



INDUSTRIAL LAND FOR SALE

INDUSTRIAL LAND FOR SALE | 2220 NORTH BURTON AVENUE, SPRINGFIELD, MO 65803

- Located in Northeast Springfield
- Easy access to Hwy 65 and I-44
- Adjacent to Bass Pro Shops National Distribution Center
- Zoned HM - Heavy Manufacturing

EST. 1909

Executive Summary



PROPERTY SUMMARY

Sale Price: \$335,410

Taxes: TBD

Lot Size: 1.54 Acres

Zoning: HM - Heavy Manufacturing

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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100 years
SINCE 1909

Aerial

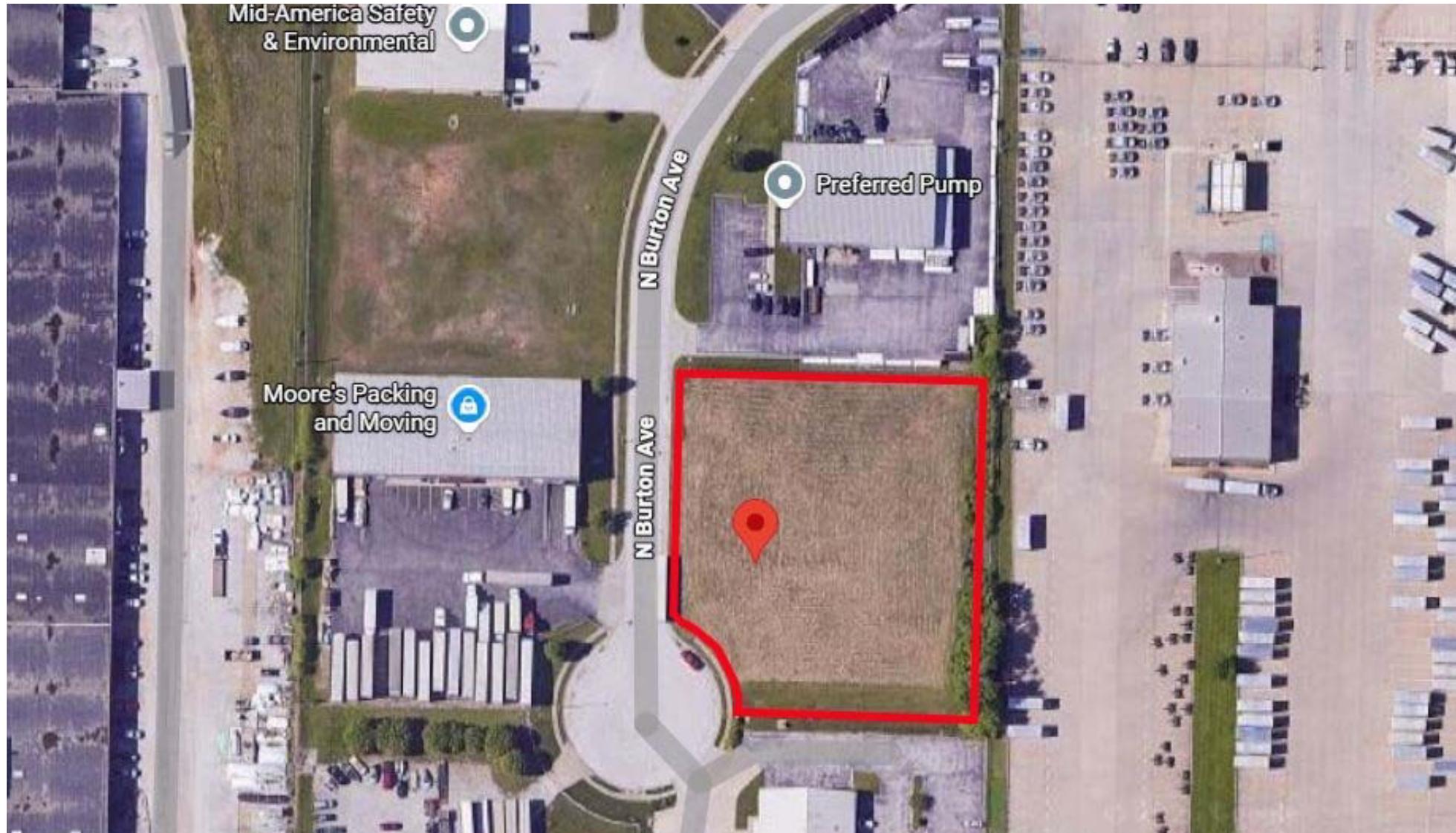


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Final Plat

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA	CH. BEARING
C1	25.00	24.71	13.47	23.72	58'27.99"	N30°06'29"E
C2	25.00	24.71	13.47	23.72	58'27.99"	S28°31'29"E
C3	300.00	306.12	167.89	293.01	58'27.32"	N31°01'26"E
