



TROPHY PROPERTY OFFERING

TROPHY PROPERTY OFFERING | 4049 S CAMPBELL AVE, SPRINGFIELD, MO 65807

- First time offering
- Hard corner location near South Campbell & E. Republic Rd
- Excellent visibility & exposure / full access
- 1.60± acre site is majority paved
- One of Springfield's strongest retail trade corridors
- Last corner available in trade area
- Area retail sales \$450 - \$500 PSF

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Ross Murray, SIOR, CCIM
417.881.0600
ross@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Available SF:	1.6 Acres
Sale Price:	Inquire for Pricing
Lease Rate:	Inquire for Lease Rate
Taxes:	\$28,048.06 (2025)
Building Size:	10,610 SF
Year Built:	1983
Zoning:	GR - General Retail

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

PROPERTY OVERVIEW

Now available for sale, lease, land lease, or build-to-suit on South Campbell, this property is currently being used as a light medical and general office use. It also has an enclosed storage/garage area (in rear) with double drive through grade level doors (6 drive-thru doors). The existing zoning accommodates retail, restaurant, hotel, office, and many other commercial uses.

Subject property is also a redevelopment opportunity for a new user. The trade area is one of the most predominant retail and office trade areas in the city. It is also one of the fastest growing trade areas in Springfield. HH income demographic is \$72,429±. The area supports some of the highest retail sales averaging over \$450-500 PSF. Area brand tenants include: Sam's Club, Walmart Neighborhood Market, McDonald's, Panera Bread, Starbucks, Dunkin' Donuts, Domino's Pizza, Krispy Kreme Donuts, Village Inn, Zaxby's, Freddy's, Steak N Shake, O'reilly Auto Parts, Chase Bank Operations Center (1,300 employees), and Alamo Drafthouse Movie Theater. The property is also 0.5 mile from Springfield's Medical Mile, which draws the largest employment trade area within the city limits.

PROPERTY HIGHLIGHTS

- Hard Corner Location near South Campbell & E Republic Rd
- Excellent visibility & exposure
- 1.60± acres site is majority paved
- One of Springfield's strongest retail trade corridors
- Tenant responsible for property maintenance, real estate taxes, and property insurance
- Only available site in trade area
- Traffic Counts: 44,512± vehicles daily
- Contact listing agent for pricing

