



## LAND FOR SALE

VACANT LAND FOR SALE | 3878 S. JEFFERSON, SPRINGFIELD, MO 65807

- Located across from Kickapoo High School
- Zoned O-1 Office
- Inside Medical Mile
- Surrounded by high growth area
- Median HH annual income demographics of \$52,000±
- Price Reduced

EST. 1909

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Executive Summary



**PROPERTY SUMMARY**

<b>Sale Price:</b>	\$295,000
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<b>Taxes:</b>	\$4,461.00 (2020)
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<b>Lot Size:</b>	0.57 Acres
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<b>Zoning:</b>	O-1 - Office
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<b>Cross Streets:</b>	Primrose and Jefferson
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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**

Now available for sale, this vacant lot is just across the street from Kickapoo High School at the corner of Jefferson and Primrose. The property is zoned for office use. Conveniently located near retail and restaurants on South Campbell. Contact listing agent for more information. Price Reduced.

**PROPERTY HIGHLIGHTS**

- Zoned O-1 Office
- Located near retail and restaurants
- Across the street from Kickapoo High School
- Inside Medical Mile
- Surrounded by high growth area
- Median HH annual income demographics of \$52,000±
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Additional Photos





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## Retail Map



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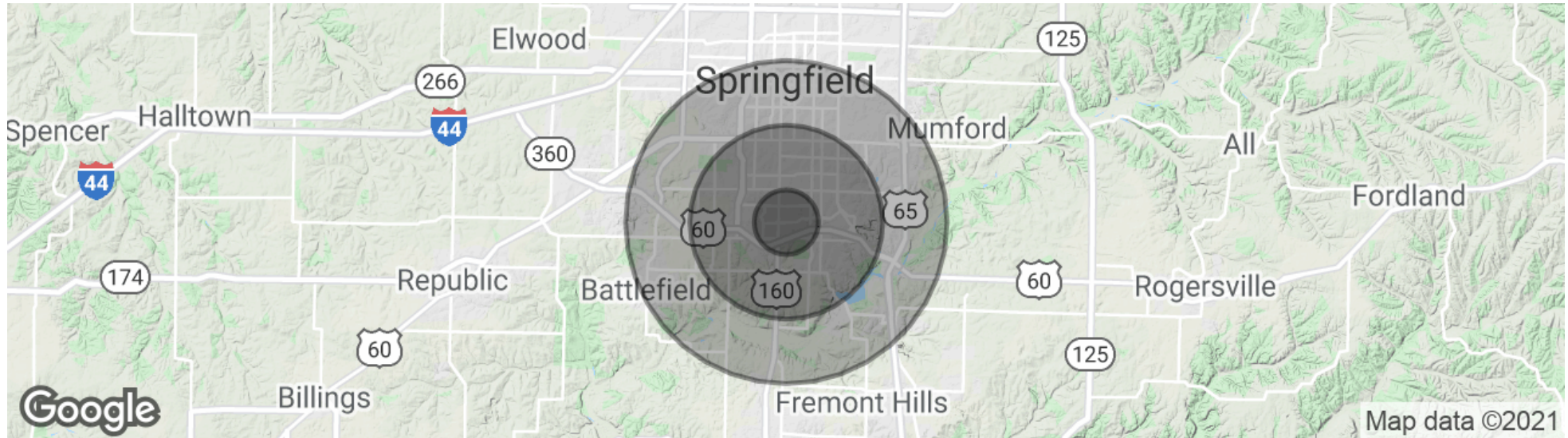
Location Maps



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Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	7,550	62,814	158,387
Median age	44.2	40.2	35.7
Median age (Male)	38.6	37.9	34.3
Median age (Female)	48.2	42.4	37.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	4,060	30,543	70,816
# of persons per HH	1.9	2.1	2.2
Average HH income	\$47,919	\$54,642	\$52,961
Average house value	\$109,678	\$172,618	\$179,687

\* 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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