C4	300.00	306.14	167.90	293.03	58'28.02"	N31°01'18"E
C5	300.00	229.01	121.90	222.21	48'32.52"	S28°57.20"E
C6	330.00	181.17	82.93	176.81	31'27.31"	N44°31'41"E

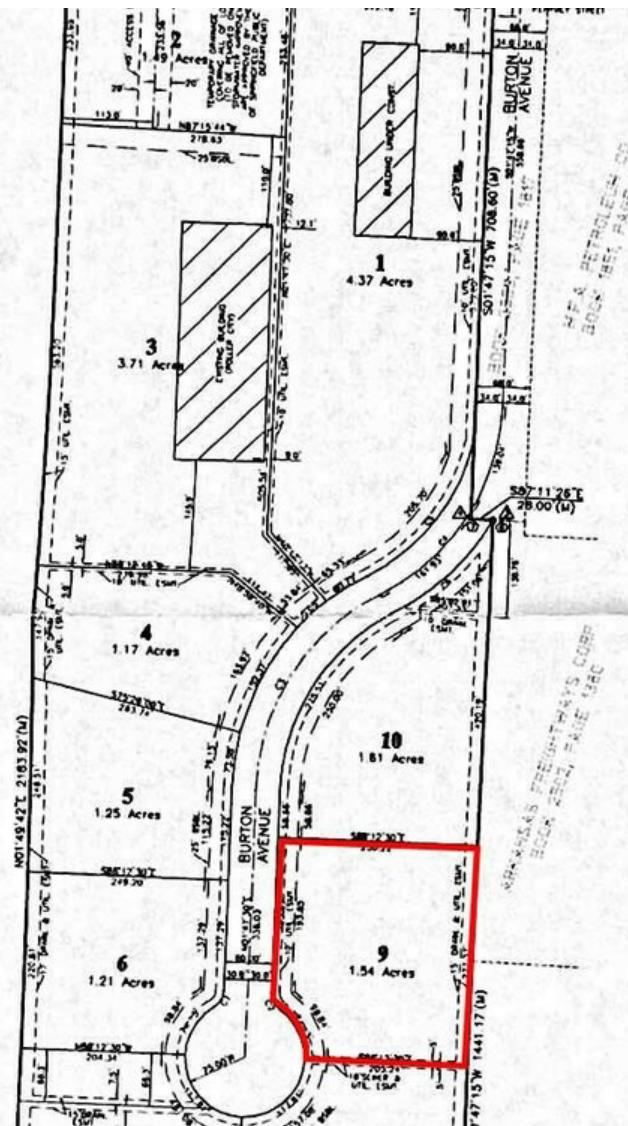
STATE PLANE COORDINATE SYSTEM MISSOURI COORDINATE SYSTEM OF 1983		
CONTROL STATION	NORTHING	EASTING
TRUCK	158,345.250 meters	433,117.940 meters
ORD. FACTOR 0.9999284		
COURSE	GRID AZIMUTH	GRID DISTANCE
TRUCK - TRUCK-A	94°21'08"	1005.767251 meters
TRUCK-A - TP-1	88°31'01"	200.000000 meters
TP-1 - TP-2	188°31'54"	388.0512541 meters
TP-2 - △	182°19'38"	477.5072848 meters
POINT	NORTHING	EASTING
△	153,605.6799 meters	434,096.8569 meters
△	155,608.3237 meters	434,269.7396 meters
△	156,047.3174 meters	434,283.4406 meters
△	156,047.7656 meters	434,274.9170 meters
△	156,263.6279 meters	434,281.8536 meters
△	156,270.5909 meters	434,136.0447 meters
△	156,270.9544 meters	434,120.0929 meters



