

RETAIL DEVELOPMENT LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE | 3600 S. RANGELINE RD, JOPLIN, MO 64801

- Approximately 3 acres for sale
- High traffic area
- Located just off of I-44
- Located NW corner of I-44 and Rangeline
- Excellent I-44 frontage
- Located in Joplin's best retail corridor
- Motel has been demolished and land is ready to be developed
- Price Reduced
- UNDER CONTRACT

EST. 1909

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

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

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

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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$14.00 / SF

Taxes: \$5,606.46 (2024)

Lot Size: 3.0 Acres (130,773± SF)

Zoning: C-3

PROPERTY OVERVIEW

Price Reduced. Development land now available for sale on Rangeline Road in Joplin. The property is located just off of I-44 in a high traffic area surrounded by national retailers. The property consists of approximately 3 acres (130,773± SF). The motel has been demolished and the land is ready to be developed. Contact listing agent for more information. UNDER CONTRACT

PROPERTY HIGHLIGHTS

- Development land in high traffic area
- Approximately 3 acres
- Surrounded by national retailers
- Located NW corner of I-44 and Rangeline
- Excellent I-44 frontage
- Located in Joplin's best retail corridor
- Motel has been demolished and land is ready to be developed
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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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Additional Photos



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
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Retailer Map



Google

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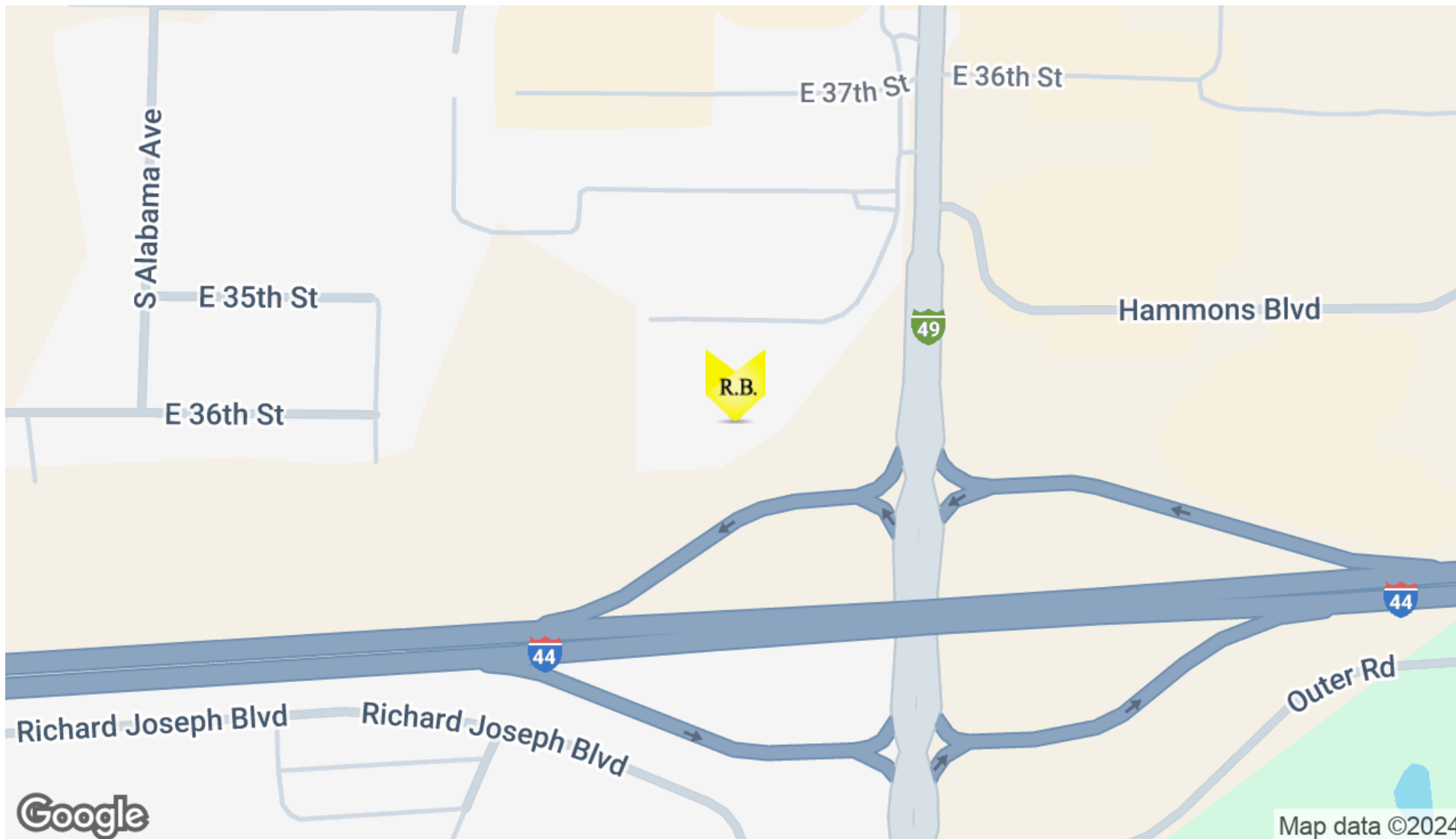
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Location Map



