



LAND FOR SALE

VACANT LOT FOR SALE | 3370 E MONTCLAIR ST, SPRINGFIELD, MO 65804

- Convenient to retail and restaurants on Battlefield Rd.
- All utilities available
- Zoned Planned Development

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600

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Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
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SINCE 1909
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$450,000 / \$10.78 PSF
Taxes:	\$5,063.83 (2020)
Lot Size:	0.96± Acres / 41,734± SF
Available:	Immediately
Utilities:	All Sewer will flow from gravity water line 100 ft. west of property line
Zoning:	Planned Development 7
Market:	SE Springfield
Detention:	In off-site

The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

PROPERTY OVERVIEW

Retail pad for sale in Southeast Springfield, located just west of US Highway 65 and Battlefield Rd, next to Hampton Inn. All utilities, zoned planned development. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- All utilities
- Zoned Planned Development
- Convenient to retail and restaurants on Battlefield Rd.

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100 Years
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Aerial Map



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Retail Map

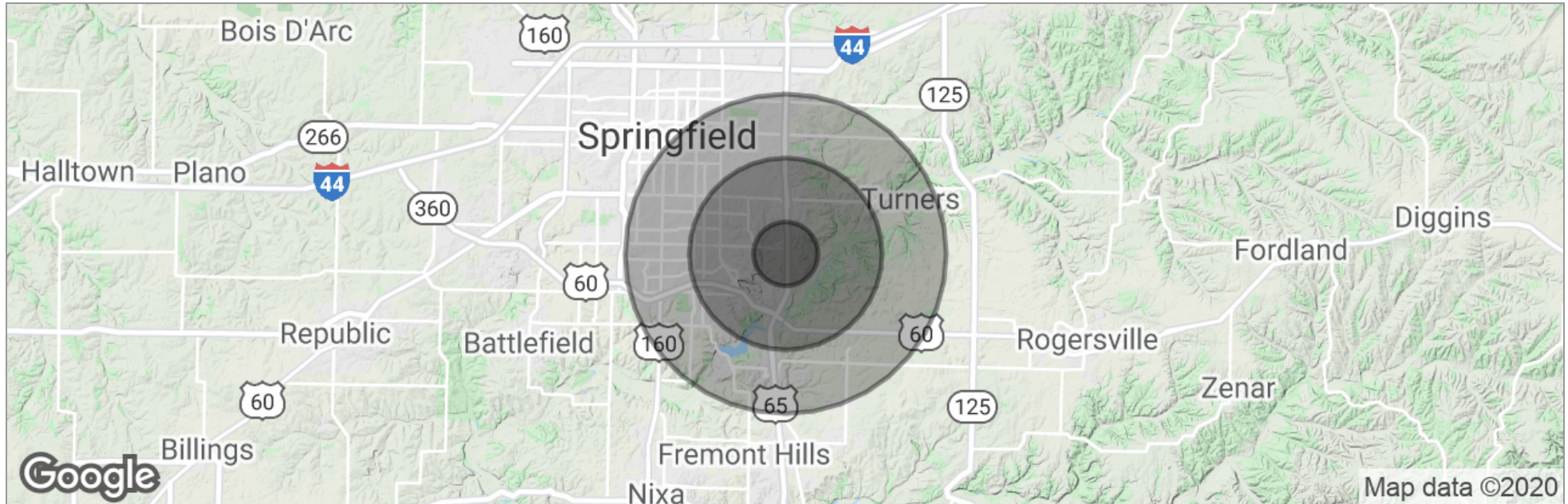


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Demographics Map



	1 Mile	3 Miles	5 Miles
Total Population	4,174	35,776	98,049
Population Density	1,329	1,265	1,248
Median Age	39.7	41.6	38.7
Median Age (Male)	36.5	39.1	36.8
Median Age (Female)	42.1	43.4	40.6
Total Households	1,930	16,313	44,536
# of Persons Per HH	2.2	2.2	2.2
Average HH Income	\$65,044	\$68,565	\$62,821
Average House Value	\$226,308	\$217,379	\$214,661

** Demographic data derived from 2010 US Census*

Advisor Bio**RYAN MURRAY, SIOR, CCIM, LEED AP, CPM**
Chief Executive Officer

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Professional Background

Ryan Murray joined R.B. Murray Company after graduating with Distinction Honors with a B.A. in Business Administration, and obtaining the Leeds School of Business Real Estate Certificate, from the University of Colorado. He was later named Vice President, specializing in the sales & leasing of office, retail, and industrial properties. Mr. Murray also oversees R.B. Murray Company's property management & receivership divisions.

Recently Mr. Murray obtained the Society of Industrial and Office Realtors (SIOR) designation, a professional achievement for highly qualified commercial real estate practitioners with a strong transactional history in brokerage. SIOR individual members are the best in the commercial real estate industry, and the top-producers in their field. SIOR members are in more than 630 cities and 33 countries worldwide, and are recognized as top producing professionals – closing on average more than 30 transactions per year, and have met stringent production, education, and ethical requirements.

Mr. Murray has achieved the Certified Commercial Investment Member Designation (CCIM), and was one of the state's first commercial real estate professionals to achieve Leadership in Energy and Environmental Design Accredited Professional (LEED AP) status. As a Certified Commercial Investment Member (CCIM) Mr. Murray is a recognized expert in the disciplines of commercial and investment real estate, and as a LEED AP Mr. Murray has demonstrated a thorough understanding of green building practices and principles and the LEED Rating System.

Mr. Murray has also earned Certified Property Manager® (CPM®) designation from the Institute of Real Estate Management (IREM®), an affiliate of the National Association of REALTORS®. The CPM® designation is awarded to real estate managers who have met the Institute's rigorous requirements in the areas of professional education, examination and experience. CPM® Members must also abide by a rigorous Code of Professional Ethics that is strictly enforced by the Institute.

Mr. Murray currently serves as a director on the OTC Foundation Board and the Rotary Club of Springfield Southeast Board, is a past member of the Board of Directors for the Make-A-Wish® Foundation of Missouri, and a graduate of the Leadership Springfield program. Mr. Murray lives in Springfield with his wife Maggie and their son & daughter.

Memberships & Affiliations

SIOR, CCIM, LEED AP, CPM