



## 2.03± ACRES FOR SALE | EAST SUNSHINE AND SOUTH NATIONAL

2.03± ACRES FOR SALE | SWC OF SUNSHINE AND NATIONAL, SPRINGFIELD, MO 65804

- First time offered for sale
- Marquee fully signalized hard corner
- Directly across from Mercy Hospital's main campus
- Last undeveloped hard corner in Medical Mile
- Median HH income demographics \$56,000±
- <https://bit.ly/2Rdi91P>

EST. 1909

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

Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$1,925,000
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<b>Taxes:</b>	\$8,234.50 (2020)
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<b>Lot Size:</b>	2.03 Acres
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<b>Zoning:</b>	O-1 Office & R-SF
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<b>Cross Streets:</b>	Sunshine and National
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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.

**PROPERTY OVERVIEW**

First time offered for sale. Located at the intersection of East Sunshine and South National, the property is one of the last remaining undeveloped fully signalized hard corners available within one of the highest growth and redevelopment areas of the city. The property is located in the heart of Medical Mile, directly across from Mercy Hospital's main campus. Also, located 1.4 miles away from Bass Pro Shops World headquarters, which represents the retailer's largest store in the country. The subject property is approximately one mile away from Springfield's only regional mall (Simon Battlefield Mall), a 1,250,000± SF shopping destination with quality retailers and various restaurants. Trade area retail sales are in excess of \$350-\$400 PSFT on average.

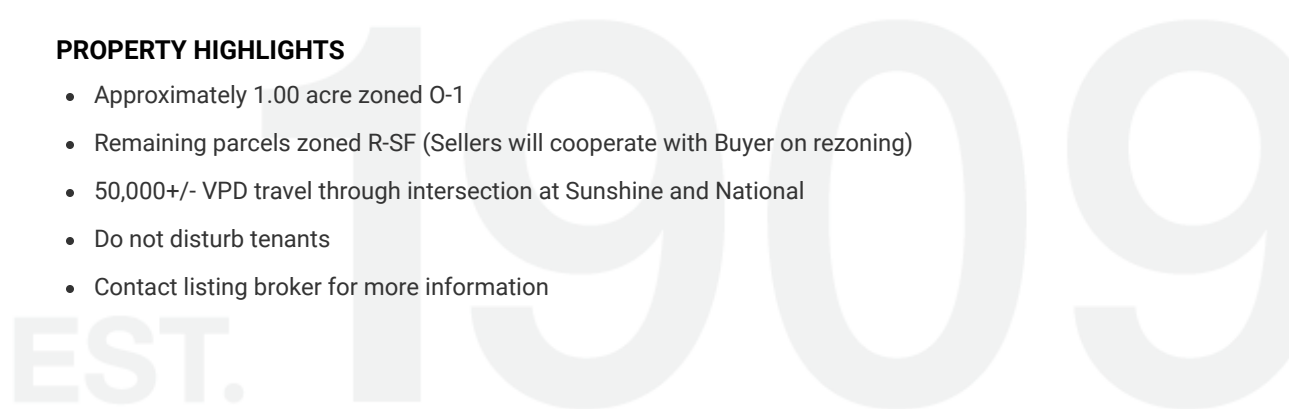
The property is also located approximately 1.00 mile from Missouri State University with an estimated enrollment of 25,000+/- students. Within 2.03 acres, the property consists of approximately 1.00 acre (Zoned O-1) with existing office building and several residential homes that are on month-to-month tenancy with the Sellers. Please do not disturb existing tenants without prior consent. Sellers will cooperate with the Buyer should any of the properties need to be rezoned. See zoning map for zoning of subject properties and parcels. Please contact the listing broker for additional information.

Click link below for area drone video footage of the subject property.

