



LAND FOR SALE

VACANT LAND FOR SALE | 307 W. STATE HIGHWAY 174, REPUBLIC, MO 65738

- Price Reduced \$125,000
- Located in one of the fastest growing cities in Missouri
- Zoned C1 - Commercial
- Easy access to Republic's main retail corridor
- First time available
- 1/2 mile from Republic's major retail trade area

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$325,000

Taxes: \$533.77 (2025)

Lot Size: 5.58 Acres

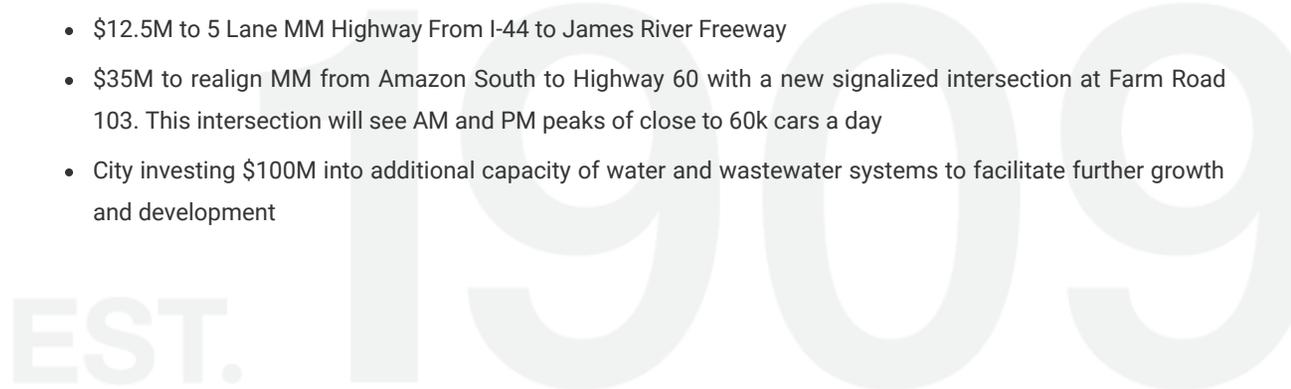
Zoning: C1 - Commercial

PROPERTY OVERVIEW

Price Reduced \$125,000. Vacant land now available for sale in Republic. The property is zoned C1 - Commercial and located in one of the fastest growing cities in Missouri. Republic will see \$1.5 billion in investments through 2025. The property has easy access to Republic's main retail corridor and surrounding highways. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Price Reduced \$125,000
- Located in one of the fastest growing cities in Missouri
- Zoned C1 - Commercial
- 1.5B in investment in Republic between now and 2025
- Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
- Amazon Fulfillment Center - \$150M – 1,800 employees
- Iron Grain mixed-use development \$65M – under construction – Spring 2024
- Investment into Infrastructure:
 - \$12.5M to 5 Lane MM Highway From I-44 to James River Freeway
 - \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road 103. This intersection will see AM and PM peaks of close to 60k cars a day
 - City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development



