

LAND FOR SALE ON SOUTH CAMPBELL

VACANT LAND FOR SALE | CAMPBELL AND ROBBERSON AT FARM ROAD 157, SPRINGFIELD, MO 65810

- Commercial lots in prime location on South Campbell
- High visibility
- South Springfield area is currently experiencing new growth
- Utilities are located at parcels
- Storm water in place at most lots
- Traffic count: 42,000± VPD
- Lots may be split or combined to suit
- Rezoning for other uses possible

EST. 1909

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SINCE 1909
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price: \$4.50 - \$5.00 / SF

Taxes: \$24,395.27 (2024)
all lots combined

Lot Size: 6.83 Acres

Zoning: GR - General Retail

PROPERTY OVERVIEW

Commercial lots for sale on South Campbell. These lots are located on one of Springfield's busiest thoroughfares. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Commercial lots in prime location on South Campbell
- Zoned GR - General Retail
- Located on one of the busiest thoroughfares in Springfield
- High visibility
- Surrounded by many local and national retailers
- South Springfield area is currently experiencing new growth
- Utilities are located at parcels
- Storm water in place at most lots
- Traffic count: 42,000± VPD
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- Rezoning for other uses possible



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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Land Lots

STATUS	LOT #	SUB-TYPE	SIZE	PRICE	ZONING
Available	1	Retail	2.1 Acres	\$5.00 / SF	GR - General Retail
Available	6	Retail	1.581 Acres	\$5.00 / SF	GR - General Retail
Available	7	Retail	3.145 Acres	\$4.50 / SF	GR - General Retail

