



RETAIL/OFFICE LOTS FOR SALE

WILSON CREEK MARKETPLACE LOTS FOR SALE | WEST REPUBLIC ROAD AND STATE HWY FF, BATTLEFIELD, MO 65807

- Located just south of James River Freeway
- Also offered as Build-to-Suit
- Fully signalized intersection
- Final platted with road infrastructure, water detention, and utilities in place

EST. 1909

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Springfield, MO 65809
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R.B. | MURRAY COMPANY
SINCE 1909
COMMERCIAL & INDUSTRIAL REAL ESTATE

Executive Summary



PROPERTY SUMMARY

Sale Price:	\$10.50 - \$11.50 / SF
	Lot 5: \$15,284.63
	Lot 6: \$15,962.55
Taxes (2025):	Lot 8: \$15,879.86
	Lot 9: \$13,525.86
	Lot 10: \$11,338.43
Lot Size:	6.34 Acres
Zoning:	Commercial
Cross Streets:	Republic Road and State Hwy FF
Traffic Count:	Highway FF: 16,468 Republic Rd: 8,280

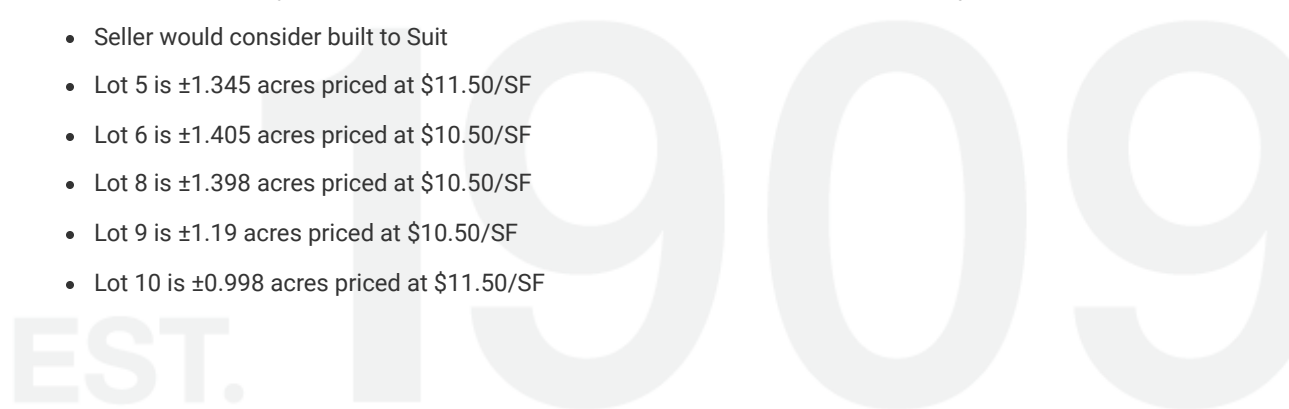
PROPERTY OVERVIEW

Lots available for sale in the Wilson Creek Marketplace located at the northwest corner of West Republic Road and State Hwy FF. Also offered as a build-to-suit. Lots are included in a TIF, CID and NID district. For a full price offer at the list price, Seller agrees to pay the remaining NID balance at closing for the lot being purchased. All utilities available. Regional water detention. Easy access to James River Freeway.

Newly developed trade area. Over 1,200+ surrounding newer rooftops and new high quality multi-family development adjacent to subject property. Recently completed James River Church West is one block North. James River Freeway is located 1/2 mile north. The subject property is ideal for retail, office, restaurant or mixed use. Russell Cellular currently anchors the subject development with the regional headquarters consisting of 42,000± SF office campus. The city of Battlefield is pro-growth and the entire community is currently experiencing positive new growth annually. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Fully signalized intersection
- Property is final platted with road infrastructure, water detention, and utilities in place
- Located in the city of Battlefield, MO, one of the faster growing communities to adjoining Springfield, MO
- Seller would consider built to Suit
- Lot 5 is ±1.345 acres priced at \$11.50/SF
- Lot 6 is ±1.405 acres priced at \$10.50/SF
- Lot 8 is ±1.398 acres priced at \$10.50/SF
- Lot 9 is ±1.19 acres priced at \$10.50/SF
- Lot 10 is ±0.998 acres priced at \$11.50/SF