<https://bit.ly/2Rdi91P>

**PROPERTY HIGHLIGHTS**

- Approximately 1.00 acre zoned O-1
- Remaining parcels zoned R-SF (Sellers will cooperate with Buyer on rezoning)
- 50,000+/- VPD travel through intersection at Sunshine and National
- Do not disturb tenants
- Contact listing broker for more information



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Additional Photos

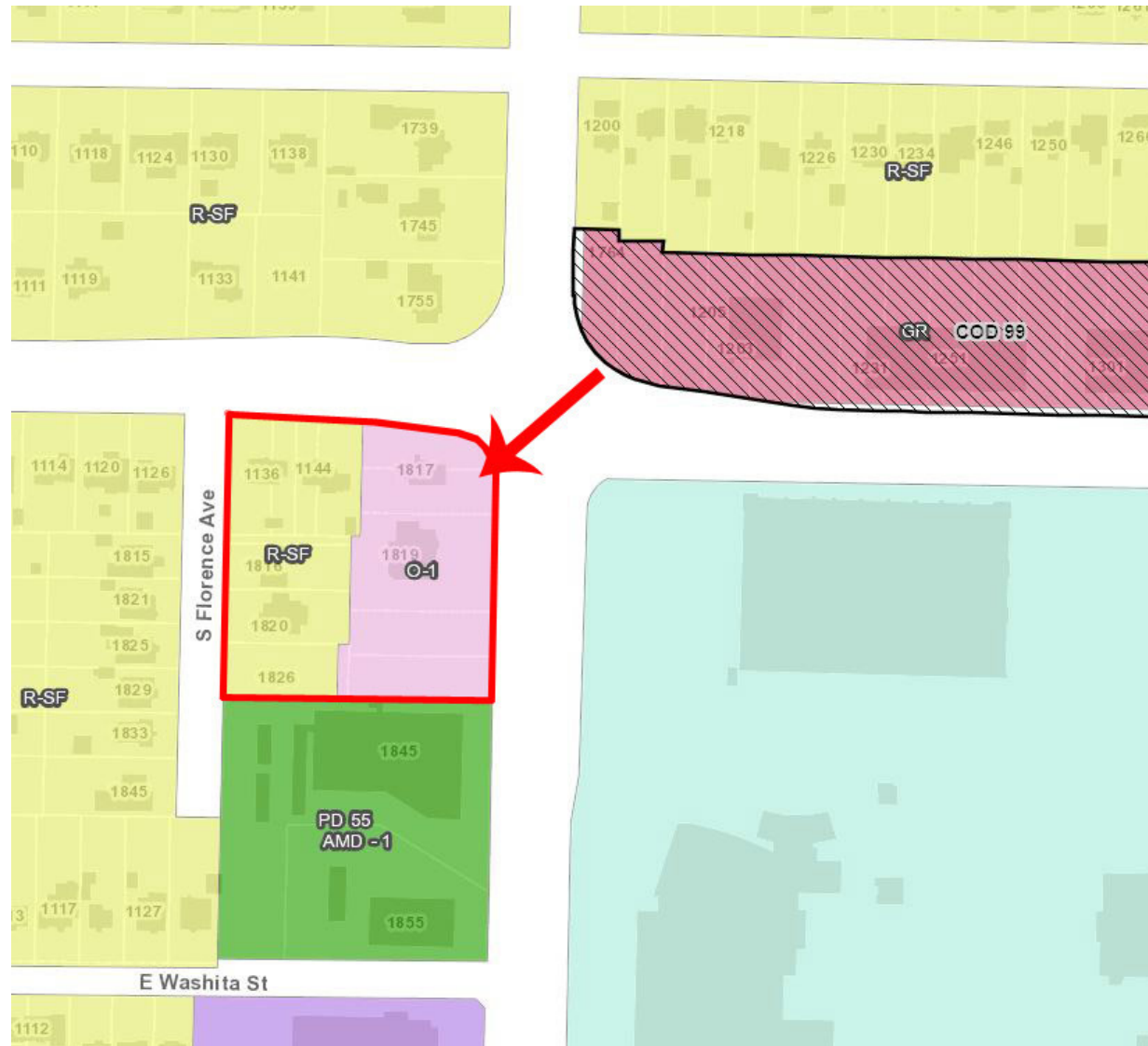


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Zoning Map



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Aerial



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

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## Retailer Map