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Aerial



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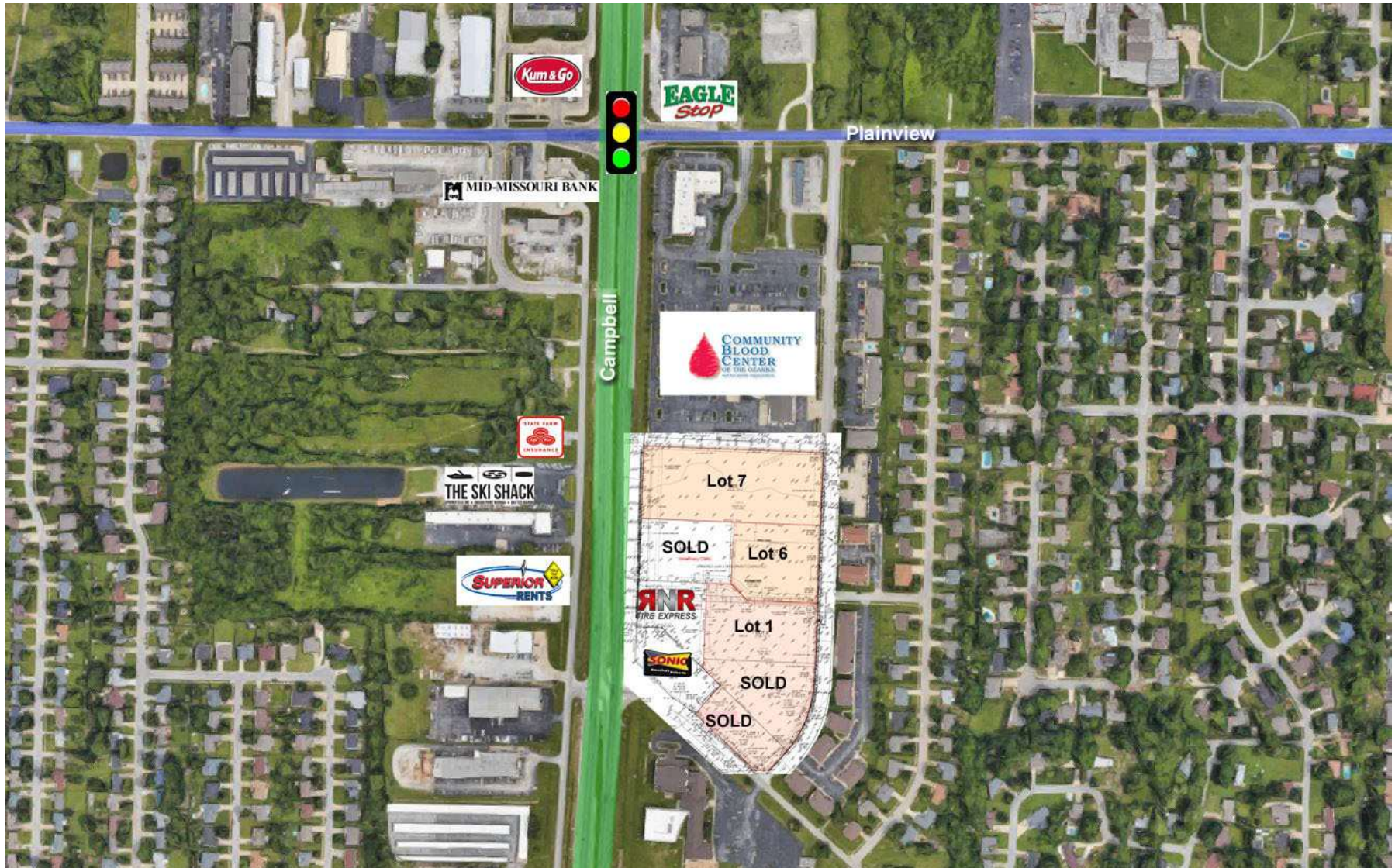
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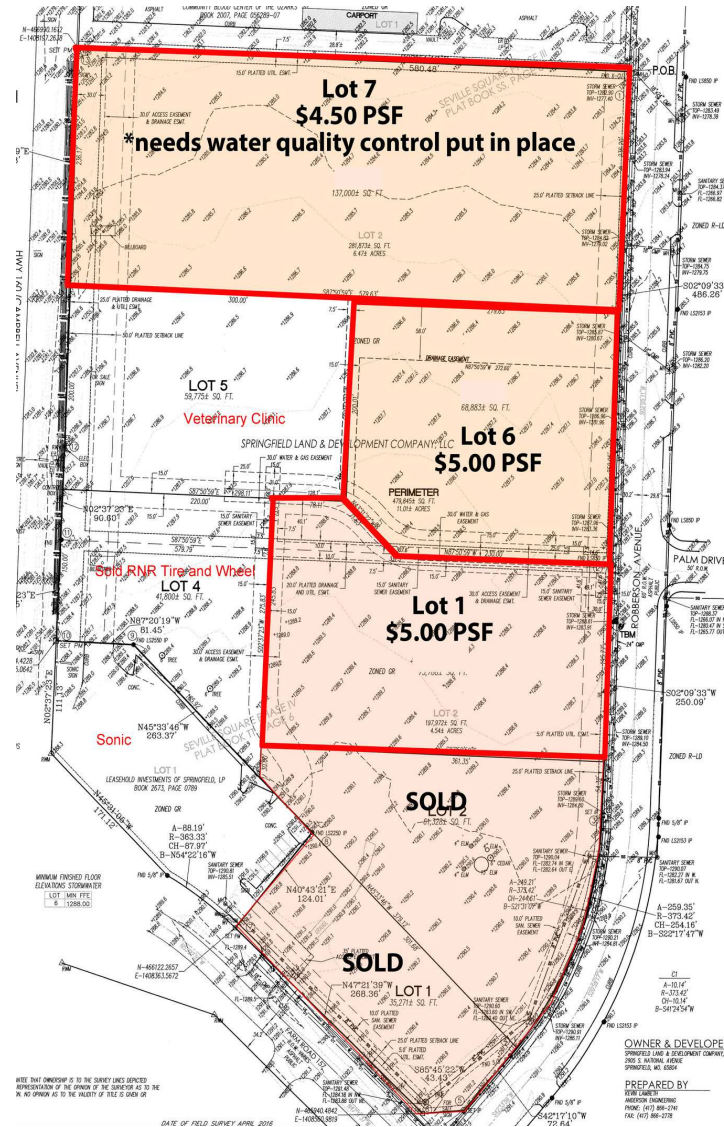
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Replat with Cross Access Easement