BEARINGS ARE BASED UPON THE
MISSOURI STATE PLANE COORDINATE SYSTEM
OF 1983, CENTRAL ZONE

100° 0° 100° 200°

SCALE: 1" = 100'



- ② = 178'34.04"
- ③ = 80'31'22"
- ④ = 87'10'07"
- ⑤ = 92'40'26"
- ⑥ = 91'01'19"
- ⑦ = 90'19'21"

DECRETE OF APPROVAL BY THE CITY COUNCIL
BRENDA CUTIN, CITY CLERK OF SPRINGFIELD, MISSOURI, DO HEREBY CERTIFY THAT THE
PLAT OF EAST KEARNEY INDUSTRIAL PARK WAS PRESENTED TO, ACCEPTED AND APPROVED BY
THE CITY COUNCIL OF SAID CITY OF SPRINGFIELD AND APPROVED BY ORDINANCE
NO. _____ ON THIS _____ DAY OF _____ 20____

BRENDA CUTIN, CITY CLERK

DEDICATION:
SAID LAND HAS BEEN SUBDIVIDED AS LAY DOWN ON THIS PLAT HEREBY FILED. THE STREETS
AND PARTS OF NO ACCESS AS SHOWN HEREON ARE HEREBY REINDEVELOPED AND DEDICATED TO
THE PUBLIC. THE AGREEMENTS AS SHOWN ARE HEREBY GRANTED FOR THE USE INDICATED. IN
WITNESS WHEREOF WE, AS SOLE OWNERS, HAVE SET OUR HANDS AND SEAL THIS _____ DAY
OF _____ 20____