LAND FOR
SALE/LEASE
OR BUILD-TO-SUIT

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Additional Photos



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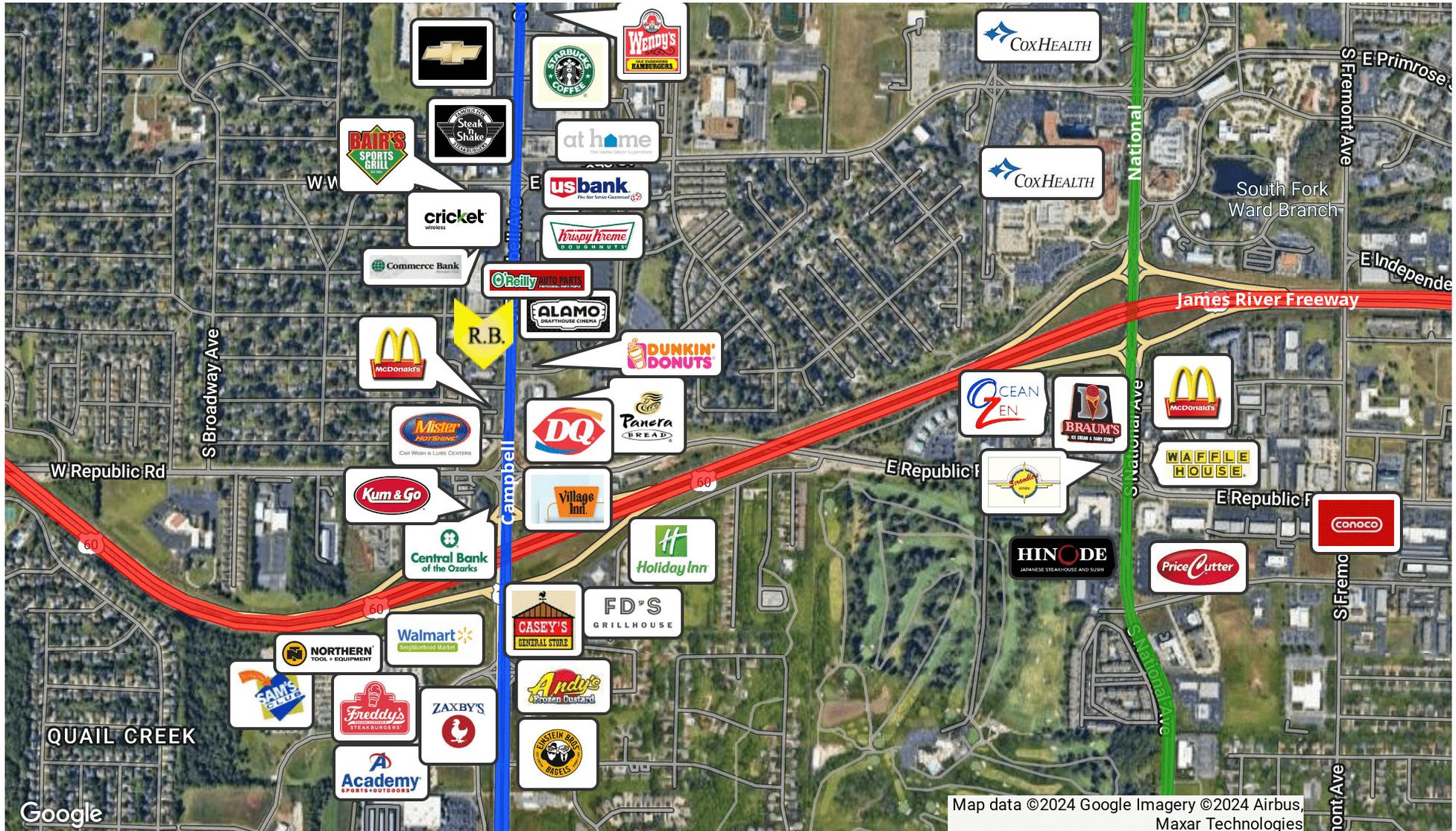
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Retail Map