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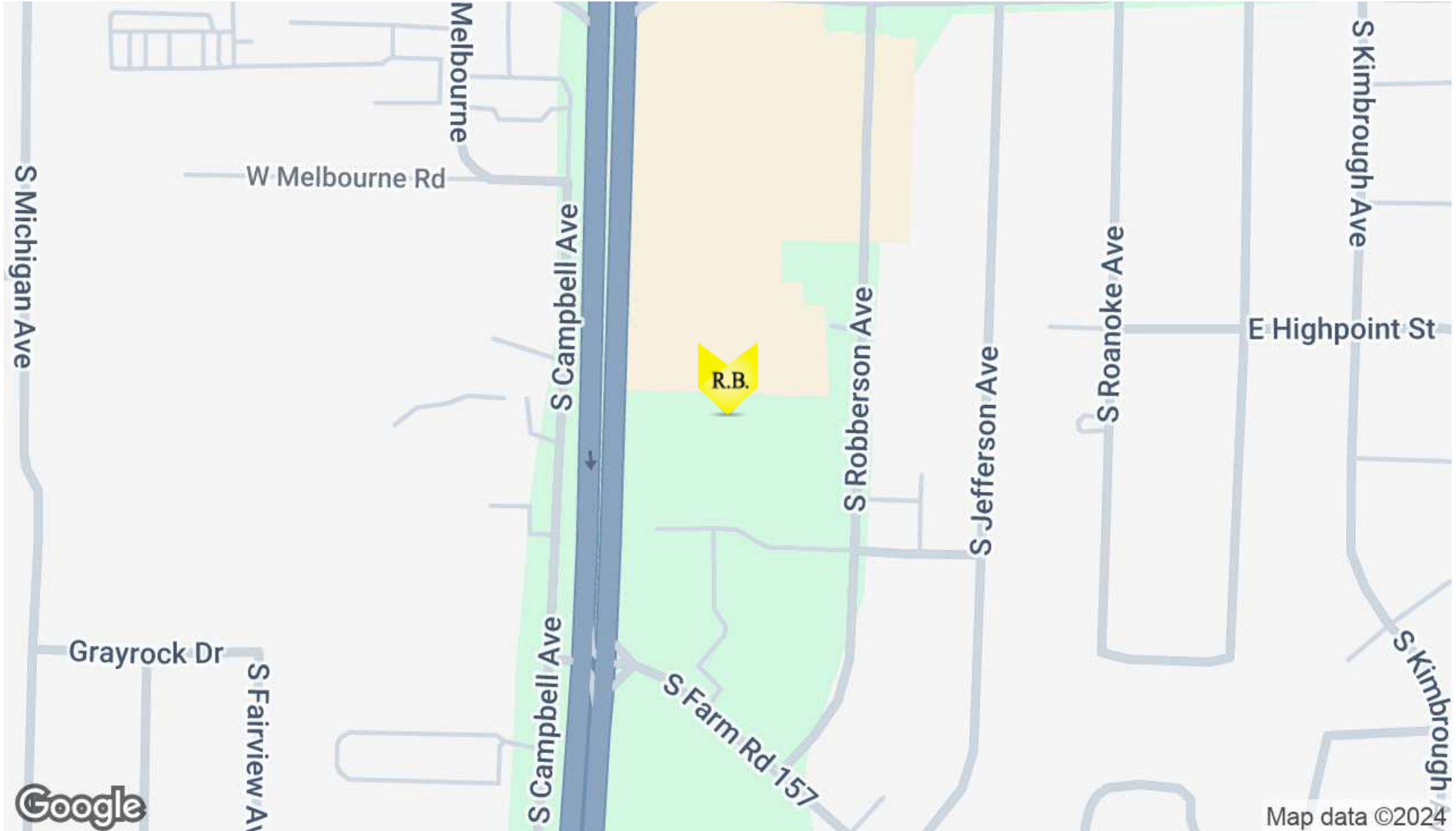
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Location Map



