



VACANT LAND FOR SALE

VACANT LAND FOR SALE | FARM ROAD 148, REPUBLIC, MO 65802

- 75.05± acres located near Amazon's new distribution warehouse
- Easy access to surrounding highways
- Located in area of rapid growth
- Nearby future developments in the works

EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$1,426,330

Taxes: \$237.07 (2024)

Lot Size: 75.05 Acres

Zoning: A-1

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, this 75.05± acre site is conveniently located between Springfield and Republic. The property has easy access James River Freeway, I-44, Highway 60, and State Hwy MM. With Amazon's new distribution warehouse situated to the southwest of the property, this area is undergoing rapid growth with future developments in the works. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Located near new Amazon distribution warehouse, ROI, Lew's, Red Monkey Foods, and Convoy of Hope
- Easy access to James River Freeway, I-44, Highway 60, and State Hwy MM
- Electricity Available
- Water, Gas, and Sewer located to the west



1.5 billion being invested in the area between Republic and James River Freeway/Springfield between now and 2025.

Developments over last three years and current developments

1. Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
2. Amazon Fulfillment Center - \$150M – 1,800 employees
3. Red Monkey Expansion - \$10M - 100 additional employees - 400 overall
4. McClane Expansion - \$10M – 100 additional employees
5. Roi Mercy - \$7M – 90 additional employees
6. Lew's - \$7M – 85 additional employees
7. Iron Grain mixed-use development \$65M – under construction – Spring 2024 – across from Amazon
8. Stone Creek Falls – mixed-use development - \$350M – 1,320 residential units, 5 commercial lots w/ access to US 60 & MM expansion
9. Wilson's Valley – Stu Stenger Development - \$50M, 145 Single Family, 270 Multi-Family, Commercial Units – 4 commercial lots with 5 acres of commercial frontage. Approved by City and ready for permit issuance
10. Retail Food - Andy's, Popeye's, Culvers, and Whataburger
11. Great Escapes Brewery \$4M investment to a retail and distribution center located on Highway 60

Residential Only

12 New Active Subdivisions. Approximately 1200 approved single family lots to be built and 2500 multi-family units approved through zoning. Residential permits have increased approximately 25% year over year for the last 3 years.

Investment into Infrastructure

1. \$12.5M to 5 Lane MM Highway From I-44 to James River
2. \$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
3. \$16M to 6 lane Highway 60 from the intersection above toward Springfield and James River Freeway
4. \$2.5M to improve the interchange at I-44 and MM
5. City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development
6. City Investing \$20M into a sports mega-plex on 136 acres near 60 and MM. This facility will have 9-10 baseball/softball fields and 8 soccer fields
7. City investing \$10M into expansion of the regional aquatics center - 60,000 patrons annually