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 #	ADDRESS	SIZE	PRICE
Available	5	4120 W Wilderness St.	58,606 SF	\$11.50 / SF
Available	6	4070 Wilson Creek Marketplace Rd.	61,212 SF	\$10.50 / SF
Available	8	4140 Wilson Creek Marketplace Rd.	60,894 SF	\$10.50 / SF
Available	9	4160 Wilson Creek Marketplace Rd.	51,851 SF	\$10.50 / SF
Available	10	4180 Wilson Creek Marketplace Rd.	43,454 SF	\$11.50 / SF

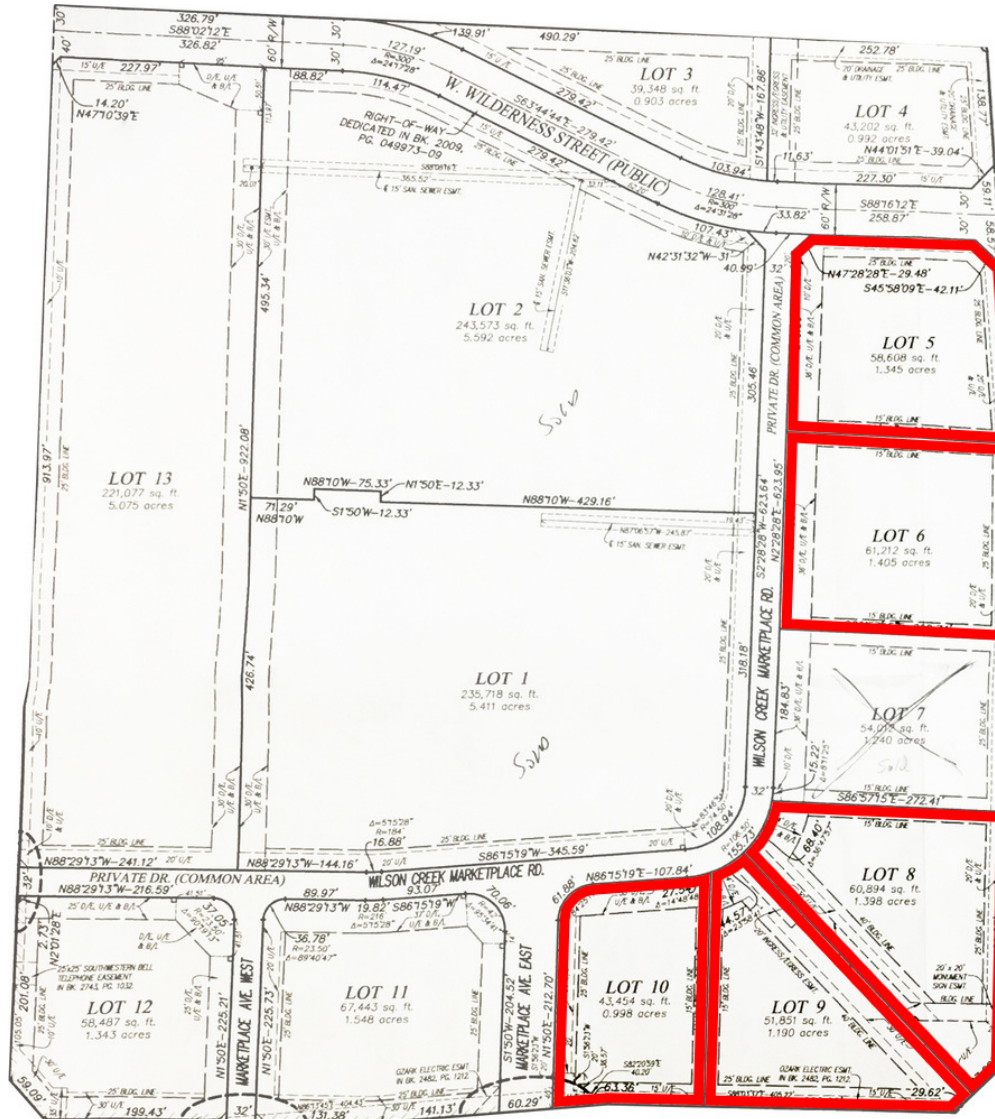
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Plat