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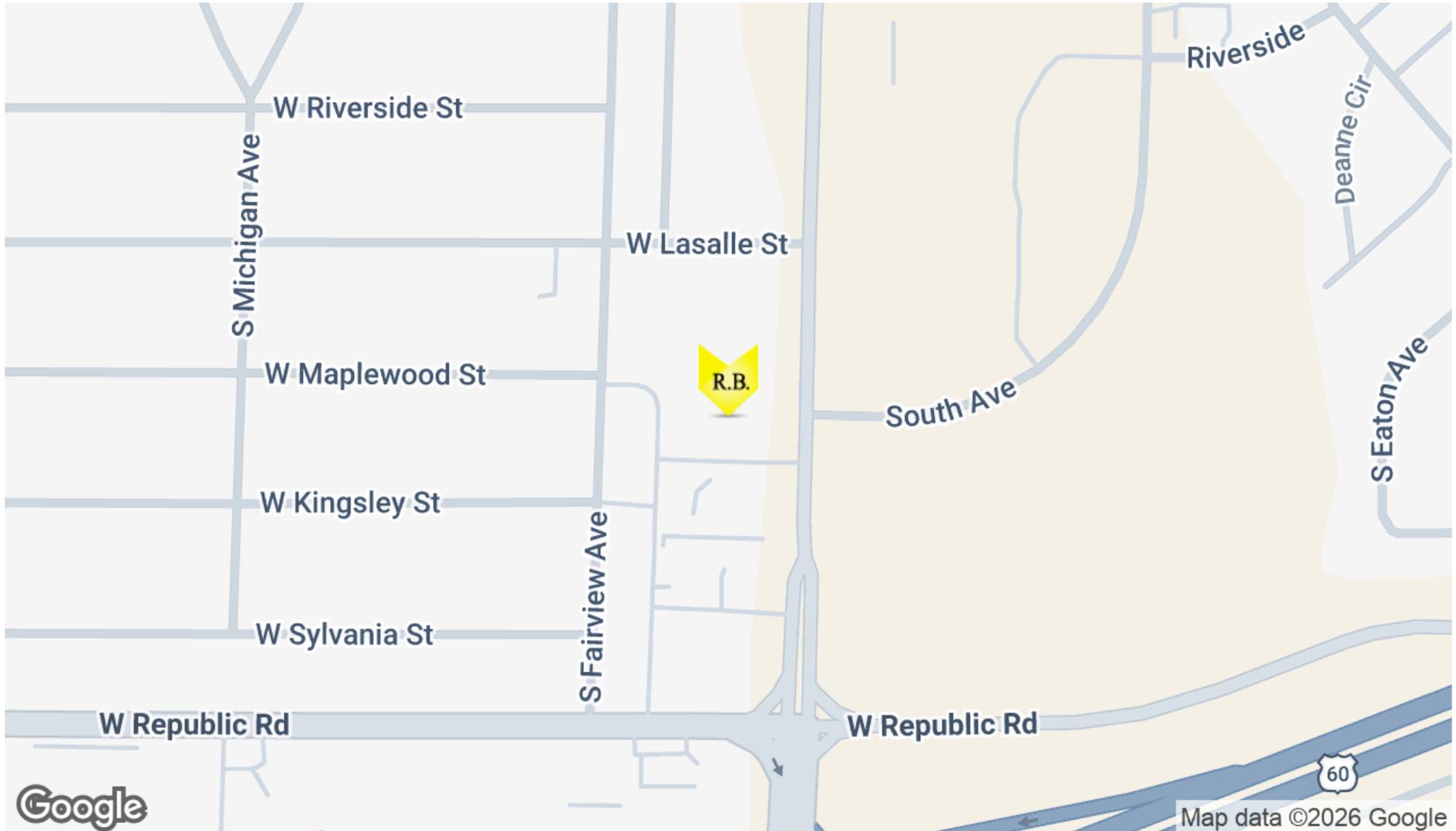
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Location Map