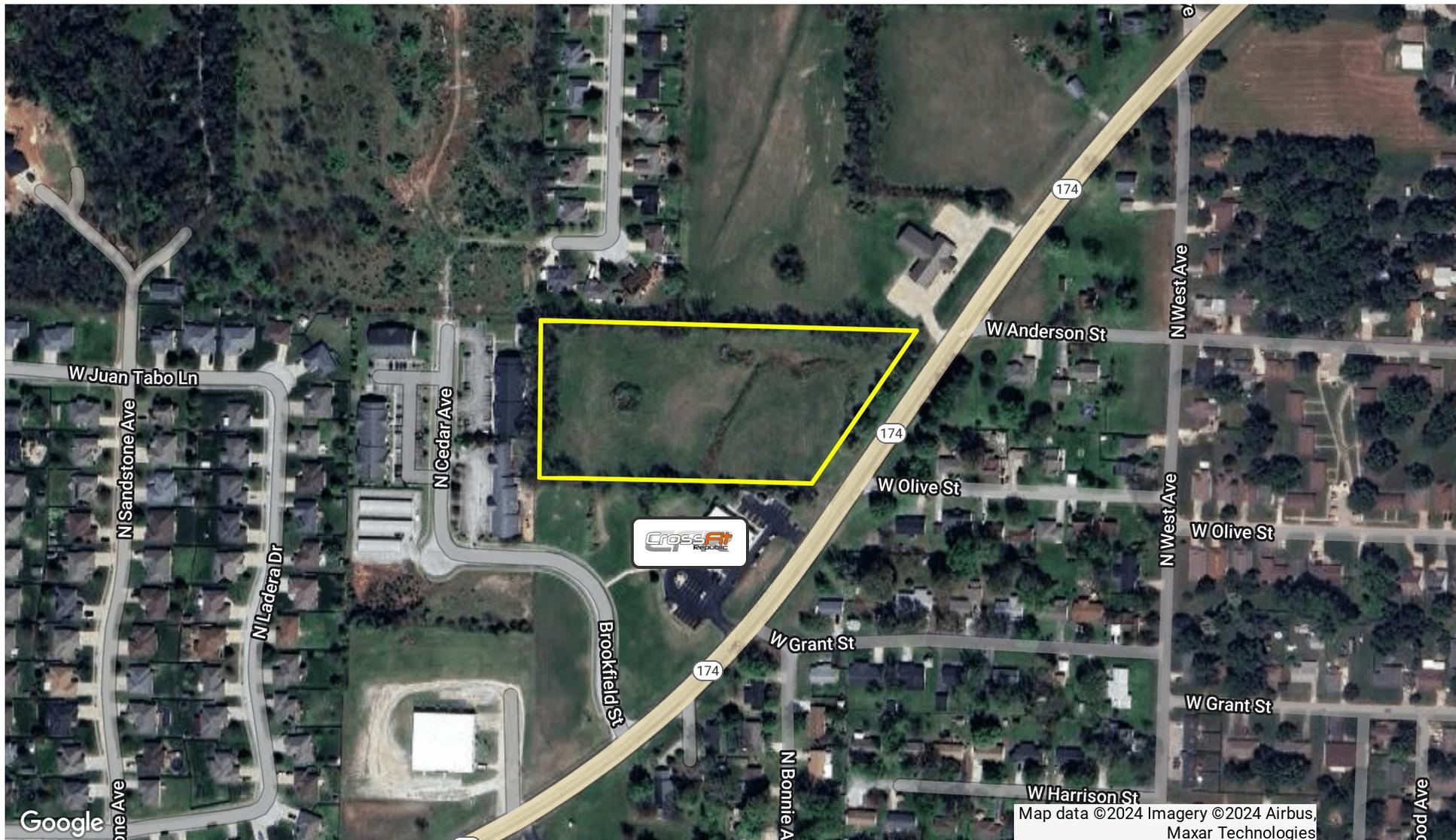
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

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Retailer Map



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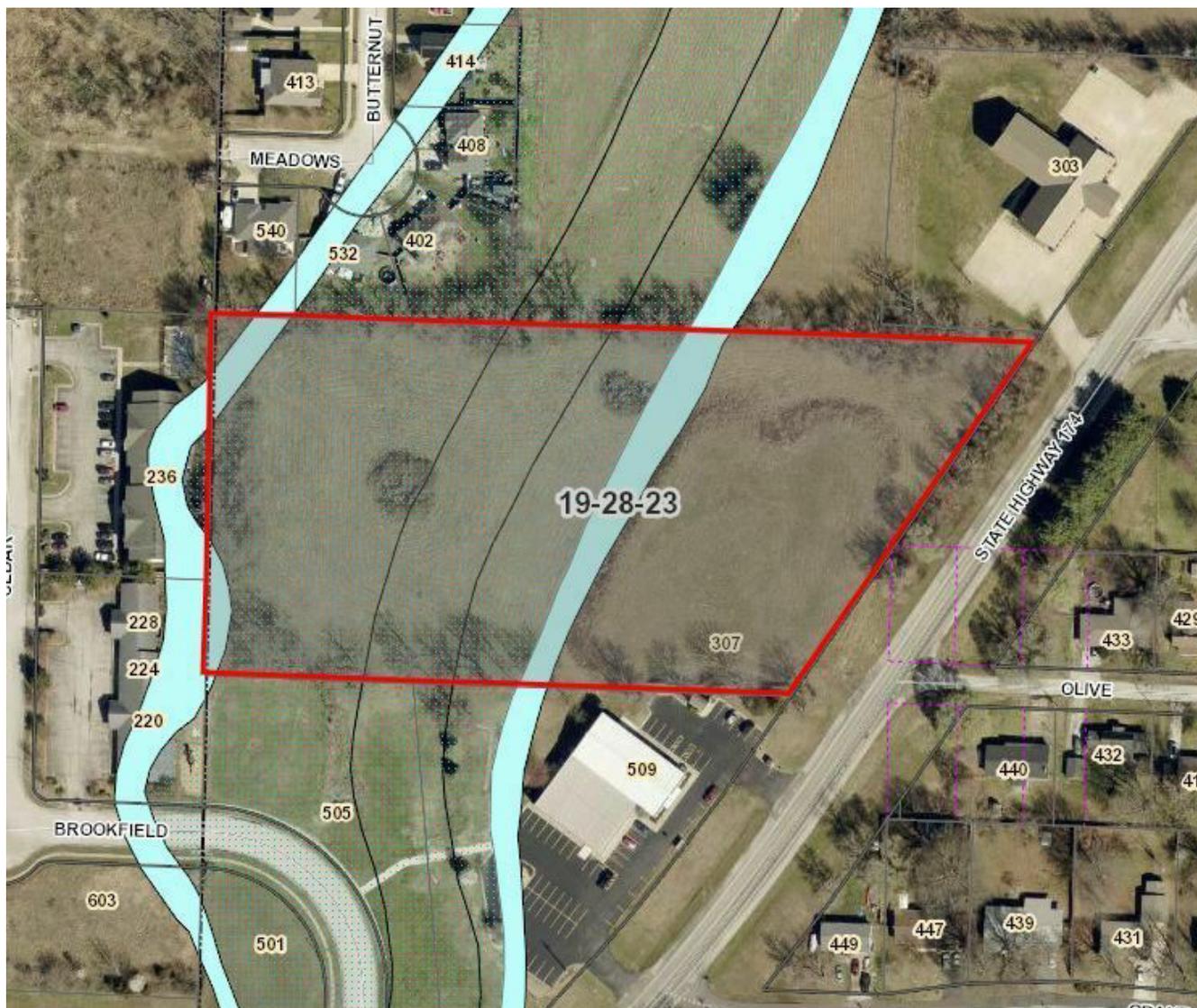
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County Aerial



