



LAND FOR SALE

SUBSTANTIAL INTERSTATE 44 EXPOSURE | NORTH WEST BYPASS, SPRINGFIELD, MO 65803

- Approximately 243.75 Acres
- Dimensions: irregular
- Interstate 44 frontage from the north and south
- Located east of the city's Partnership Industrial Center West and Expedia / Hotels.com and the Springfield/Branson National Airport
- Part of Springfield's Opportunity Zone

EST. 1909

2225 S. Blackman Road
Springfield, MO 65809
417.881.0600
rbmurray.com

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

Ryan Murray, SIOR, CCIM, LEED AP, CPM
417.881.0600
ryan@rbmurray.com

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

Executive Summary



PROPERTY OVERVIEW

Property is 243.75 Acres +/- at the SW quadrant of West Bypass & Kearney for sale at \$37,000.00 per acre. Property is zoned HM - Heavy Manufacturing. Interstate 44 frontage both north and south. Directly east of Expedia/Hotels.com, Springfield's Partnership Industrial Center West.

PROPERTY HIGHLIGHTS

- This 243.75 Acres ± is located at the Southwest Quadrant of West By-Pass & Kearney
- There is 193 acres south of Interstate 44 and 49.66 acres north of Interstate 44
- Available immediately at \$37,000.00 per acre
- The property is zoned HM - Heavy Manufacturing
- Utilities: See Attached Drawings
- Property is located in Springfield Opportunity Zone

PROPERTY SUMMARY

Sale Price:	\$37,000 / acre
Taxes:	\$19,241.50 (2025)
Lot Size:	243.75 Acres
APN #:	1308201029
Zoning:	HM - Heavy Manufacturing
Market:	NW Springfield
Cross Streets:	Interstate 44



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



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
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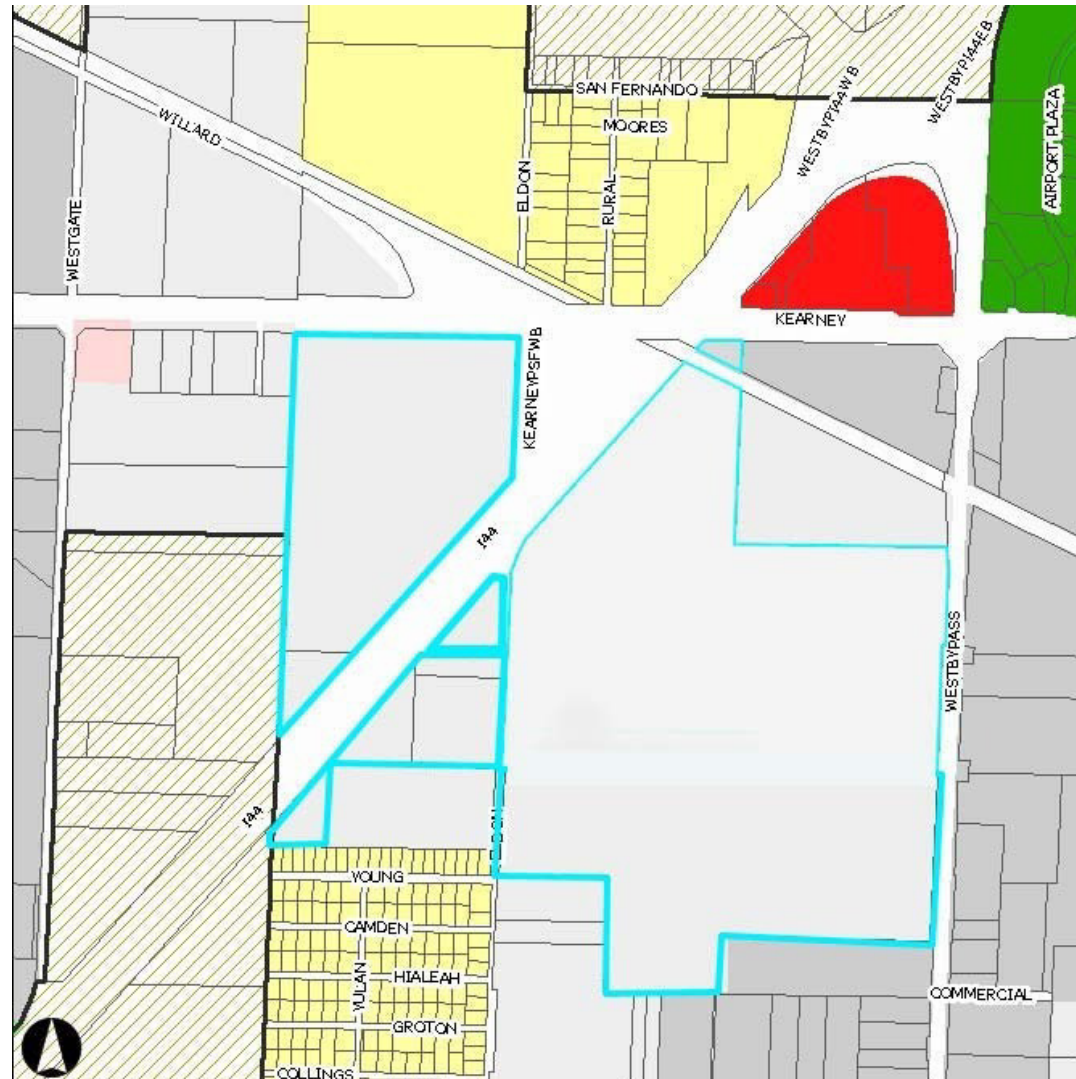
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Zoning Map



