



## LAND FOR SALE

5.44 ACRES COMMERCIAL LAND | NATIONAL AND HOLIDAY | 1209 E. HOLIDAY STREET, SPRINGFIELD, MO 65804

- 5.44 Acres For Sale at \$4,000,000
- Zoned General Retail with Conditional Overlay District 104
- Located South Springfield in the Medical Mile District
- Price Reduced

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
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COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



**PROPERTY OVERVIEW**

The 5.44 Acres is Available for Sale at \$4,000,000. An excellent location south on Medical Mile with National Avenue frontage. The property abuts and is east of Twin Oaks Country Club. Price Reduced.

**PROPERTY HIGHLIGHTS**

- Available immediately 5.44 Acres along the southern edge of Medical Mile
- Priced at \$4,000,000
- Property is zoned General Retail with conditional overlay 104 with use limitations as follows: RETAIL USES: Maximum of 11,500 SF of gross floor area; RESTAURANT USES: Maximum of 11,500 SF of gross floor area; OFFICE USES: Maximum of 69,000 SF of gross floor area.
- All utilities available to the site - see utility maps
- Price Reduced

**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$4,000,000
<b>Lot Size:</b>	5.44 Acres
<b>APN #:</b>	881918201003
<b>Zoning:</b>	General Retail with COD 104
<b>Market:</b>	Springfield
<b>Sub Market:</b>	South Springfield
<b>Cross Streets:</b>	National Avenue
<b>Real Estate Taxes:</b>	\$7,584.08 (2020)



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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Aerial



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Retailer Map





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Utility Map - Electric



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## Utility Map - Gas



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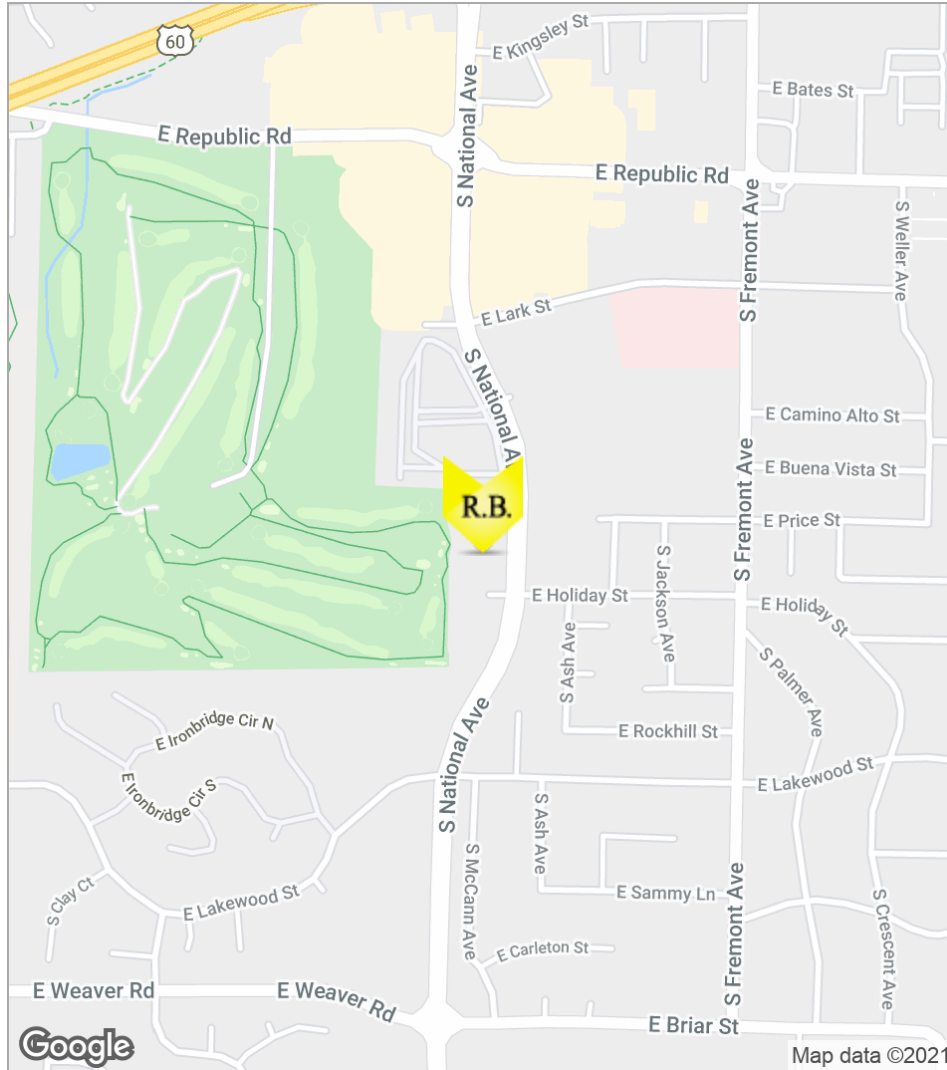


