

For Sale

# 86.6 Acre Transitional Tract

Republic, MO 65738

*For More Information Contact:*

**SAM R. CRAFT**

417.955.1232

Email: [SamCraft@ReeceCommercial.com](mailto:SamCraft@ReeceCommercial.com)



**REECE**  
COMMERCIAL REAL ESTATE





## Offering Overview

Asking Price:	\$1,500,000
Price Per Acre/SF	\$17,321/\$0.40
Acres:	86.6   ± 68 Buildable
Land Type:	Development & Transitional
State:	Missouri
County:	Greene
Frontage:	2,949 Feet Highway 360 (James River Freeway)

## Property Description

Now available as an exclusive offering, is this large high visibility tract in one of the fastest growing corridors in the Springfield, MO MSA. The 2,949 feet of frontage along James River Freeway (major connecting thoroughfare to I-44) sees 22,678 AADT with projections of 55,000+ AADT by 2033.

The property resides in the city limits of Republic, MO near the confluence on James River Freeway and HWY MM where \$1.5B in active investment is being injected and \$150M is being committed for infrastructure to aid the rapid development in the trade area.

This property is east of the new Iron Grain District that is home to a 23,000 SF shopping center and 200+ luxury apartments. Also nearby is Amazon's new 1.3M SF Fulfillment Center and many other large industrial, retail, and multi-family projects.



## Site Description

The site is accessed by blacktop Farm Road 156 that connects to HWY MM to the West and Haseltine Road to the East.

Public water & sewer are located at the East property line, but a City of Republic & Springfield boundary agreement make them unaccessible at the present time. The City of Republic has mentioned being receptive to hearing a case for septic/holding tank oriented projects depending on the users consumption.

A recent survey and sinkhole study has been performed. The sinkhole study has revealed much smaller instances of sinkholes and has revealed larger contiguous build sites and prospects for much improved access.

## General Summary

- High Visibility on HWY 360 | James River Freeway
- 22,678 AADT (E/W) on James River Freeway
- Expected AADT Increases to 55,000+ by 2033
- Access off blacktop Farm Road 156
- Recently Surveyed
- Sinkhole Study Performed
- Zoned Agriculture
- Attractive Candidate for Light Industrial Subdivision
- Neighboring Occupiers: Amazon (2021), Iron Grain District (2025), Maverik (2025), Huey Magoo's (2025), Stone Creek Falls Apartments (±1,400 Units), Lew's, Strike King, Rol, McLane, Convoy of Hope World Headquarters, amongst others
- HWY MM Realignment Project

amazon



Walmart

IRON GRAIN  
DISTRICT







**86.6 ACRES**



# Satellite View



360

**IRON GRAIN DISTRICT**  
2025



Republic Intermediate School 2025

360

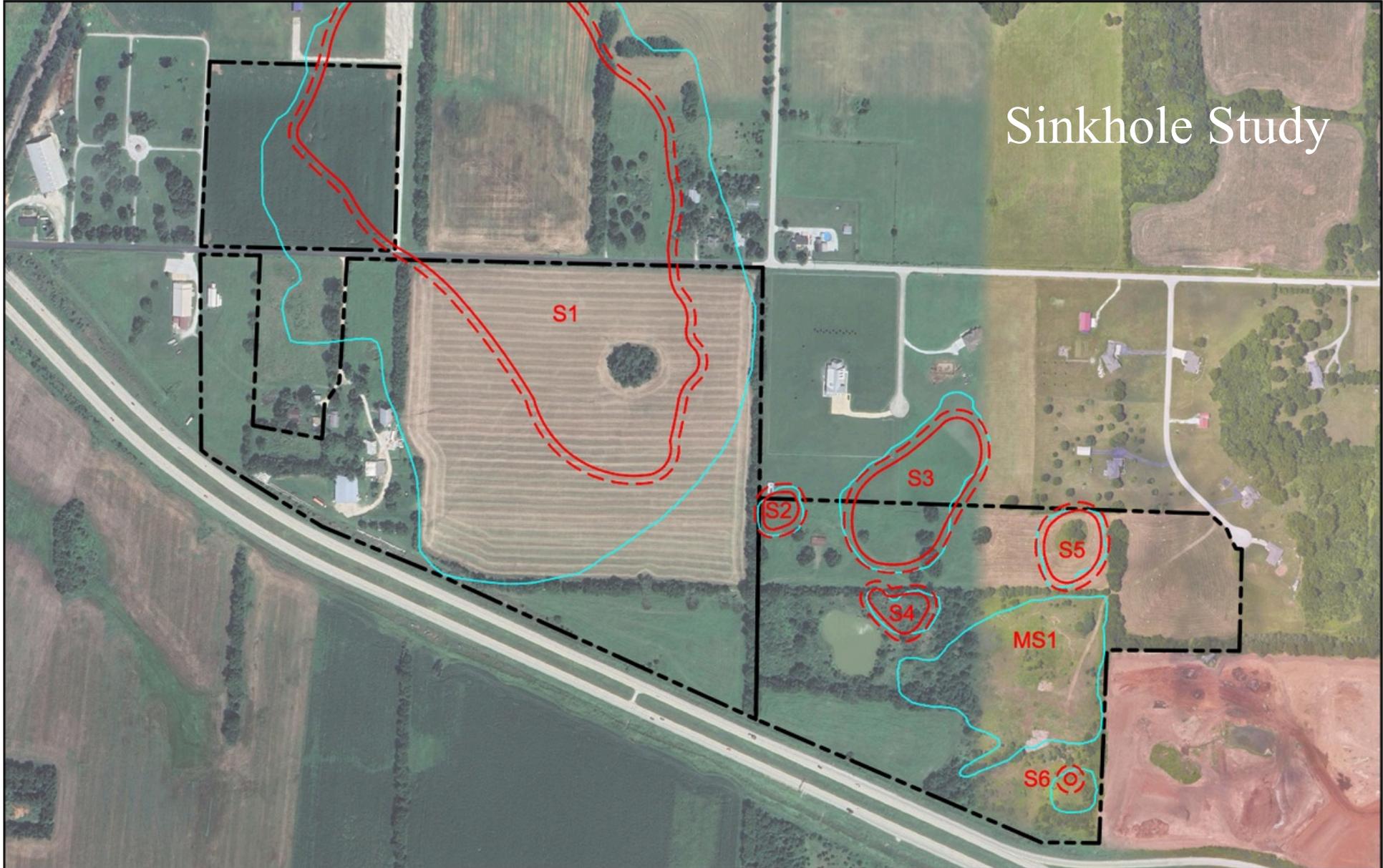
60



John Twitty Energy Center



# Sinkhole Study



**LEGEND**

-  City of Republic Mapped Sinkhole Rim
-  PPI Estimated Sinkhole Rim
-  30' Sinkhole Rim Setback

SCALE  
1" = 500'

Project: Three Parcels, West FR 156, Republic, MO  
Client: Ken Sawyer

**Site Plan with Sinkhole Rims and Setbacks**  
Date: October 3, 2025  
Project Number: 25-4765

**PPI PALMERTON & PARRISH, INC.**  
GEOTECHNICAL AND MATERIALS ENGINEERS/MATERIALS TESTING LABORATORIES/ENVIRONMENTAL SERVICES

**FIGURE 3**

# Broker Biography



## Sam R. Craft

Direct: **(417)-882-5710** | Cell: **(417)-955-1232**

email: [samcraft@reececommercial.com](mailto:samcraft@reececommercial.com)

MO: 2019042641

## Professional 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.