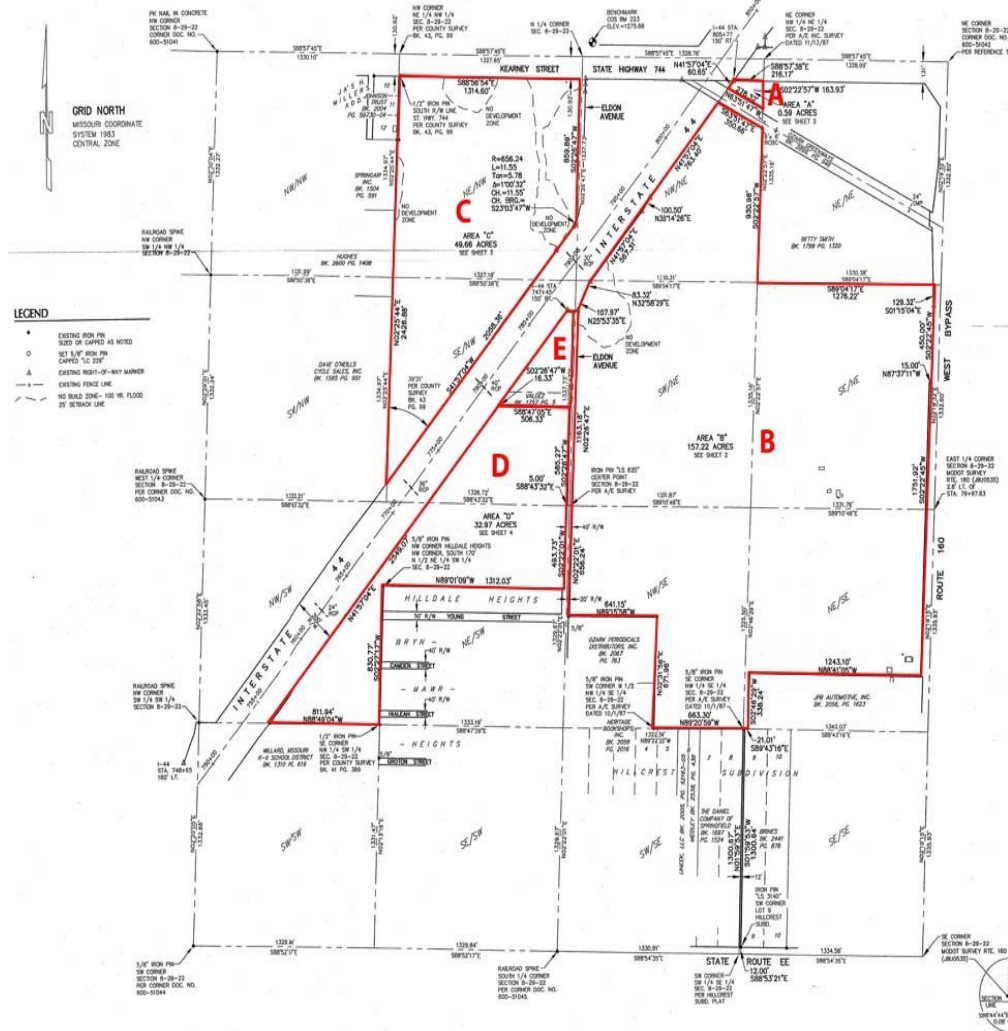
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Property Drawing