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Location Map



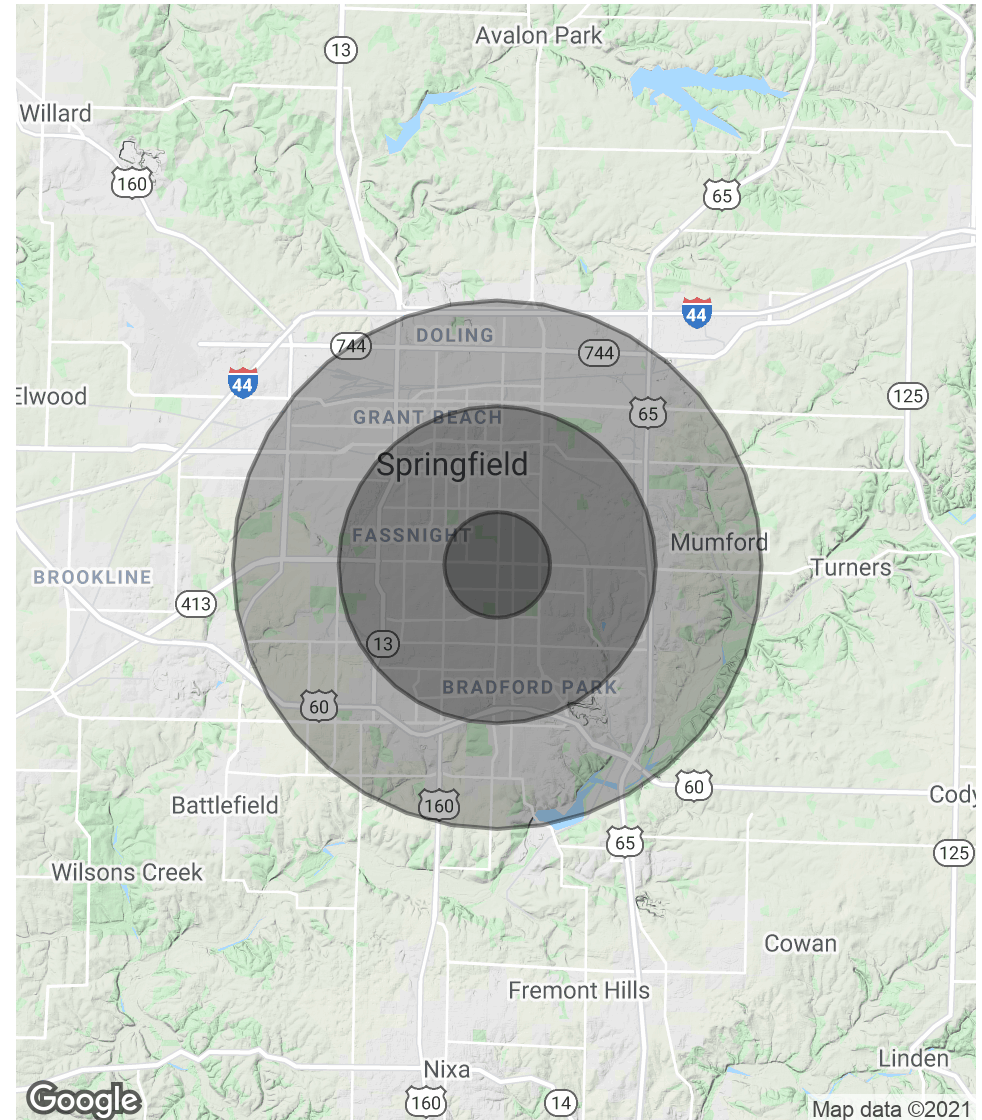
**Demographics Map & Report**

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,581	94,247	182,512
Average age	34.6	33.4	34.8
Average age (Male)	31.5	31.8	33.4
Average age (Female)	39.1	34.9	36.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,673	43,051	80,379
# of persons per HH	2.1	2.2	2.3
Average HH income	\$55,895	\$42,379	\$45,955
Average house value	\$174,168	\$142,040	\$135,689

*\* Demographic data derived from 2010 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](http://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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