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Aerial - Looking South



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Aerial - Looking North



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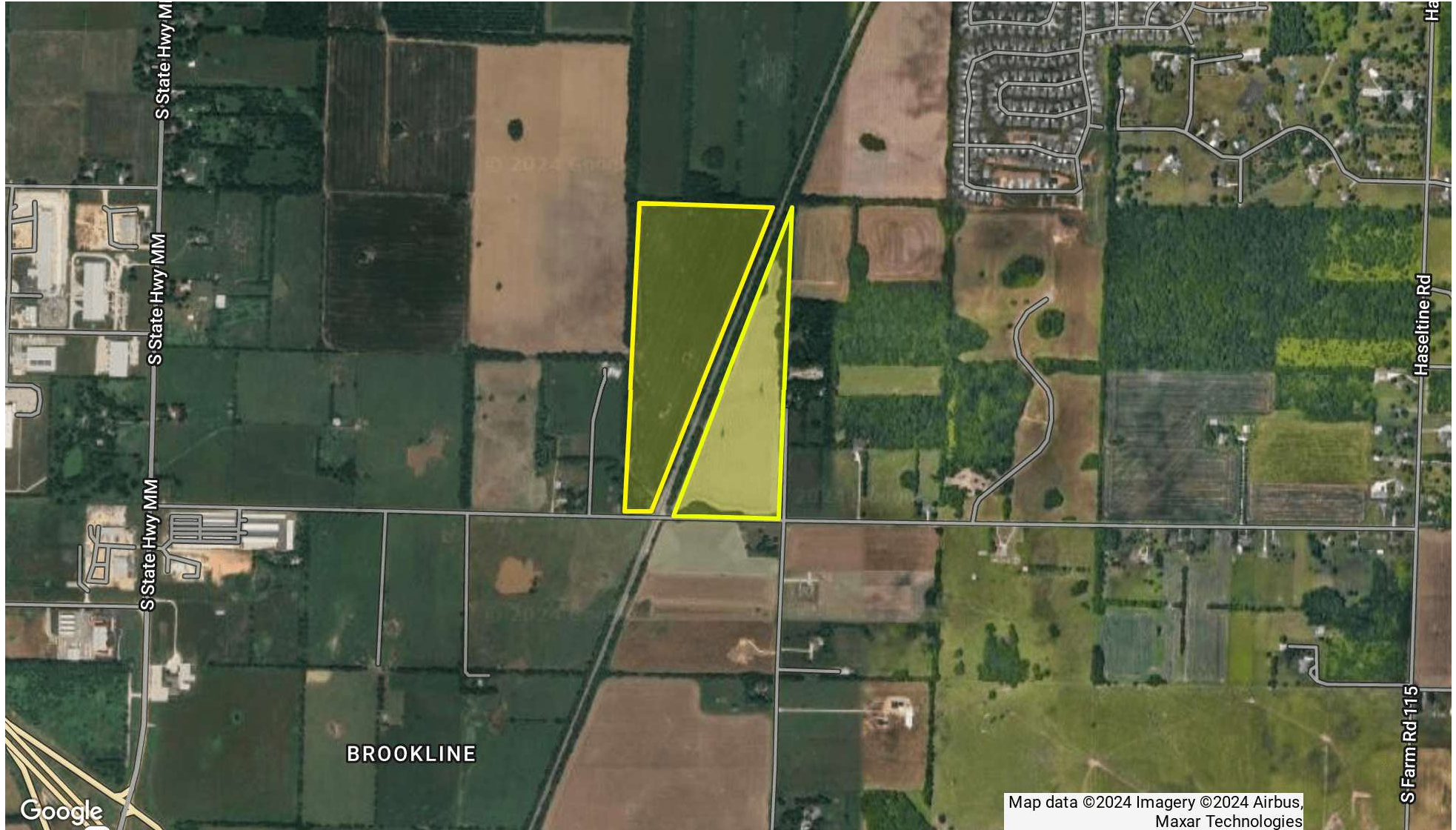
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Aerial



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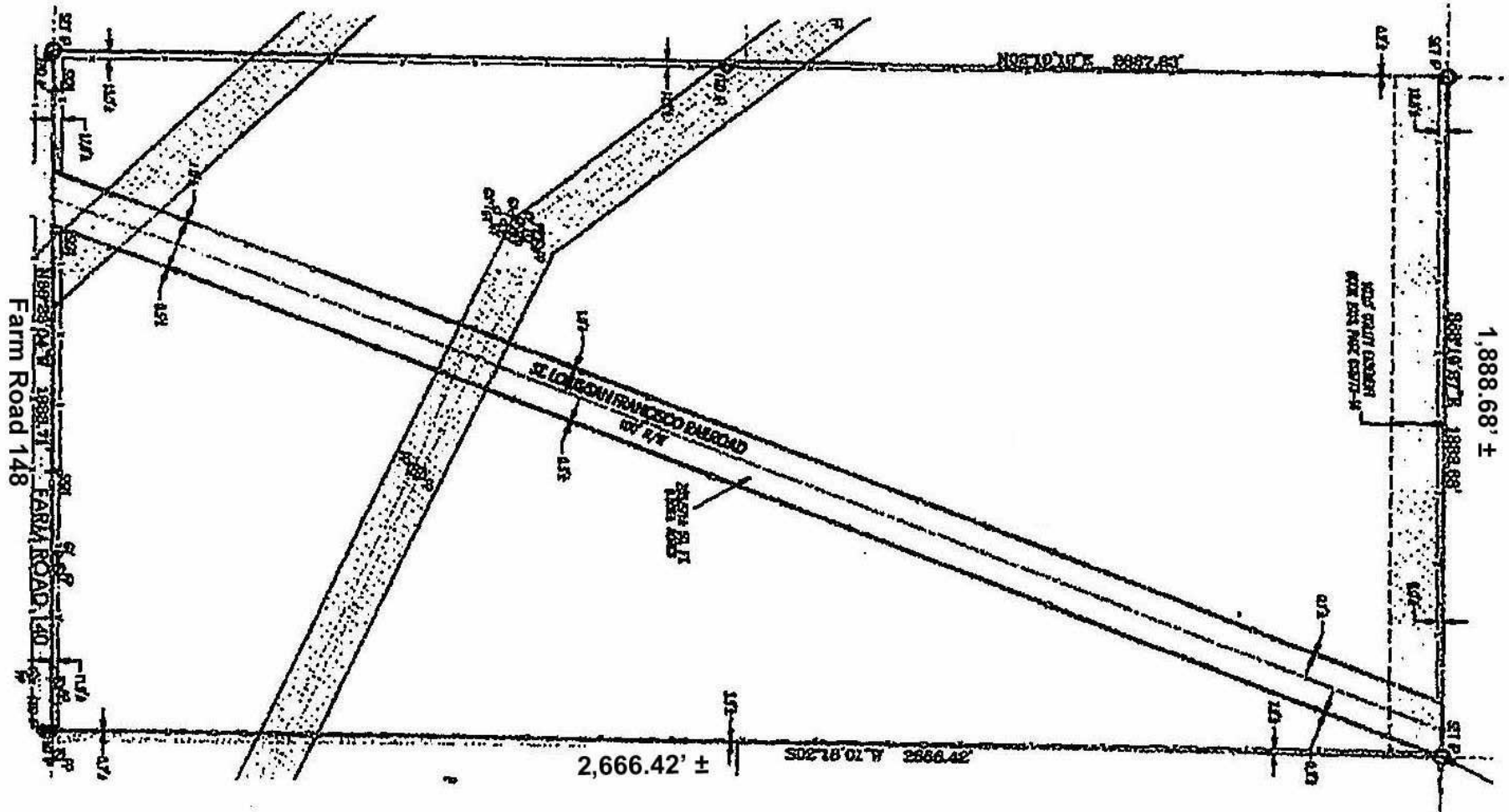
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Survey