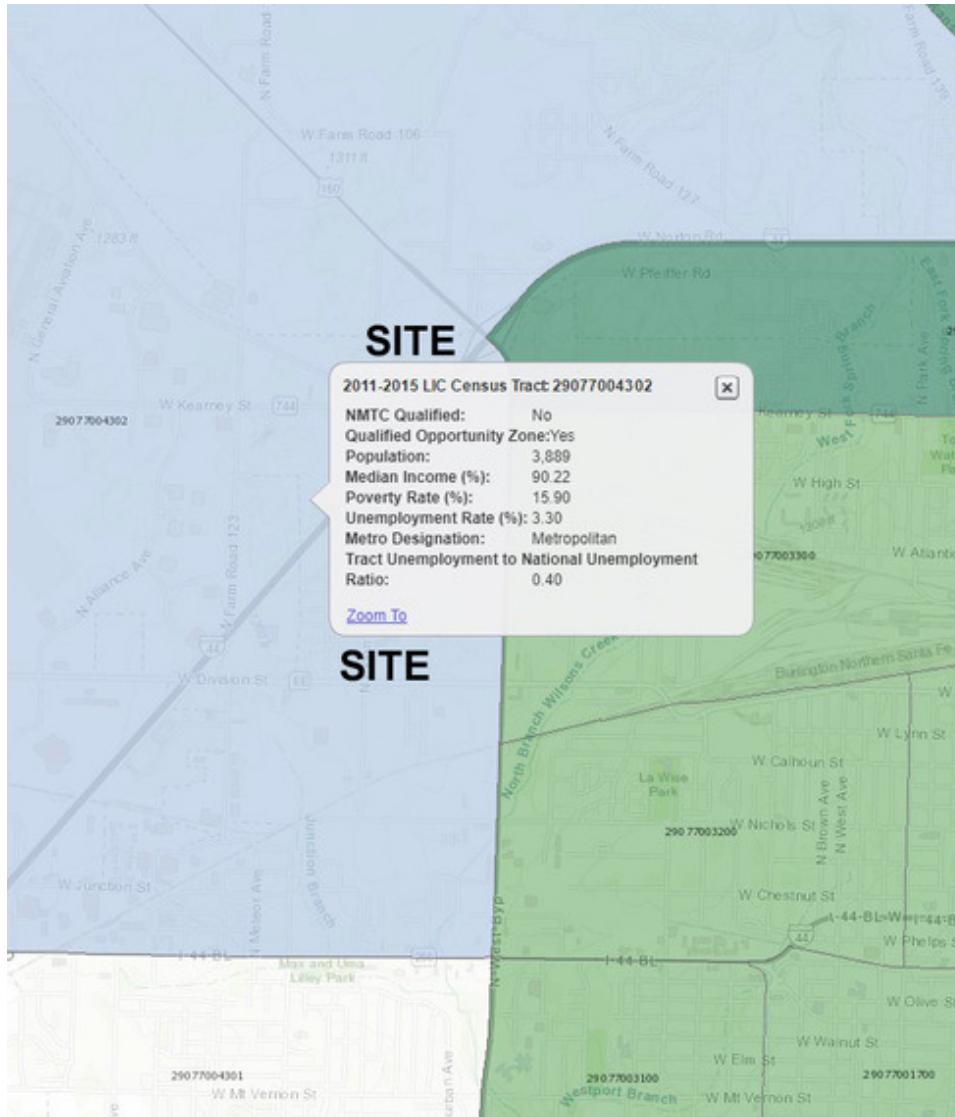


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Springfield Opportunity Zone



The federal Tax Cuts and Jobs Act of 2017 created the Opportunity Zone program, which incentivizes private investment in projects such as new and expanding businesses, infrastructure, real estate and housing located within the approved census tracts. Opportunity Zone investors receive capital-gains tax deferral, reduction in basis for long-term investments, and other tax incentives. The program seeks to revitalize communities and create jobs in areas that otherwise may not be considered by investors.