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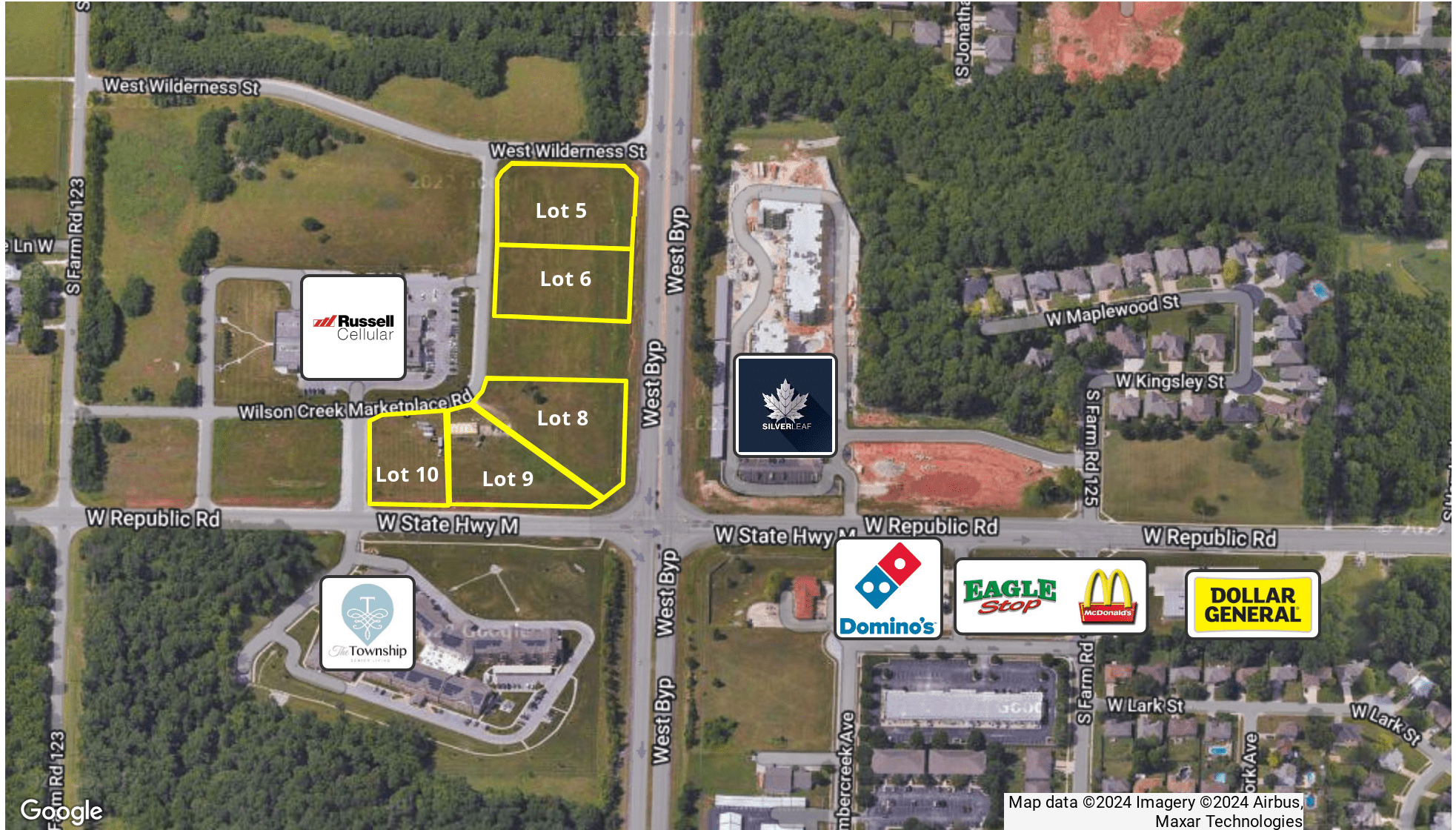
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Retailer Map