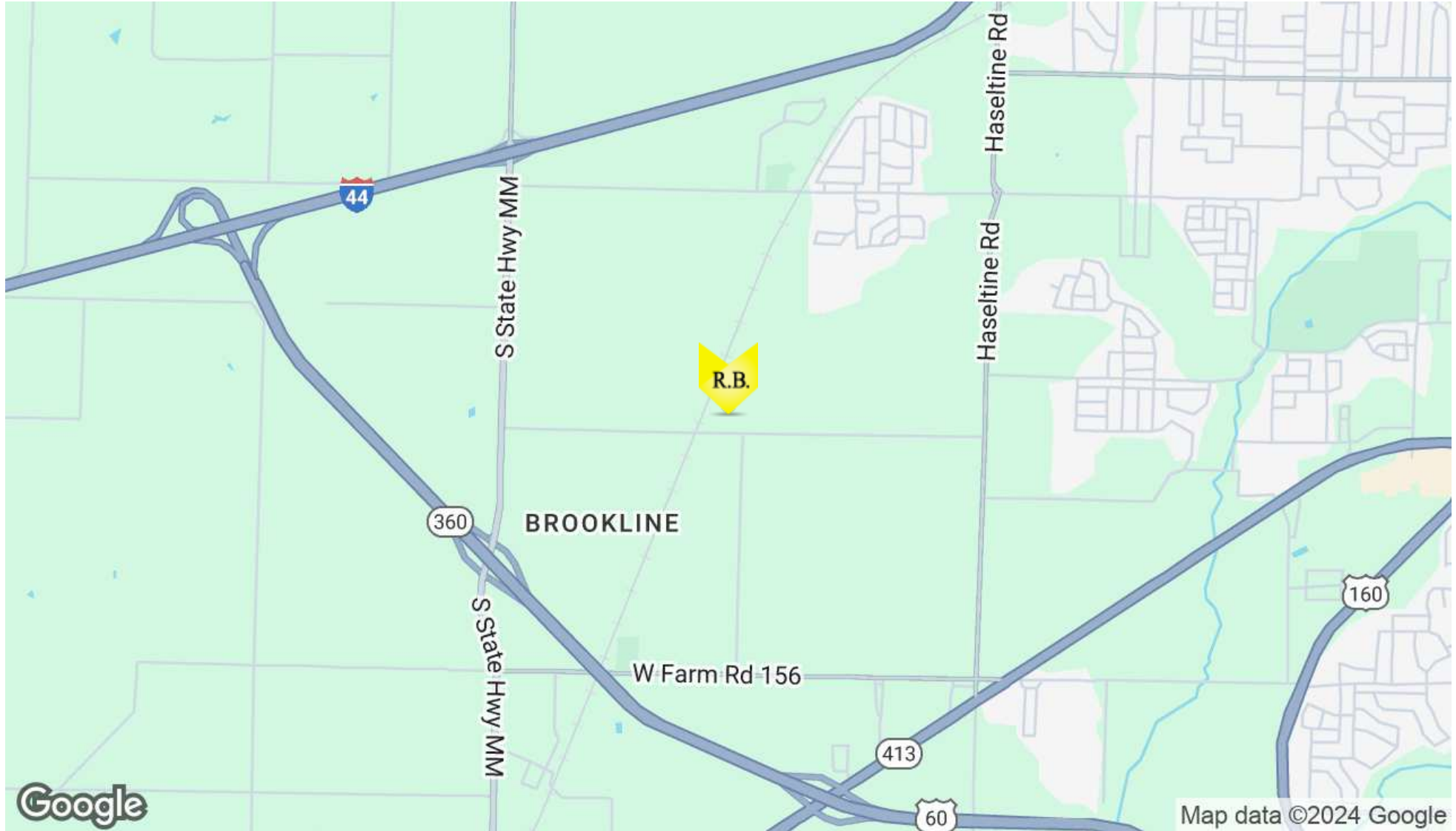


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Location Map



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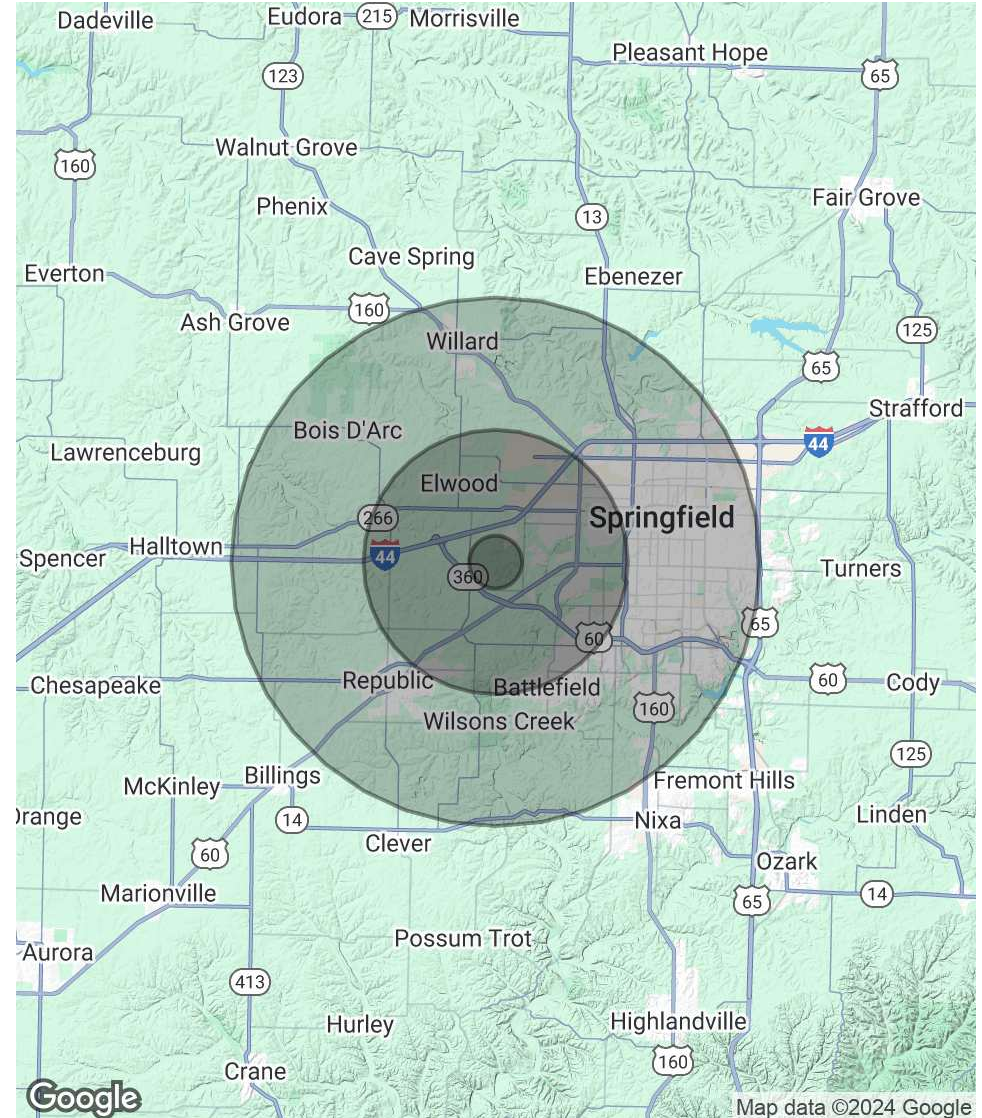
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	212	20,984	170,089
Average Age	42.6	34.4	36.7
Average Age (Male)	40.4	33.4	35.6
Average Age (Female)	42.7	34.8	38.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	8,835	77,241
# of Persons per HH	2.7	2.4	2.2
Average HH Income	\$94,258	\$65,822	\$57,754
Average House Value	\$222,640	\$145,661	\$128,862

2020 American Community Survey (ACS)



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100 Years
SINCE 1909

Advisor Bio

ROSS MURRAY, SIOR, CCIM President



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Professional Background

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with 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 sale/lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 5,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information.

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

Memberships & Affiliations

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