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## Location Maps



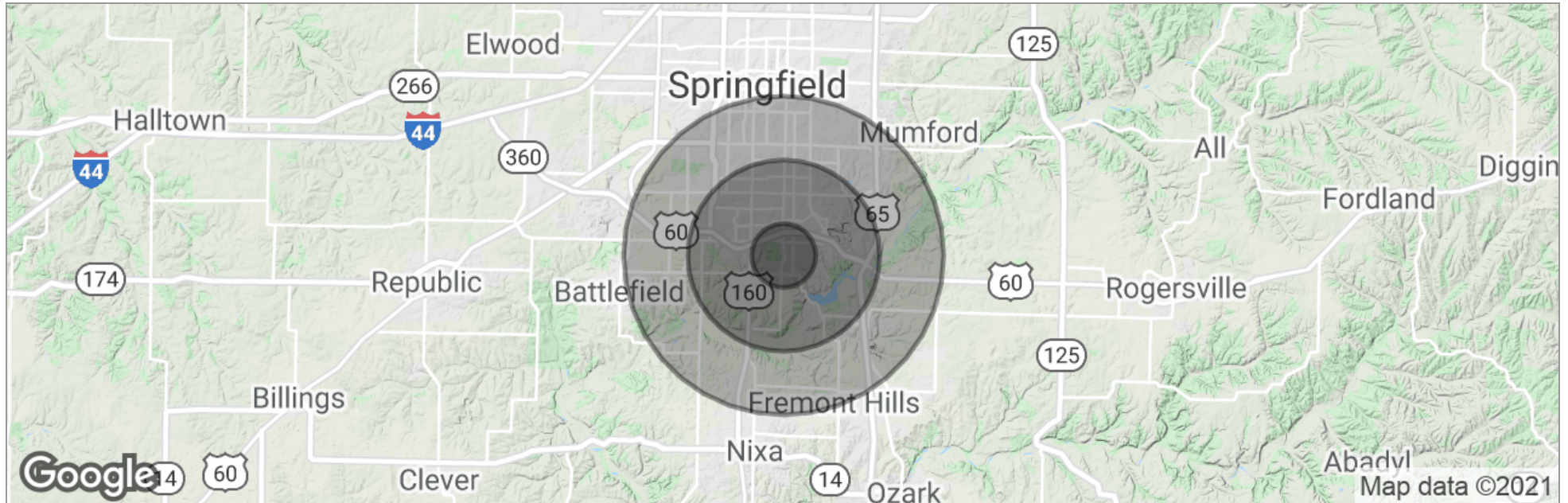
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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	6,200	50,953	135,432
Population Density	1,974	1,802	1,724
Median Age	40.6	41.5	37.3
Median Age (Male)	38.9	39.3	35.5
Median Age (Female)	44.9	43.4	38.8
Total Households	3,060	24,308	60,890
# of Persons Per HH	2.0	2.1	2.2
Average HH Income	\$59,439	\$60,092	\$57,392
Average House Value	\$170,580	\$188,917	\$192,495

\* Demographic data derived from 2010 US Census

**Advisor Bio & Contact 1****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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