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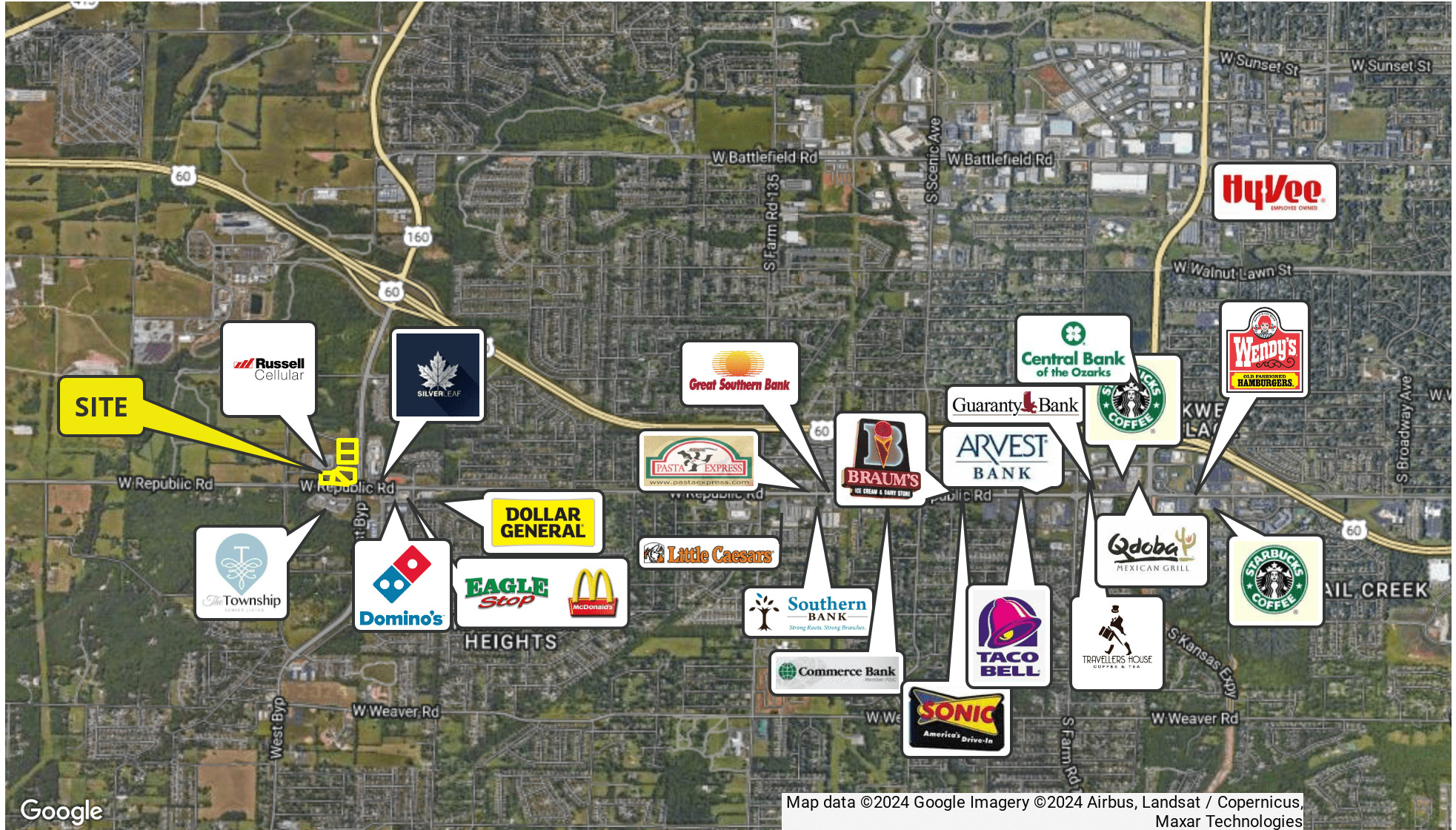
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Retailer Map