R & R LAND DEVELOPMENT L.L.C. (NO SEAL) JACK COMSTOCK TRUST (NO SEAL)
RICH KRAMER, MEMBER JACK COMSTOCK, TRUSTEE

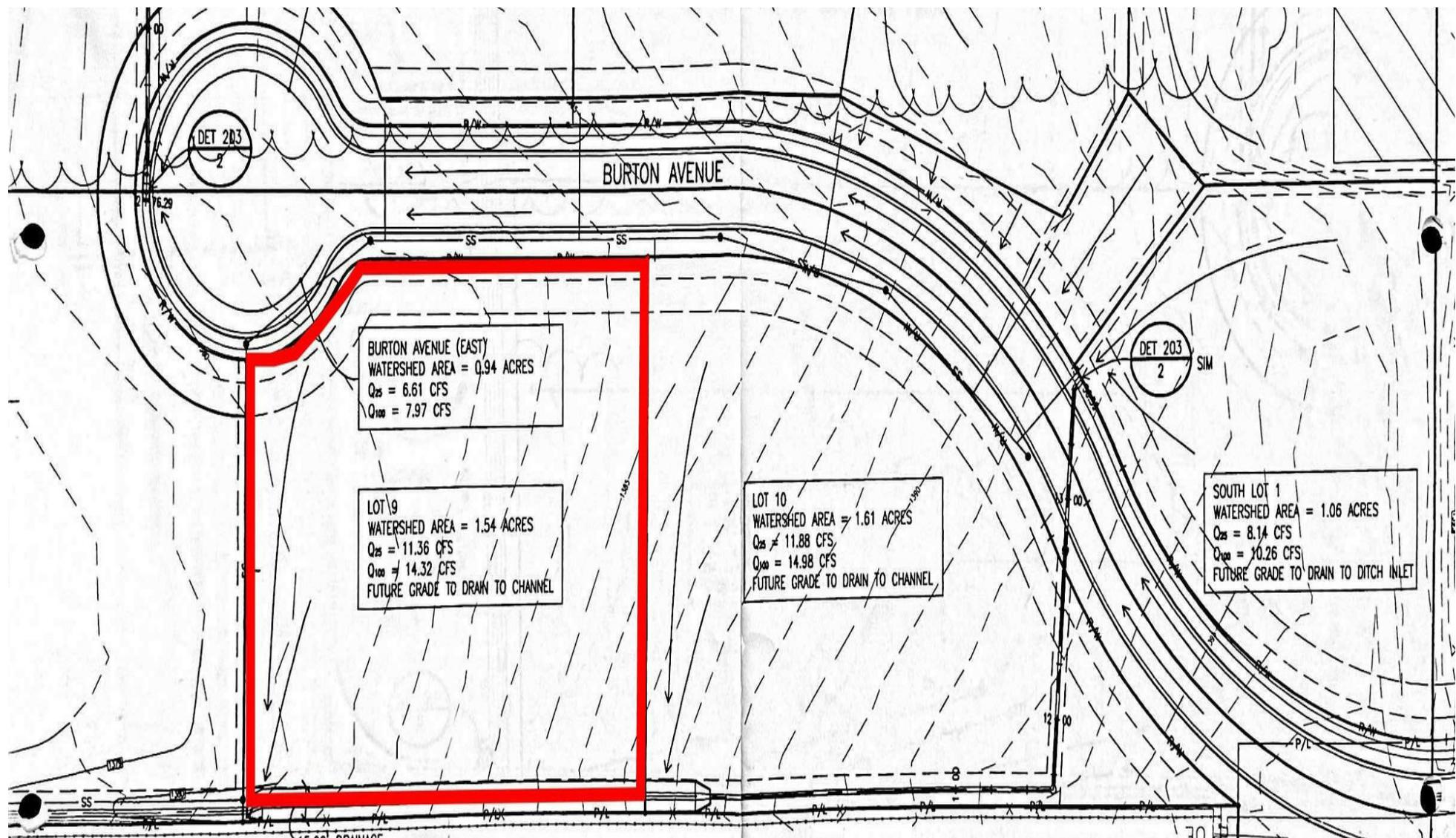
ACKNOWLEDGMENT
STATE OF MISSOURI
COUNTY OF GREENE
ON THIS _____ DAY OF _____ 20____ BEFORE ME PERSONALLY CAME RICH
KRAMER, MEMBER OF R & R LAND DEVELOPMENT AND JACK COMSTOCK, TRUSTEE FOR THE
EAST KEEARNEY INDUSTRIAL PARK, WHO BEING SWORN BY DID DEPOSE AND SAY THAT THEY
ACKNOWLEDGED THAT THE FOREGOING PLAT WAS PREPARED IN ACCORDANCE WITH THE DYNAMICS THERETO AND
ACKNOWLEDGED THAT IT WAS THE FREE ACT AND DEED OF THE COMPANY, USING THE
AUTHORITY OF ITS BOARD OF DIRECTORS, IN TESTIMONY WHEREOF I HEREBY SET MY HAND
AND AFFIX MY SEAL AT MY OFFICE IN GREENE COUNTY, MISSOURI, THE DAY AND DATE FIRST
ABOVE WRITTEN.