More information about how to invest in Opportunity Zone projects will be available soon. The U.S. Department of Treasury has not yet issued regulations describing how Opportunity Funds will be established and operated.

"The Opportunity Zones program will help spur new investments in communities where they're needed most. By bringing investment incentives to underserved areas, the program will help create more jobs, drive economic growth, and improve the quality of life for families across our state. The Opportunity Zones program is another example of how tax reform is directly benefitting Missourians, and turning the page on years of slow growth and stagnant wages. I'm proud to support this program ...," stated Sen. Roy Blunt, in a release from the governor's office.

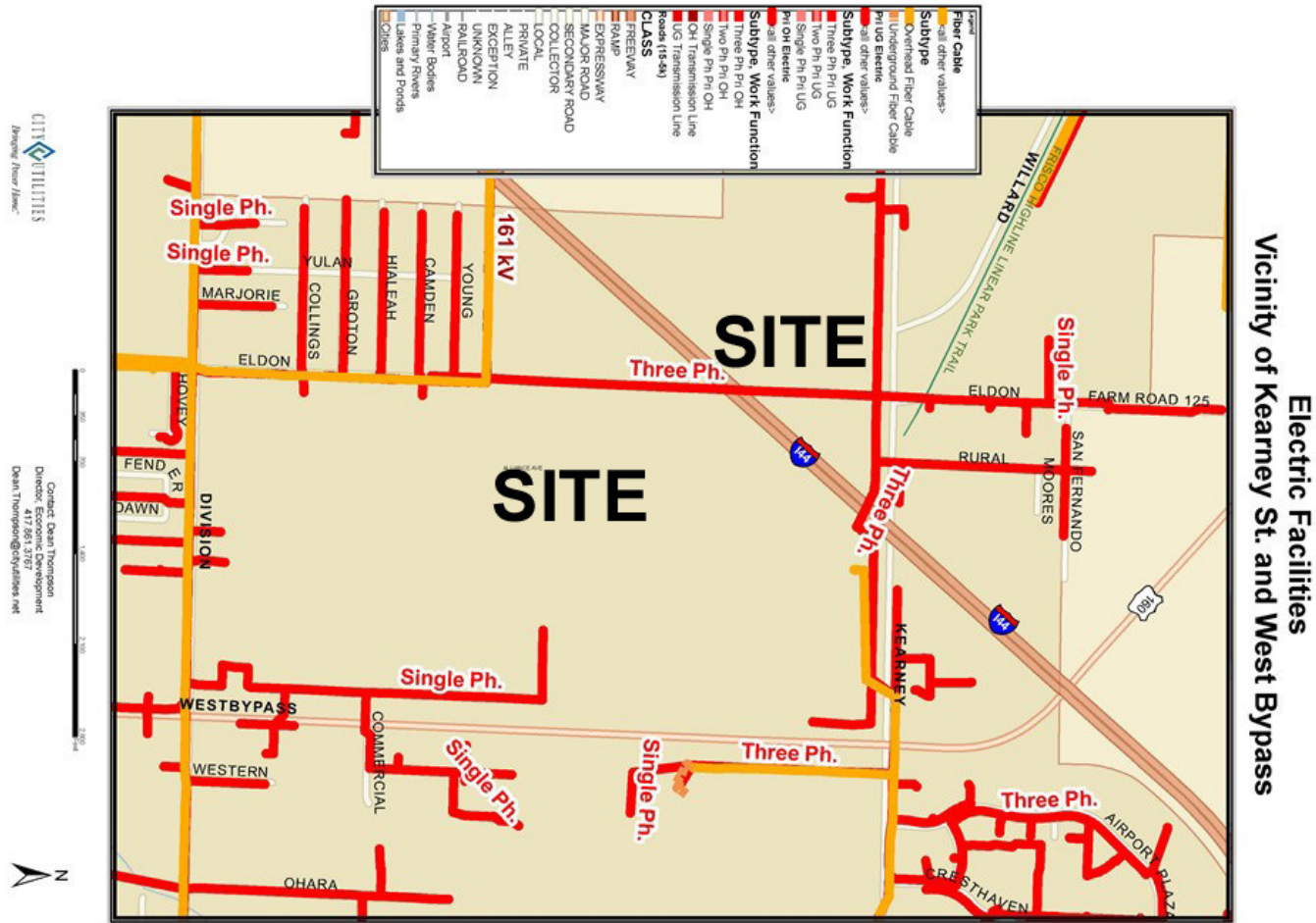
"Because the greatest tax benefit to investors results from a long-term investment (seven years or longer) and the zone designation is only valid for 10 years, the most effective way to attract new private investment to our community using this program is to designate tracts where investment is anticipated within the next one to three years," said City of Springfield Economic Development Director Sarah Kerner.