Google

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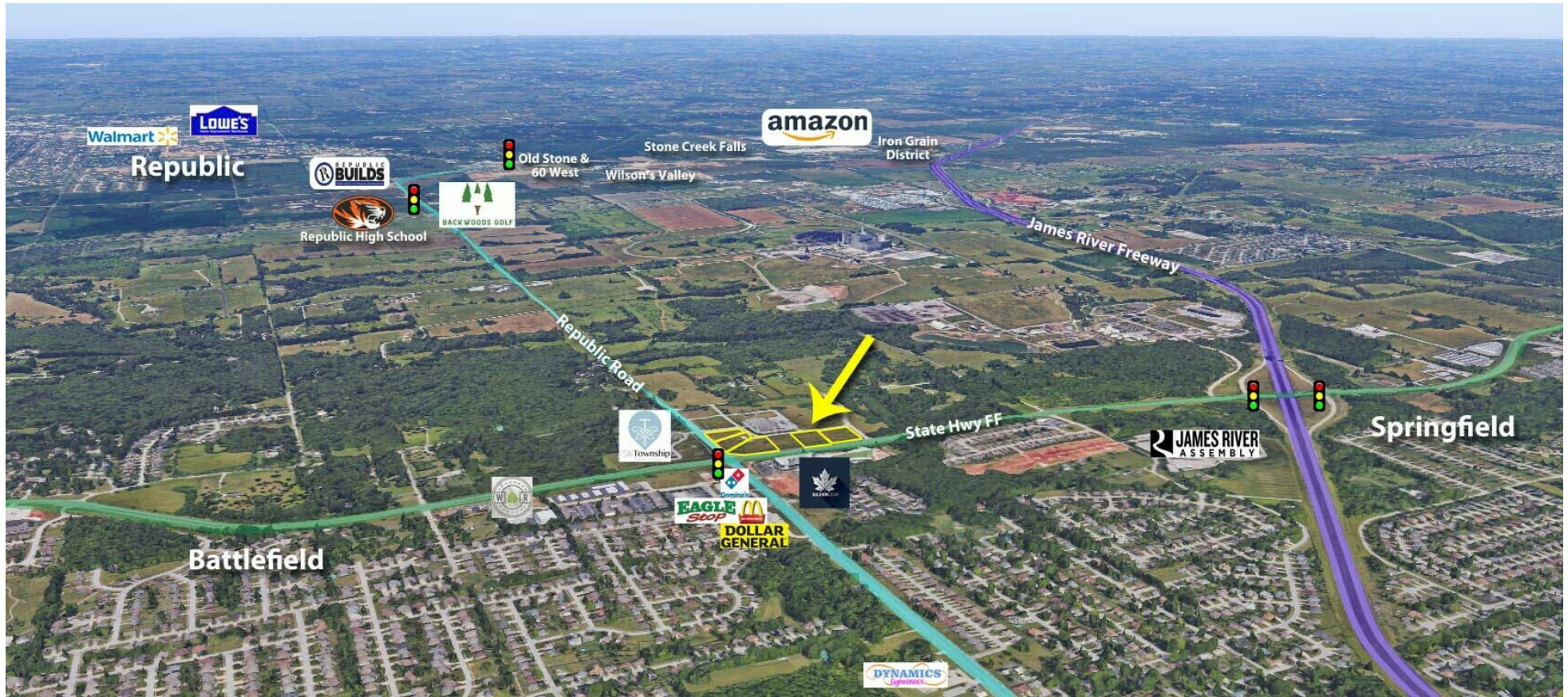
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Aerial