NOTARY PUBLIC

PRINTED NAME OF NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

Site Plans

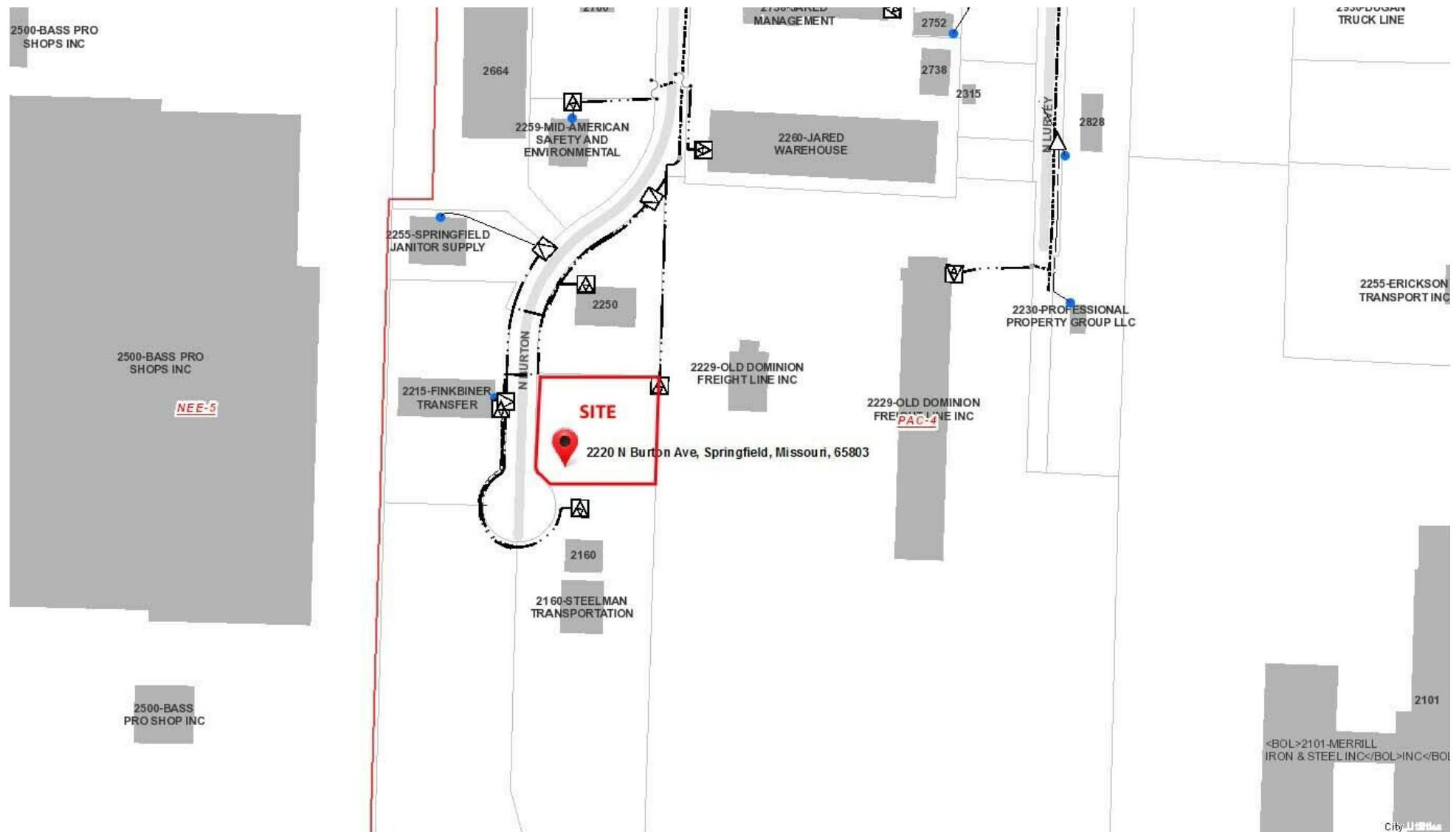


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Utility Map - Electric

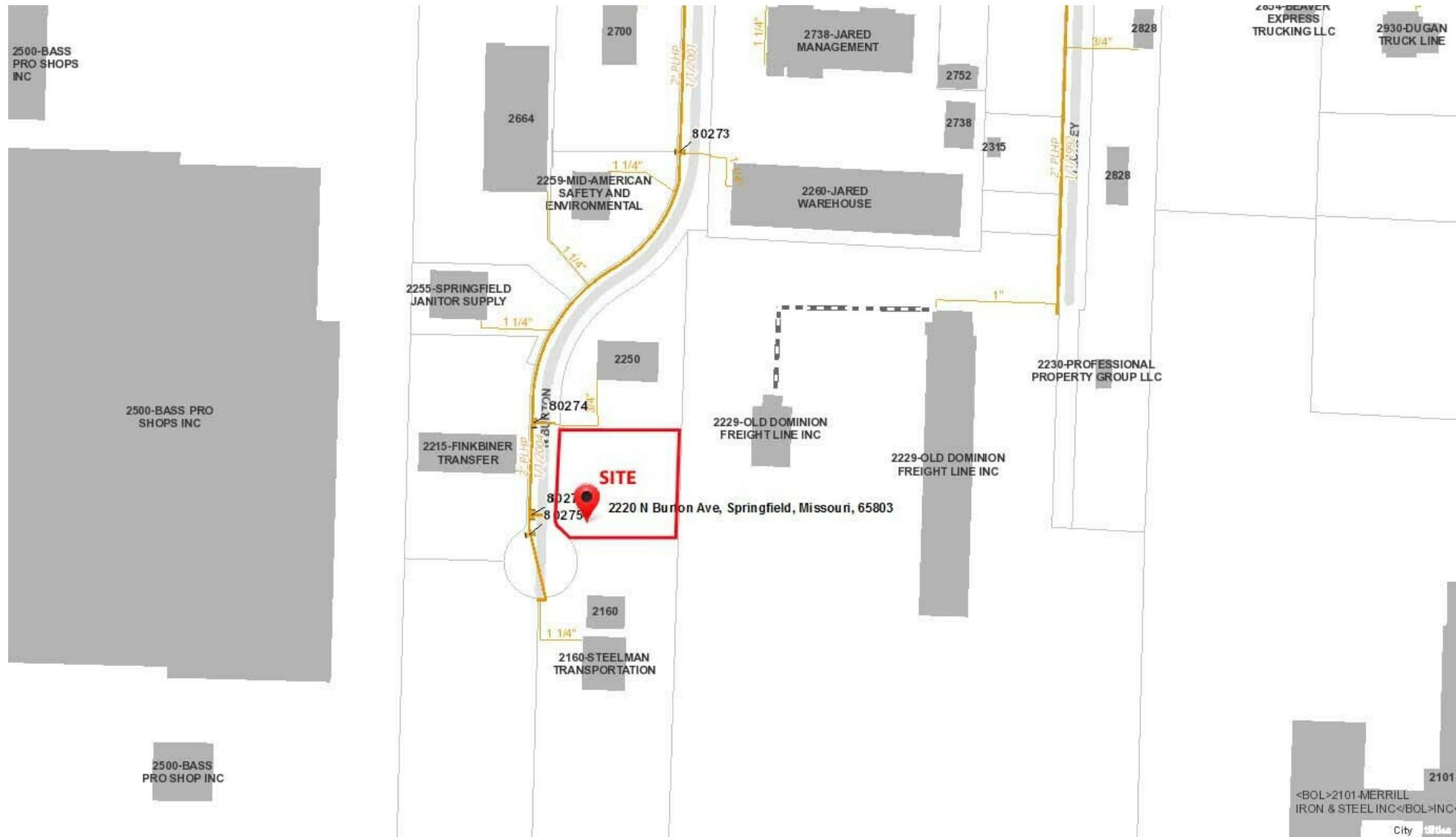


