

THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.

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OR
SALE

DEVELOPMENT LAND | ON-RAMP ADJACENT

3350 S KAUFFMAN RD. SPRINGFIELD, MO 65807

REECE COMMERCIAL REAL ESTATE

For More Information: Sam R. Craft | 417.955.1232 | samcraft@reececommercial.com

reececommercial.com | 417-882-5710



Offering Overview:

Offering Price:	\$600,000
Land Area (Acre):	± 6.99 AC.
Price Per SF:	\$1.97
Buildable Area:	± 2.74 AC.

Sub-Market:	Southwest Springfield
Utilities:	E/G/S
County:	Greene
PID:	112010001019001030

Property Description:

Now available, is this primely located ± 7 acre tract at the convergence of heavily traveled James River Freeway/US-60 & Highway FF/West Bypass. The site features an attractive ± 2.74 acres of buildable space with fair line-of-site visibility. The ± 4.25 acres of lower elevation ground can serve as on-site retention, greenspace, or be filled and made buildable via LOMA.

City Utilities sanitary sewer is at the Northwest corner with 9 feet of depth. Natural gas and electricity within site. Site is currently serviced by private well, with public water available to the North on Kauffman Road. Ozark Greenway Trails and South Creek - both within the lower portion of this property - offer inexpensive, aesthetically pleasing amenities to attract future occupants.

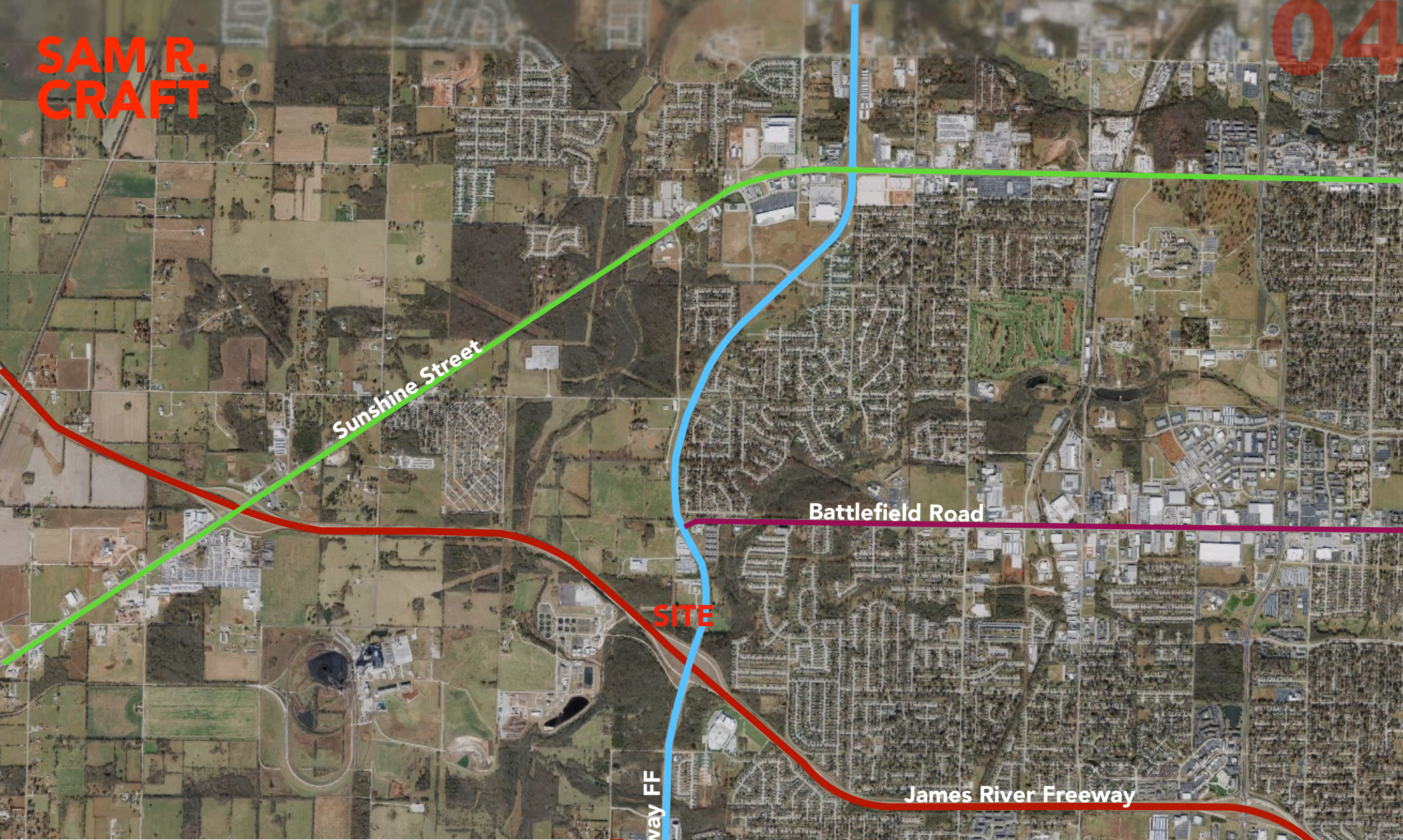
Currently zoned Greene County R-1, the property is ripe for annexation & rezone (C-2 likely) for your project with General Commercial immediately adjacent. Some City of Springfield multi-family districts offer densities of up to 40 units per acre. Site features Goss silt loam soil series known for being deep and well-drained. Property currently serving as an Equestrian property with charming home and 48'x160' horse barn and stables.

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Demographics	2 Mile	5 Mile	10 Mile
2025 Population	21,305	118,332	312,064
AVG. Household	\$83,568	\$77,159	\$80,993

**SAM R.
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SEWER

NATURAL GAS

**± 2.74 AC.
BUILDABLE**

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CRAFT**

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BROKER BIOGRAPHY



SAM R. CRAFT

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3626 S. Campbell Ave. Springfield, MO 65807

Background:

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

Education:

Missouri State University - B.S.
CCIM Institute

