value performance); **Market Analysis** (supply and demand factors); **User Decisions Investment Analysis** (determining a client's investment strategy).

I have added running the White Rock Marathon to my Bio. For 2 years, I would run 3-6 miles 4 to 5 days a week, adding longer runs (11-21 miles) months before the marathon. This required running in the heat, rain, and cold, which required commitment and perseverance.

Running the 26.2 miles was challenging, hitting the "wall" at 23 miles, but sprinting to the finish line.

With that same commitment and perseverance, I serve my clients.



1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

GALEN PELLHAM AIA, CCIM, Trusted Adviser | C: 417-839-0156 F: 417-447-5447 | GPELLHAM@MURNEY.COM