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Utility Map - Gas

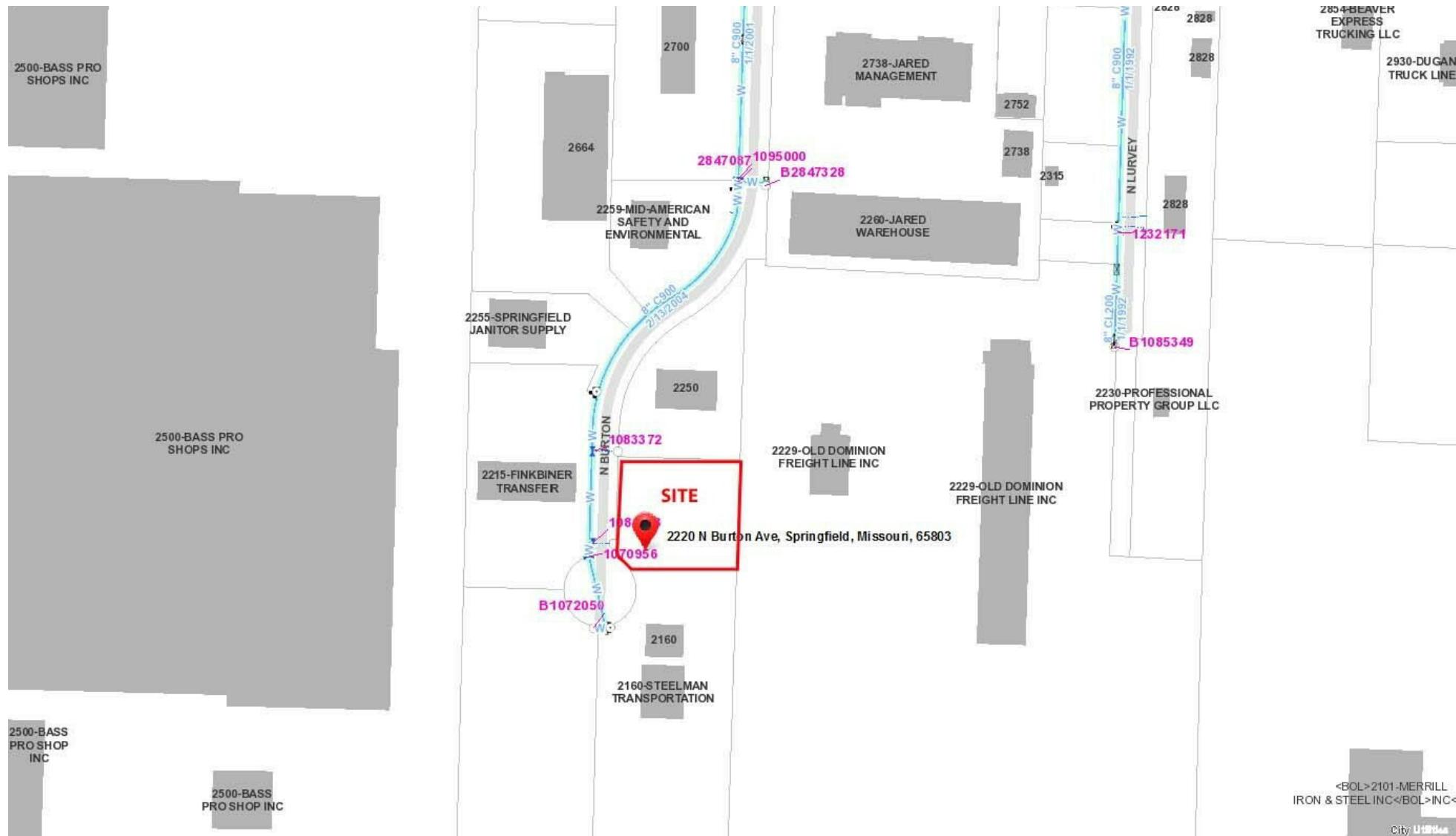


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100 Years

Utility Map - Water



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

R.B. | MURRAY COMPANY