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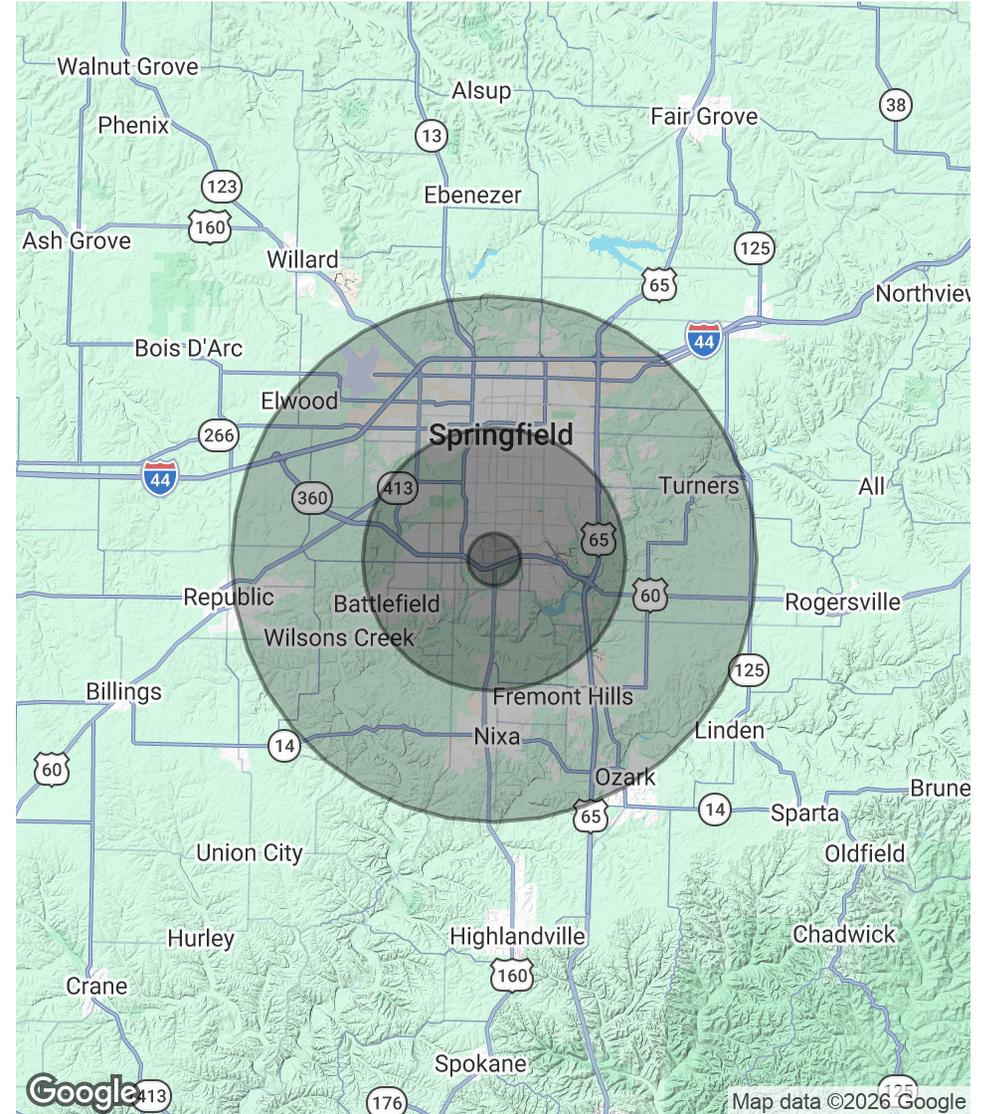
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,063	153,282	303,225
Average Age	44.9	38.0	37.5
Average Age (Male)	42.2	37.3	36.2
Average Age (Female)	48.6	39.6	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,740	74,624	138,087
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$64,895	\$61,827	\$62,964
Average House Value	\$175,627	\$144,502	\$150,386

2020 American Community Survey (ACS)



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Springfield Chamber Data - obtained from springfieldregion.com - updated 5/15/23

