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VACANT LAND FOR SALE

VACANT LAND FOR SALE | 1909 N 20TH ST, OZARK, MO 65721

- Located along Highway 65 corridor
- 9.9± acres available
- Zoned C-2 Commercial
- 1 mile north of Hwy 14
- 2.4 miles south of Hwy CC
- Easy access to Hwy 14
- Highway 65 visibility
- 192 apartment units opening nearby in 2024

EST. 1909



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

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$354,000

Taxes: \$130.00 (2025)

Lot Size: 9.9 Acres

Zoning: C-2 Commercial

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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PROPERTY OVERVIEW

9.9± acres for sale in Ozark. The property is located north of the Church of Jesus Christ of Latter Day Saints. Zoned C-2 Commercial. The property is located along the Highway 65 corridor between Springfield and Branson. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

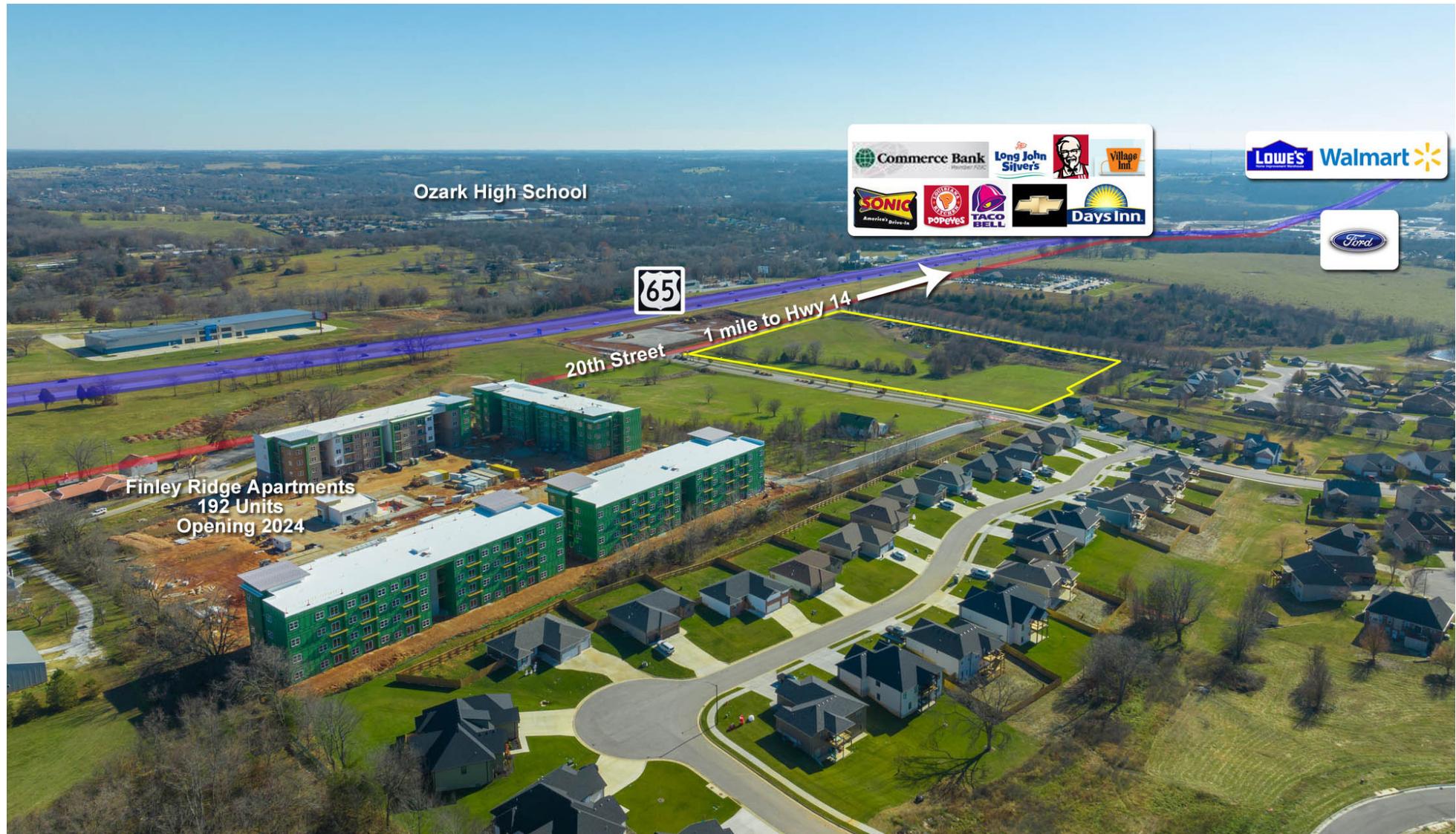
- Available immediately
- 9.9± Acres in Ozark
- Located along Highway 65 corridor
- Water, Sewer, and Electric Available
- Zoned C-2 - Commercial
- 1 mile north of Highway 14
- 2.4 miles south of Highway CC
- Easy access to Highway 14
- Highway 65 visibility
- 192 apartment units opening nearby in 2024
- The corridor between Hwy 14 and Hwy CC is experiencing an abundance of commercial and residential development