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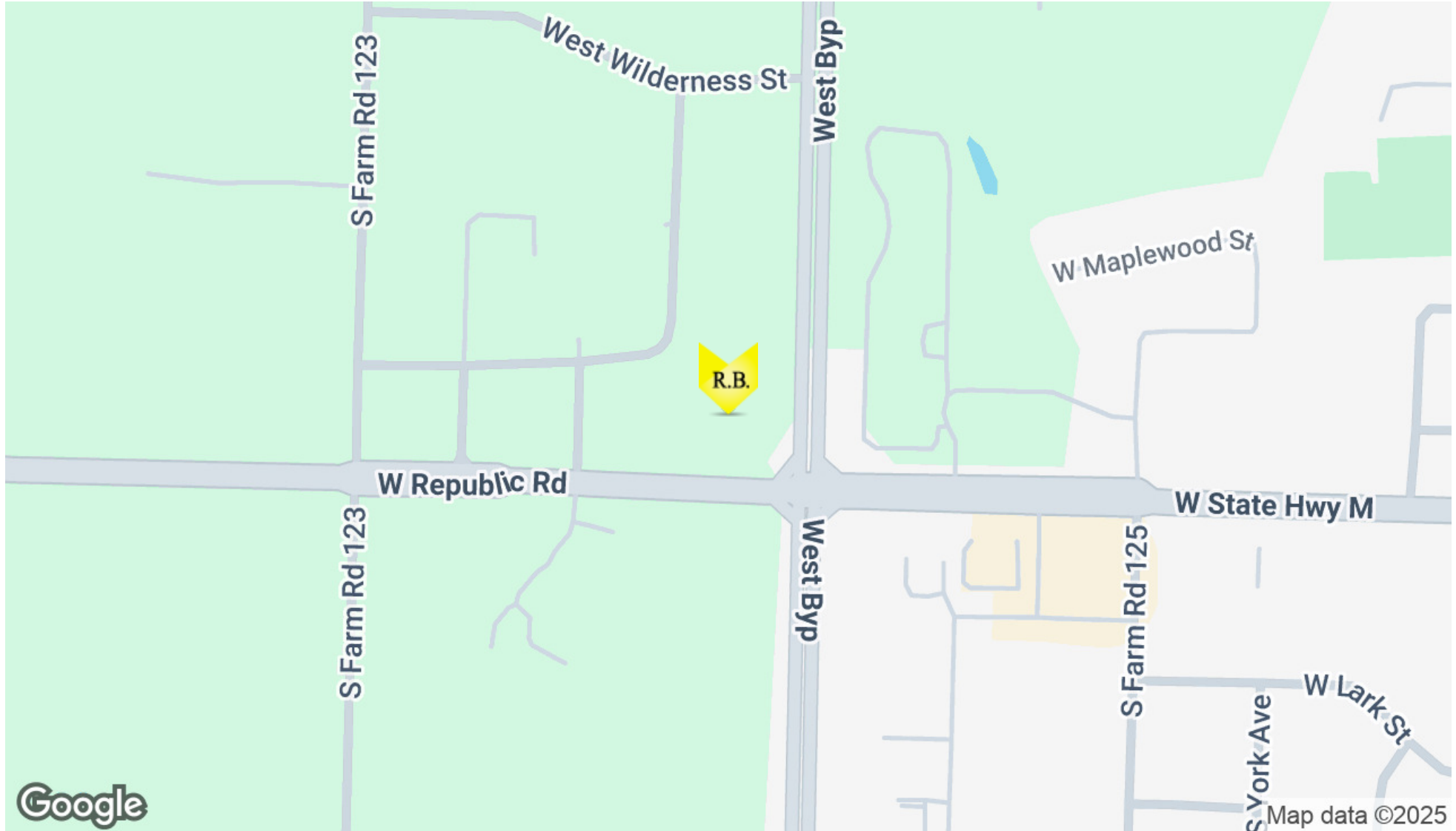
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Location Map



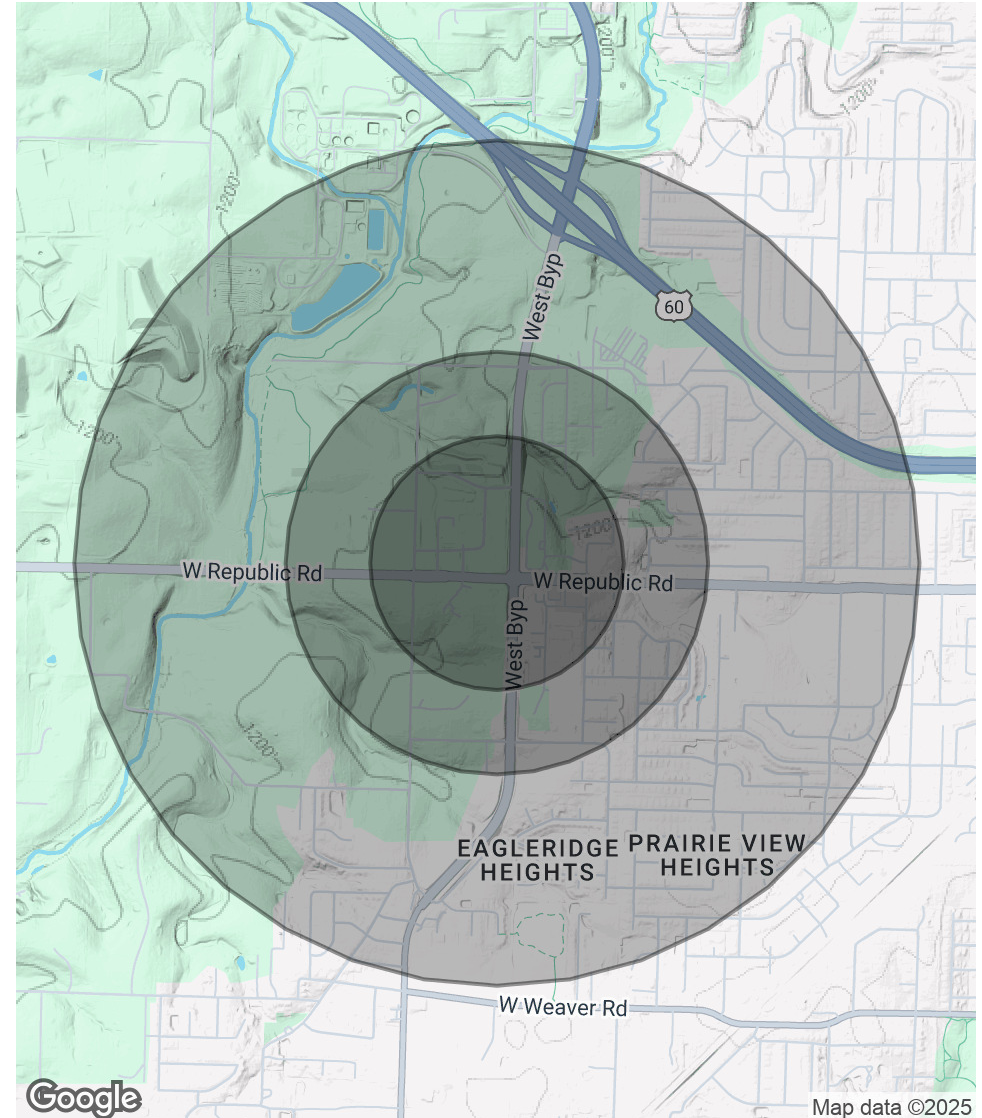
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Demographics Map & Report