EXECUTIVE SUMMARY

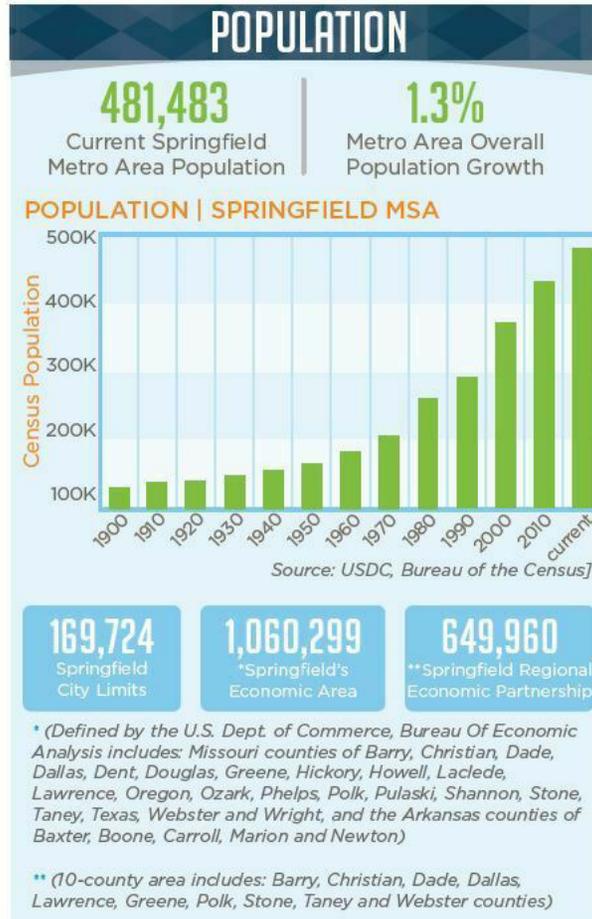
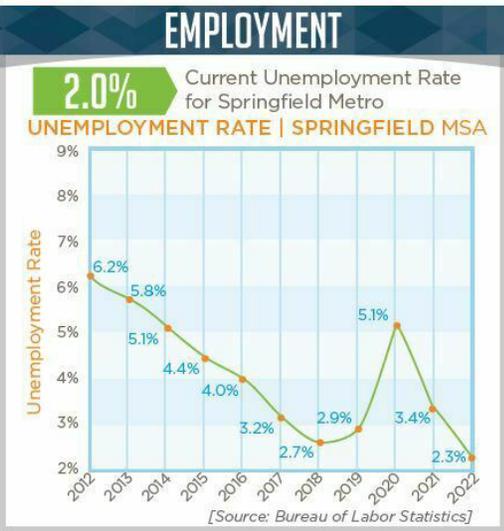
SPRINGFIELD MSA
Greene • Christian • Webster • Polk • Dallas counties in Southwest Missouri.

NATIONAL RECOGNITION FOR SPRINGFIELD

- Top 5 Best Cities to Start a Business | WalletHub
- Top 10 Recovery Leaders | Business Facilities
- Top 20 Magnets for Young Adults | USA Today
- Top 30 Best Cities for Job Growth | New Geography
- Top 40 For Business and Careers | Forbes Magazine
- Top 100 Places to Live | Livability.com

WELL-KNOWN COMPANIES

- 3M
- Bass Pro
- FORVIS
- Burlington Northern Santa Fe
- Dairy Farmers of America
- Expedia, Inc.
- Jack Henry & Associates
- JPMorgan Chase
- Kraft Foods
- O'Reilly Auto Parts
- Paul Mueller Company
- Springfield Remanufacturing Corp.
- T-Mobile



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MAJOR EMPLOYERS

SPRINGFIELD METRO AREA EMPLOYMENT

LARGEST EMPLOYERS	# EMPLOYED
CoxHealth	12,178
Mercy Hospital Springfield	9,214
State of Missouri	5,411
Walmart and Sam's Club	4,981
Springfield Public Schools	3,685
Bass Pro Shops White River Marine Group (HQ)	2,989
O'Reilly Auto Parts (HQ)	2,631
United States Government	2,425
Jack Henry & Associates, Inc.	2,262
Citizens Memorial Healthcare	2,038
Burrell Behavioral Health	1,872
Missouri State University	1,861
City of Springfield	1,857
SRC Holdings (HQ)	1,750
EFCO (HQ)	1,600
Prime Inc. (HQ)	1,425
Amazon	1,400
RPS (Pyramid Foods)	1,300
Ozarks Technical Community College	1,125
Greene County	1,113
Chase Card Services	1,100
Expedia Inc.	1,100
Great Southern Bank (HQ)	1,100
American National Property & Casualty Co.	1,034
Kraft Heinz Company	997
Lowe's (6 locations)	969

1/4

Top 25 largest employers account for one-quarter of the total jobs in the Springfield metro area.

95%

Percentage of businesses that have fewer than 50 employees in the Springfield metro area.