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Electric



This map is provided "As Is" without warranty of any kind. Information contained in this map may not be accurate.

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Sewer Map



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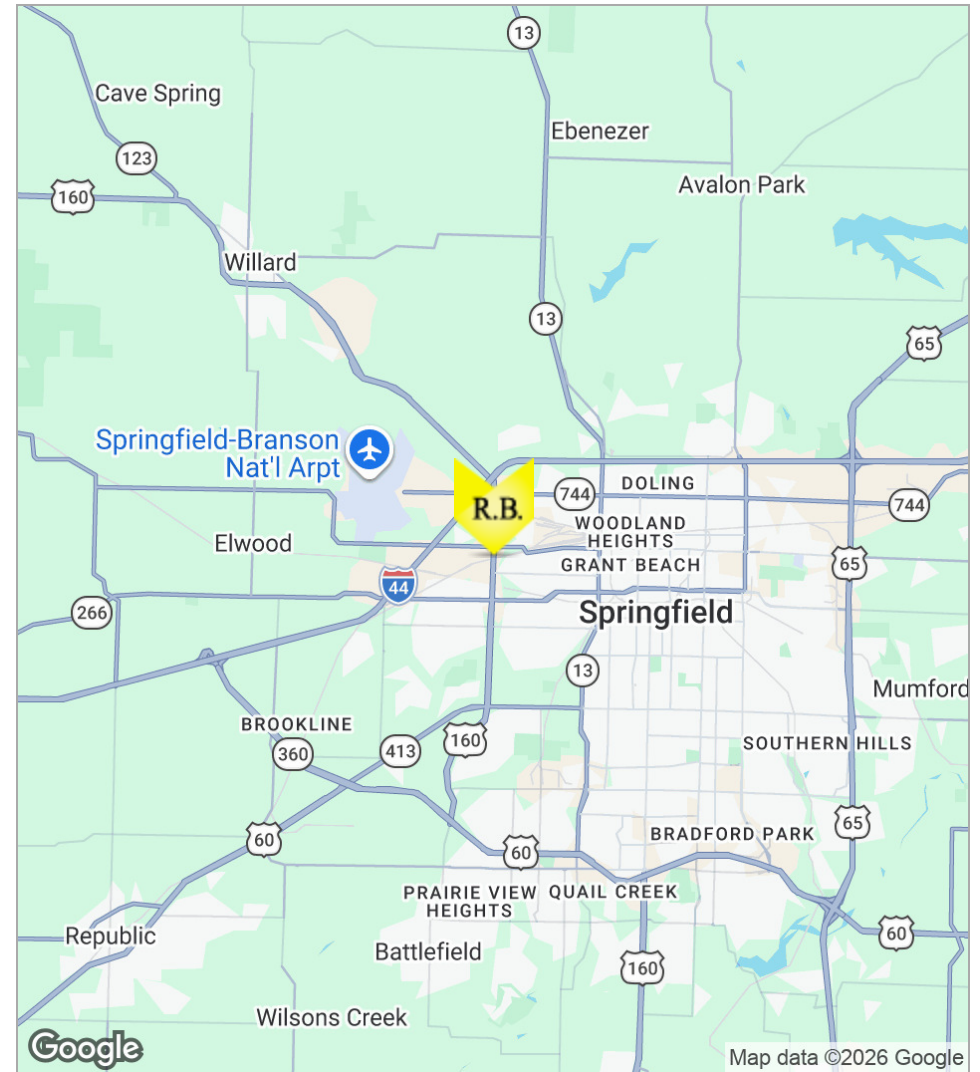
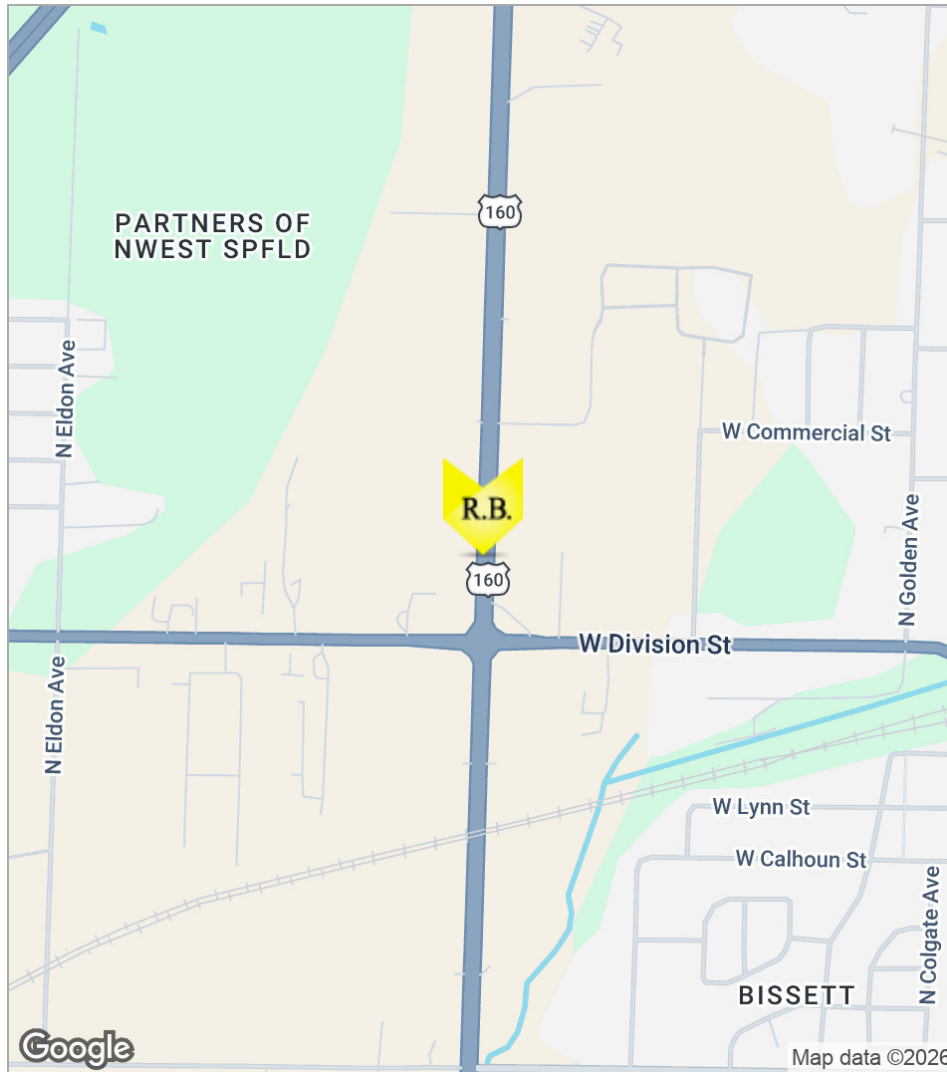
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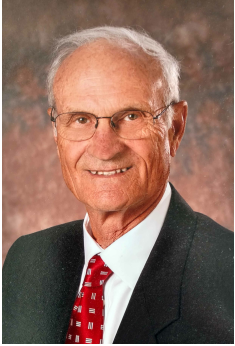


Location Maps



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R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Advisor Bio**ROBERT MURRAY, JR., SIOR
Chief Financial Officer**

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
bob@rbmurray.com
MO #1999022566

Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

EST. 1909

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

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ryan@rbmurray.com
MO #2007030465

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