	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	444	1,901	5,157
Average Age	39	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME			
Total Households	168	719	1,931
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$102,183	\$104,926	\$111,760
Average House Value	\$264,958	\$275,802	\$308,038

Demographics data derived from AlphaMap



Advisor Bio

ROSS MURRAY, SIOR, CCIM
President



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Professional Background

Ross Murray is a third generation of the Murray family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University, earning 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 sales and lease volumes, and a demonstration of professionalism and ethics only showcased by the top industry experts. Ross is the only broker in Southwest Missouri (besides his brother Ryan Murray) to hold both SIOR Dual Industrial and Office designations and CCIM designations. Ross is a SIOR 10+ Year Legacy member with over 20 years of experience and real estate knowledge. He specializes in investment sales, industrial sales and leasing, office sales and leasing, and vacant land sales and leasing. His wealth of expertise makes him a trusted, strategic real estate partner.

Significant Transactions

Over the past seven years, Ross has brokered many significant investment, industrial, and office transactions, totaling over \$300,000,000 and over 5,500,000 square feet. His notable transactions include:

- JPMC CHASE Campus (300,000 Sq Ft)
- Town & Country Shopping Plaza (120,000 Sq Ft)
- National FedEx facility (BTS)
- Super Center Plaza Shopping Center (40,000 Sq Ft)
- Regional Headquarters Campus for Wellpoint Blue Cross Blue Shield (100,000 Sq Ft)
- University of Phoenix Regional Campus (40,000 Sq Ft)
- French Quarter Plaza (60,000 Sq Ft)
- Recent industrial and office portfolio sales anchored by Blue Chip Tenants (550,000 Sq Ft)

His recent 2024 JPMC CHASE Campus transaction totaled 300,000 square feet. The transaction is the largest privately-held office transaction in Springfield's history to date.

Industry Recognition

Ross was an honoree for the Springfield Business Journal's 2014 "40 Under 40." He was selected for being one of Springfield's brightest and most accomplished business professionals. In 2021, the Springfield Business Journal recognized Ross as the local real estate industry's top Trusted Adviser.

Ross is consistently ranked as a Top Costar Power Broker in the state of Missouri. His current marketing projects include Project 60/65, a mixed-use development covering 600 acres in Southeast Springfield, and TerraGreen Office Park, one of the area's first sustainable LEED concept office developments. Additionally, he is brokering a new 166-acre industrial park, "Southwest Rail and Industrial Park," which is currently being developed. It contains approximately 1,500,000 to 2,000,000 square feet of new industrial buildings.

Commitment to Community

Ross exhibits his 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, Springfield Executives Partnership, Hickory Hills Country Club, Springfield Area Chamber of Commerce, International Council of Shopping Centers, and Missouri Association of Realtors.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)