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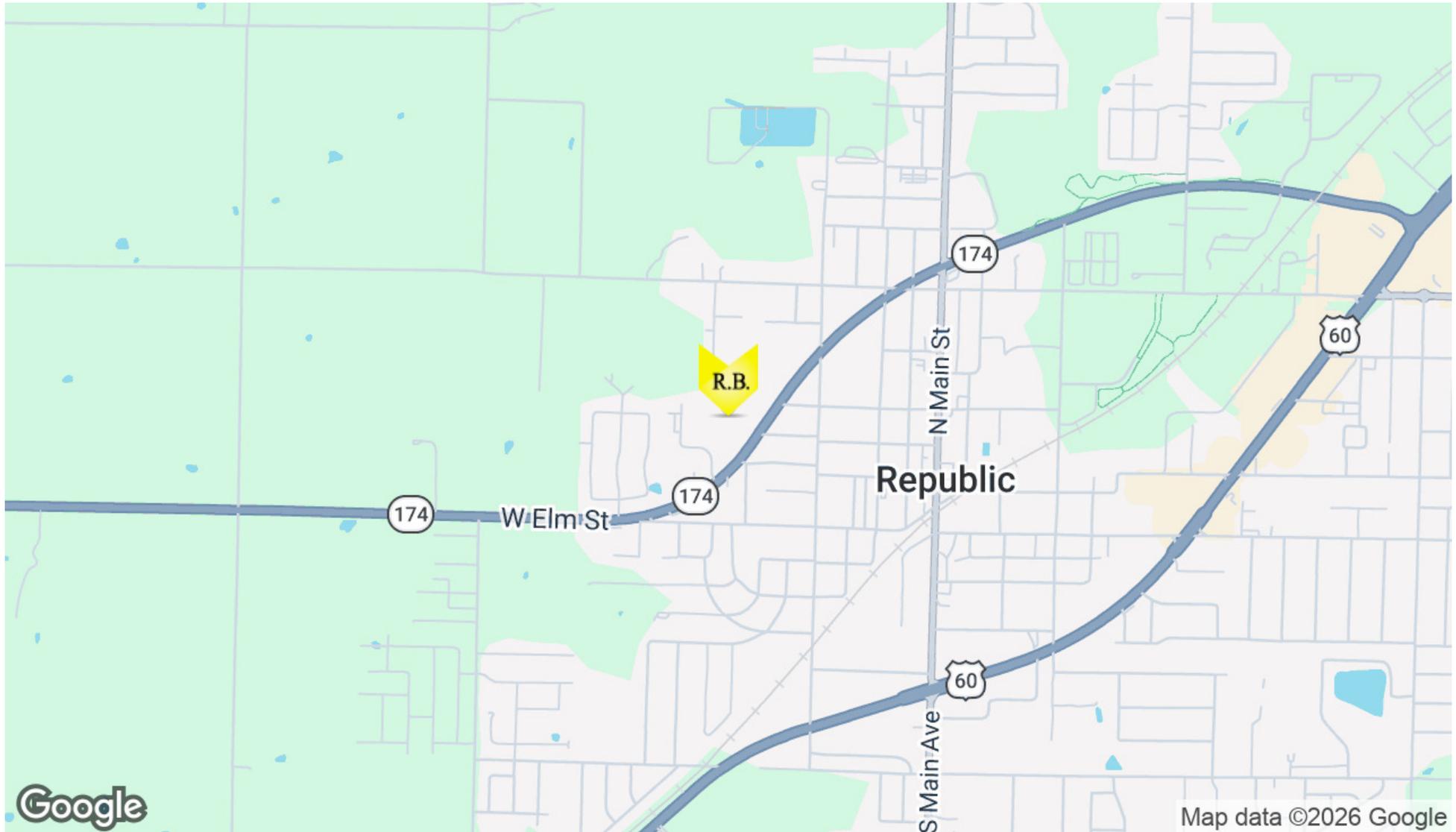
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Location Map