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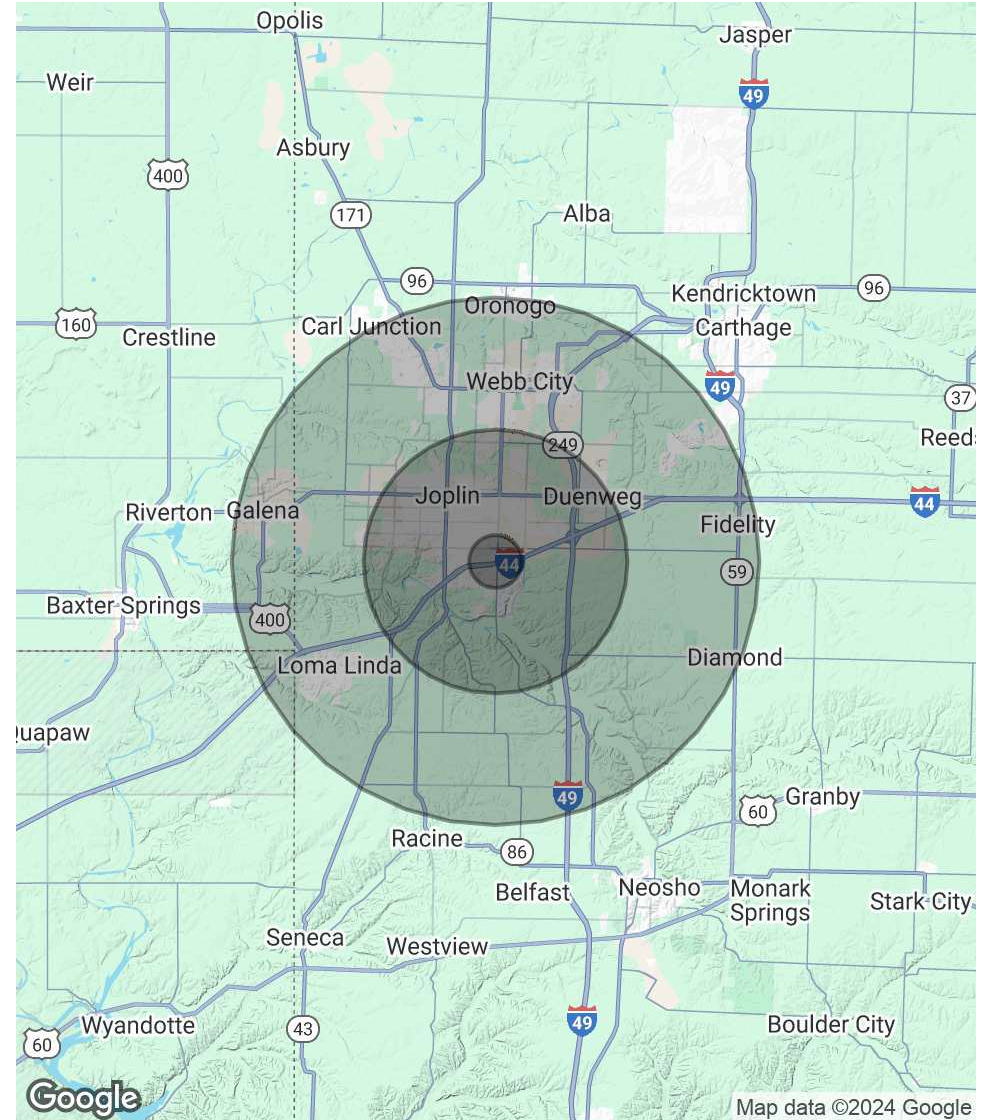


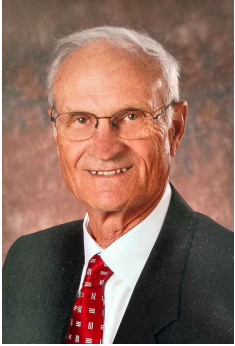
Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,627	59,912	116,434
Average Age	38.0	36.5	36.2
Average Age (Male)	37.8	35.2	35.0
Average Age (Female)	39.3	38.2	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,131	24,676	46,188
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$58,441	\$49,422	\$52,427
Average House Value	\$186,980	\$123,236	\$133,054

** Demographic data derived from 2020 ACS - US Census*



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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Advisor Bio**ROSS MURRAY, SIOR, CCIM**
President

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ross@rbmurray.com
MO #2004035357

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

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