MISSOURI STATE UNIVERSITY

COLLEGES & UNIVERSITIES

COLLEGES & UNIVERSITIES	NUMBERS
Springfield Metro Area Total	42,237
Missouri State University	22,925
Ozarks Technical Community College	10,506
Drury University	2,462
Evangel University	2,100
Southwest Baptist University - SBU	1,713
Cox College of Nursing & Health Sciences	956
SBU - Springfield Campus (includes Mercy College of Nursing)	442
Midwest Technical Institute	385*
Baptist Bible College	280
Bryan University	184*
Columbia College	150
Bolivar Technical College	134

Source: Springfield Area Chamber of Commerce, 2021
*National Center for Education Statistics, fall 2021 enrollment

HEALTH CARE

HOSPITAL	BEDS
Mercy Hospital	914
Cox Medical Center South (CoxHealth)	706
Lakeland Behavioral Health System	100
Meyer Orthopedic & Rehabilitation Hospital	86
Cox North Hospital (CoxHealth)	72
Mercy Rehabilitation Hospital Springfield	60
Mercy Orthopedic Hospital Springfield	48
Select Specialty Hospital	44
Perimeter Behavioral Hospital of Springfield	25

Springfield's health care system offers every specialty listed by the American Medical Association.

The health care sector employs nearly 37,400 people and provides an annual economic impact of \$4.5 billion.

SCHOOLS

12.1

Number of years of experience the average teacher has in SPS system

59.6%

Percentage of faculty that have a Master's Degree.

TYPE	SCHOOL	ENROLLED
Public Elementary	38	11,631
Public Middle School	9	5,137
Public High School	5	7,581
Private Schools	14	3,754*

Source: Missouri Department of Elementary and Secondary Education, 2022
*National Center for Education Statistics,

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TAXES

INCOME TAX

- Missouri Income Tax: Graduated rate; highest is \$291 plus 5.3% over \$8,968. Part of the federal taxes paid are subtracted from the net income to determine the state taxable income.
- Missouri Corporate Income Tax: 4%; 50% of the federal taxes paid is subtracted from the net income to determine the net taxable income earned in Missouri.

SALES TAX

City of Springfield	2.125%
Greene County	1.75%
State of Missouri	4.225%
Total	8.100%

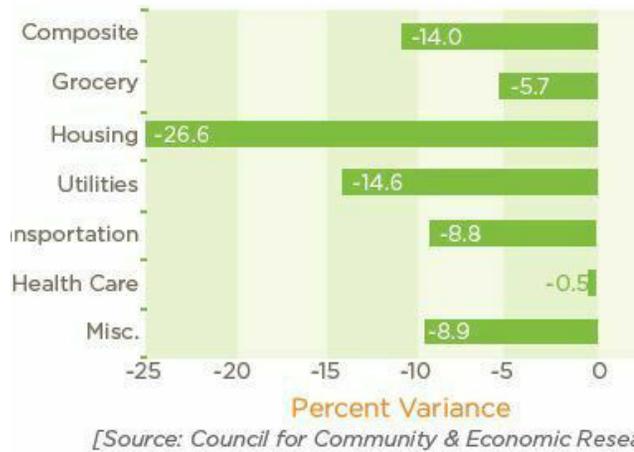
PROPERTY TAX

- Real Property Tax: \$5.4612 per \$100 of assessed value. (A \$1.04 surcharge is added to commercial property.) Property is assessed at the following percentages of their appraised value: commercial - 32%; residential - 19%; agricultural - 12%
- Personal Property Tax: \$5.4612 per \$100 of assessed value. Assessed valuation is one-third (33.3%).

Springfield R-12 School District	\$4.0767
City of Springfield	\$0.6200
Springfield-Greene County Library	\$0.2405
OTC	\$0.1911
Greene County	\$0.1040
Roads & Bridges	\$0.1040
Senior Services	\$0.0487
County Development Disability Programs	\$0.0462
State of Missouri	\$0.0300
Total	\$5.4612



COST OF LIVING CATEGORIES



COST OF LIVING



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
ross@rbmurray.com
MO #2004035357

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)