LAND FOR SALE

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100 years
SINCE 1909

Additional Photos



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Aerial



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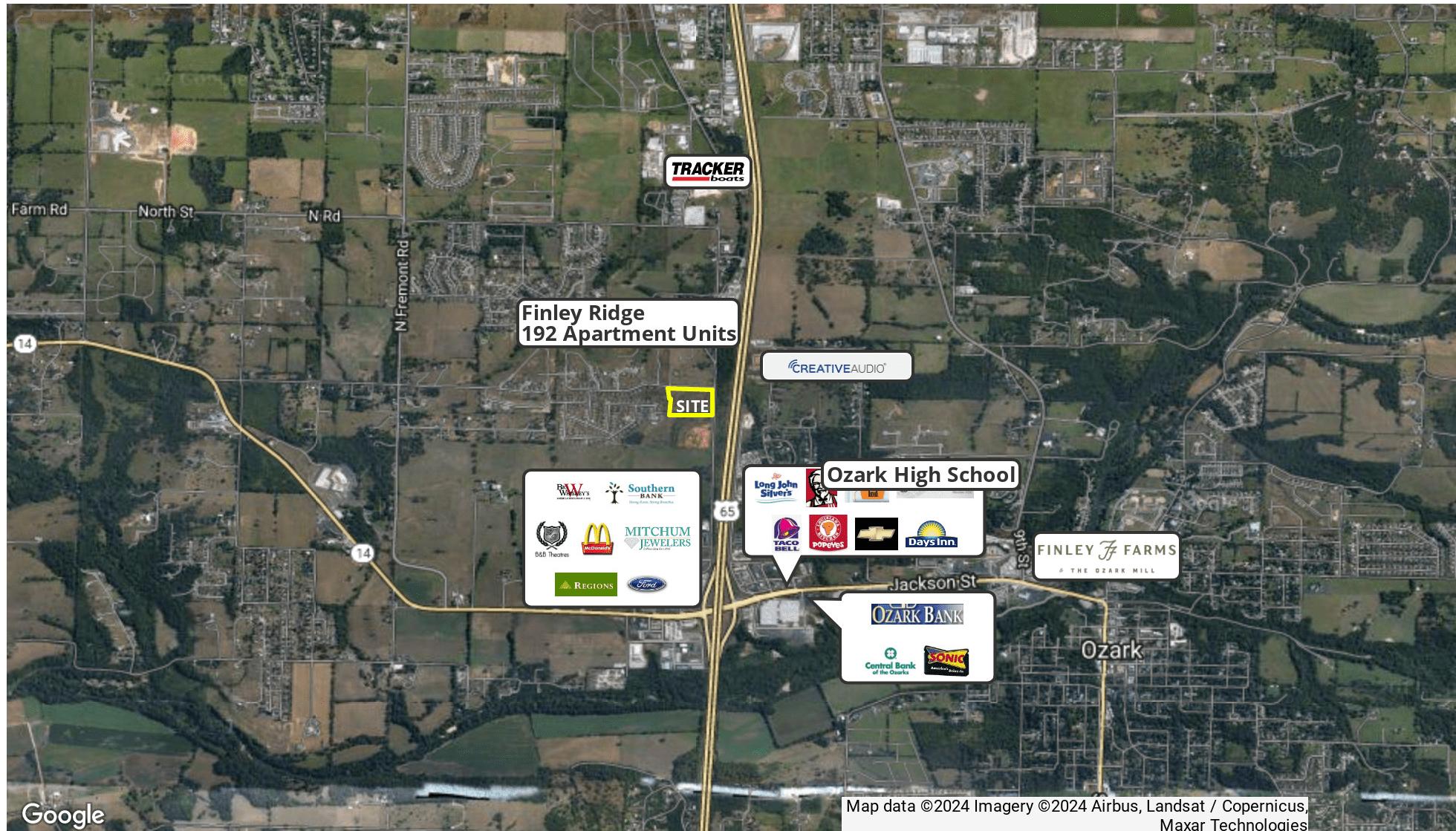
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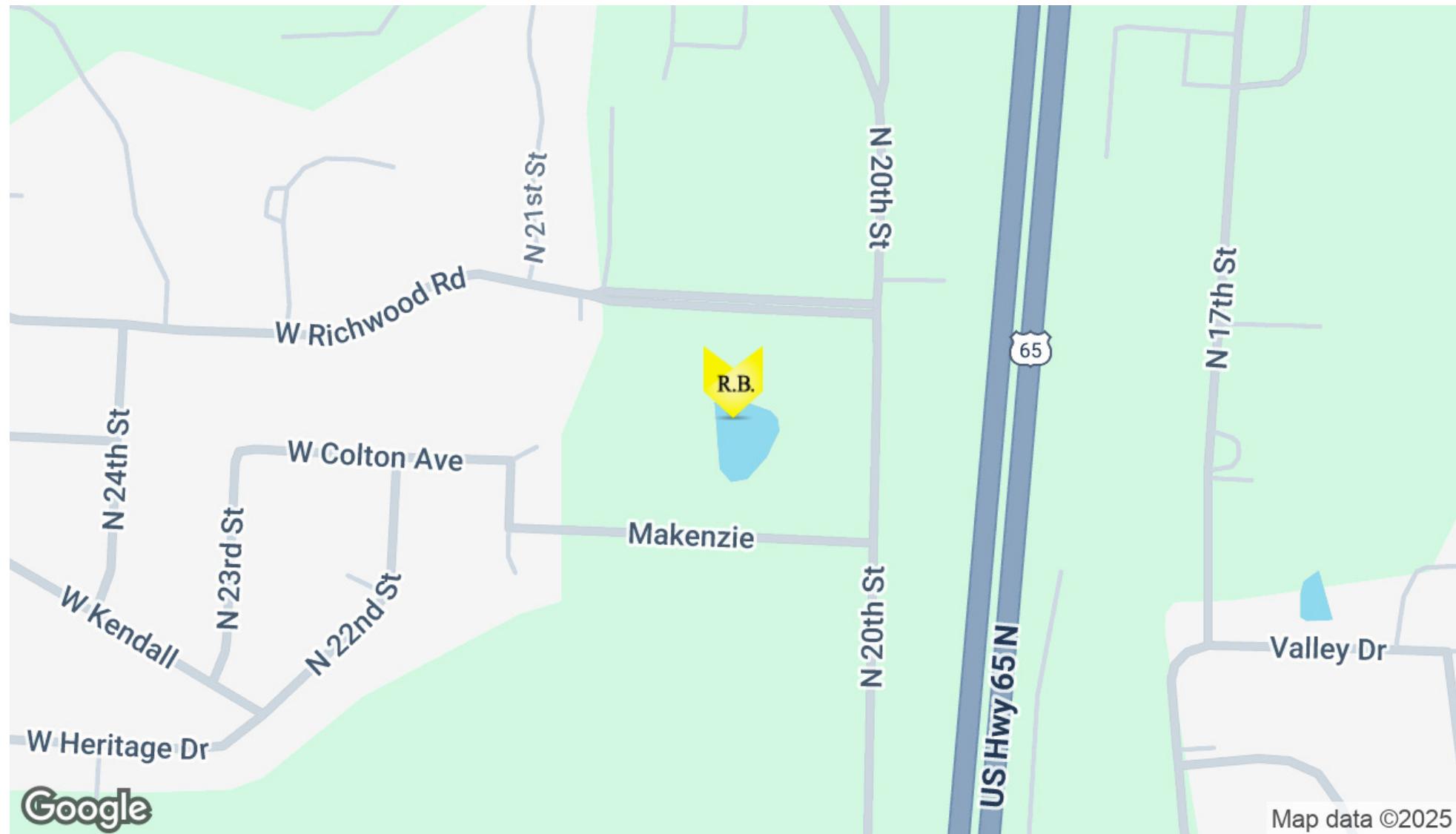