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Utility Map - Sewer



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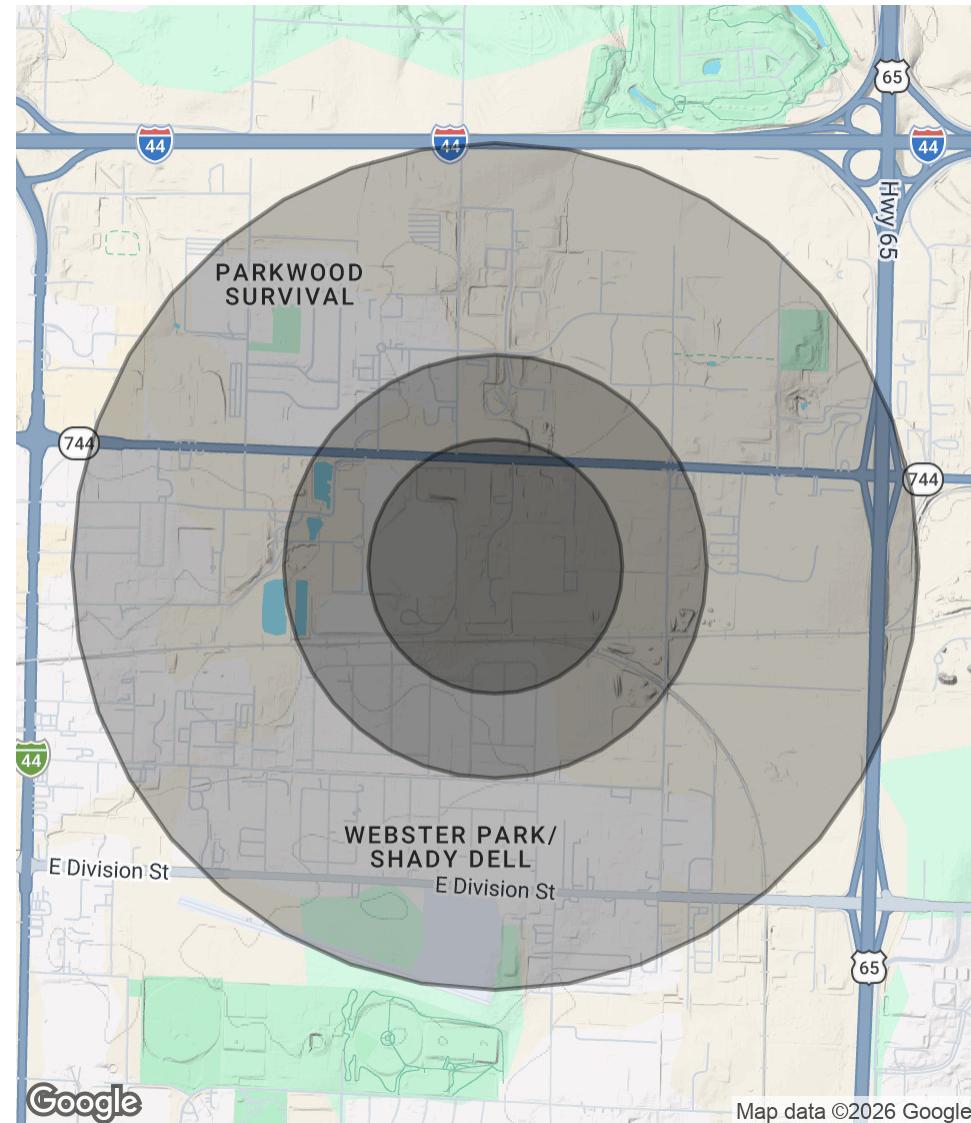
Location Map



Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	111	498	2,444
Average Age	39	39	38
Average Age (Male)	39	39	38
Average Age (Female)	40	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	214	1,126
# of Persons per HH	2.4	2.3	2.2
Average HH Income	\$49,377	\$49,262	\$53,704
Average House Value	\$115,053	\$113,993	\$142,022

Demographics data derived from AlphaMap



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)