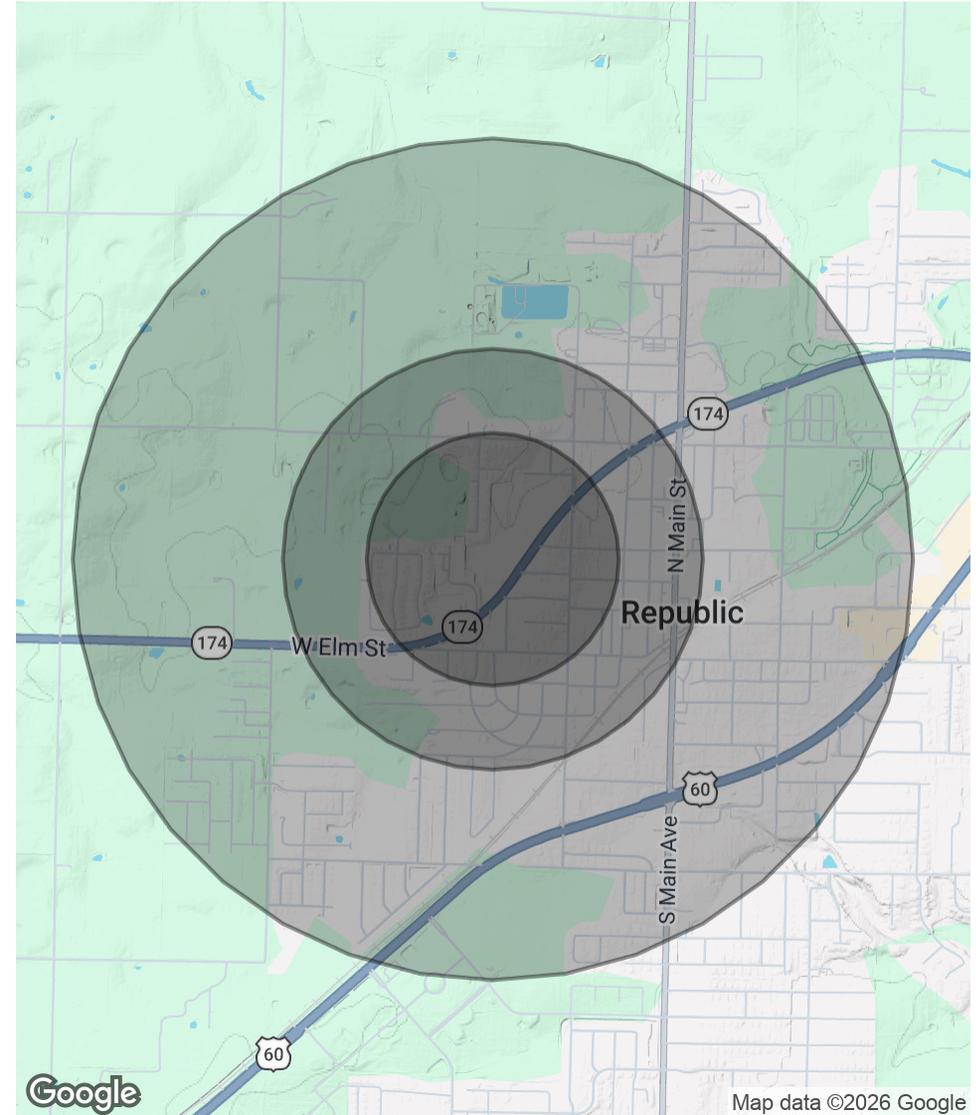
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Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	640	1,470	4,460
Average Age	39	39	38
Average Age (Male)	37	37	36
Average Age (Female)	41	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	251	592	1,737
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$84,762	\$81,913	\$82,436
Average House Value	\$252,617	\$237,269	\$234,256

Demographics data derived from AlphaMap



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts.

Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)