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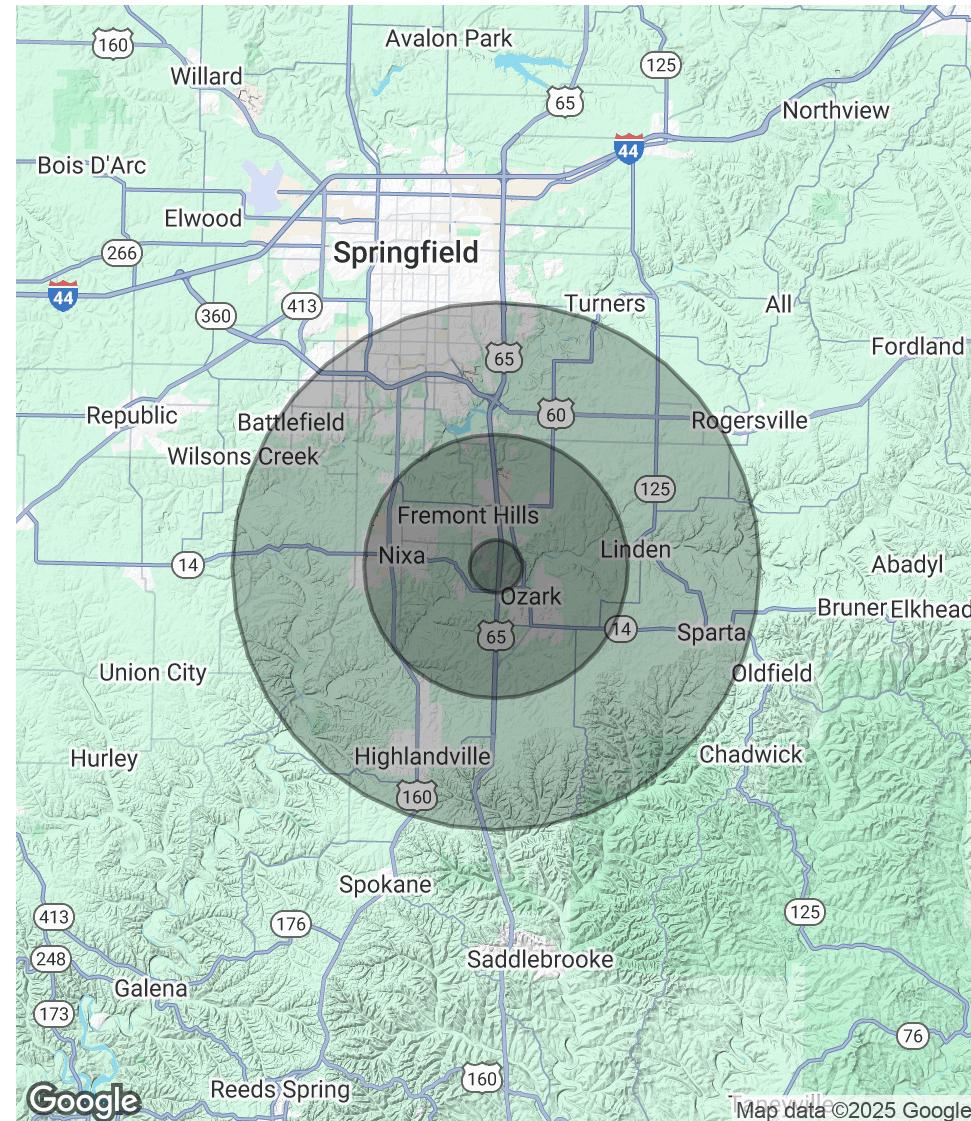
Location Map



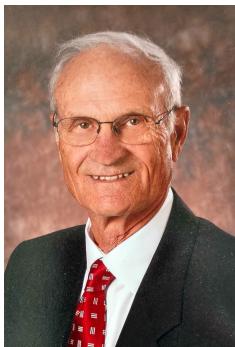
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,281	54,681	161,808
Average Age	34.7	37.2	41.1
Average Age (Male)	35.2	35.8	39.6
Average Age (Female)	31.3	38.1	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,195	21,263	71,828
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$76,760	\$76,238	\$76,206
Average House Value	\$191,412	\$193,135	\$191,530

2020 American Community Survey (ACS)



Advisor Bio

**ROBERT MURRAY, JR., SIOR
Chief Financial Officer**

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
bob@rbmurray.com
MO #1999022566

Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

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