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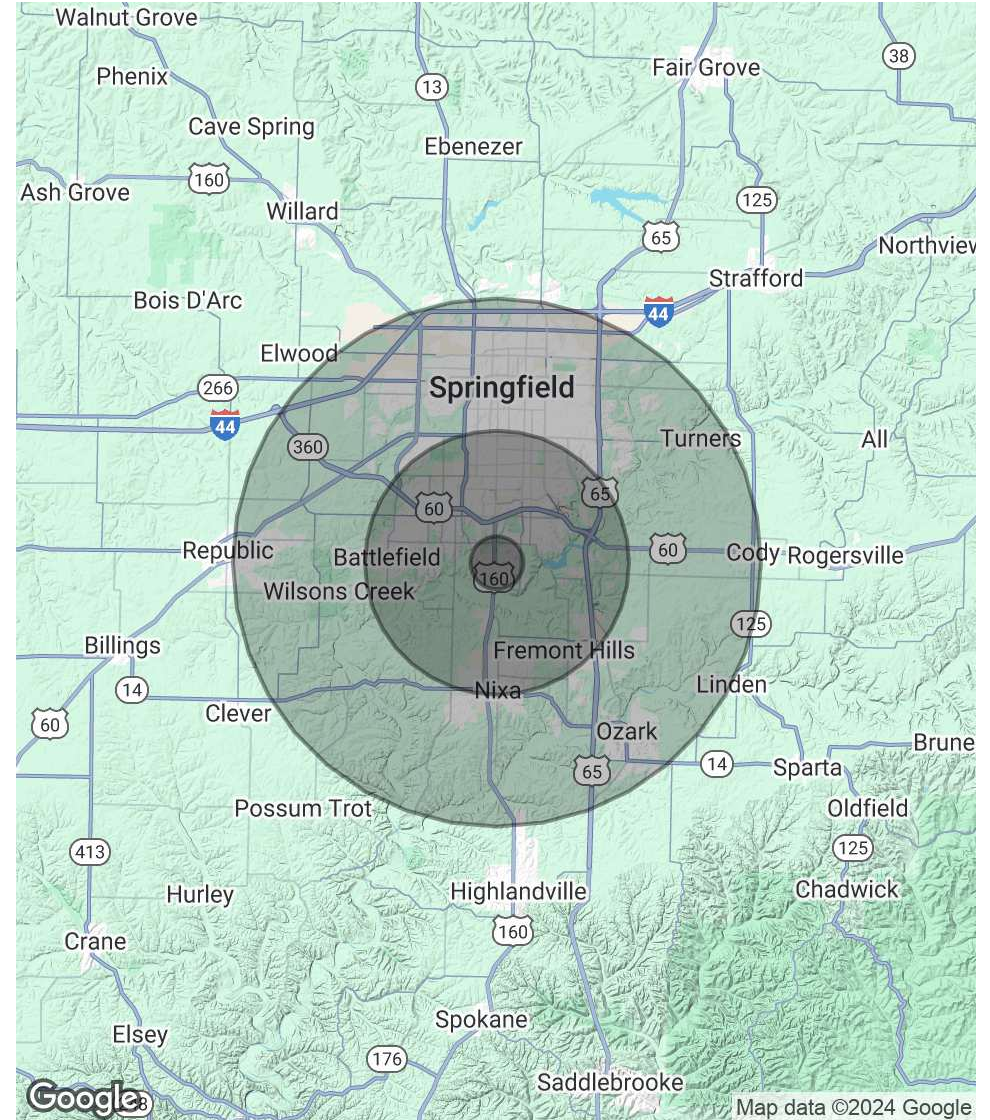
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* Demographic data derived from 2020 ACS - US Census



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)

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