



# DEVELOPMENT LAND FOR SALE

DEVELOPMENT LAND FOR SALE | WILSON'S VALLEY LOTS 1-3, WEST HIGHWAY 60, REPUBLIC, MO 65738

- First time to market
- Easy access to James River Freeway
- Lot sizes are adjustable
- Fastest growing city in the State of Missouri
- 60,000± VPD

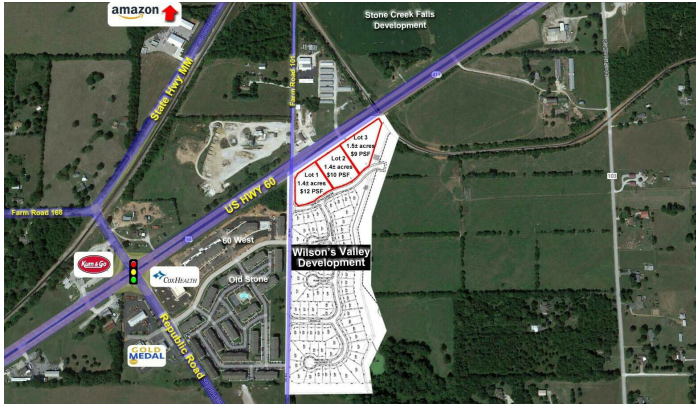
EST. 1909

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

Executive Summary



**PROPERTY SUMMARY**

**Sale Price:** \$9.00 - \$12.00 / SF

**2025 Taxes:** Lot 1: \$4,686.57  
 Lot 2: \$4,690.99  
 Lot 3: \$4,863.75

**Lot Size:** 4.3 Acres

**Zoning:** Planned Development

**PROPERTY OVERVIEW**

Now available for sale, development lots on Highway 60 in Republic. The property is located near the intersection of Highway 60 and Highway MM. Easy access to James River Freeway. \$1.5B being invested in the corridor from the City of Republic to James River Freeway. The City of Republic corridor is rapidly growing. Lot sizes are adjustable. Contact listing agent for more information.

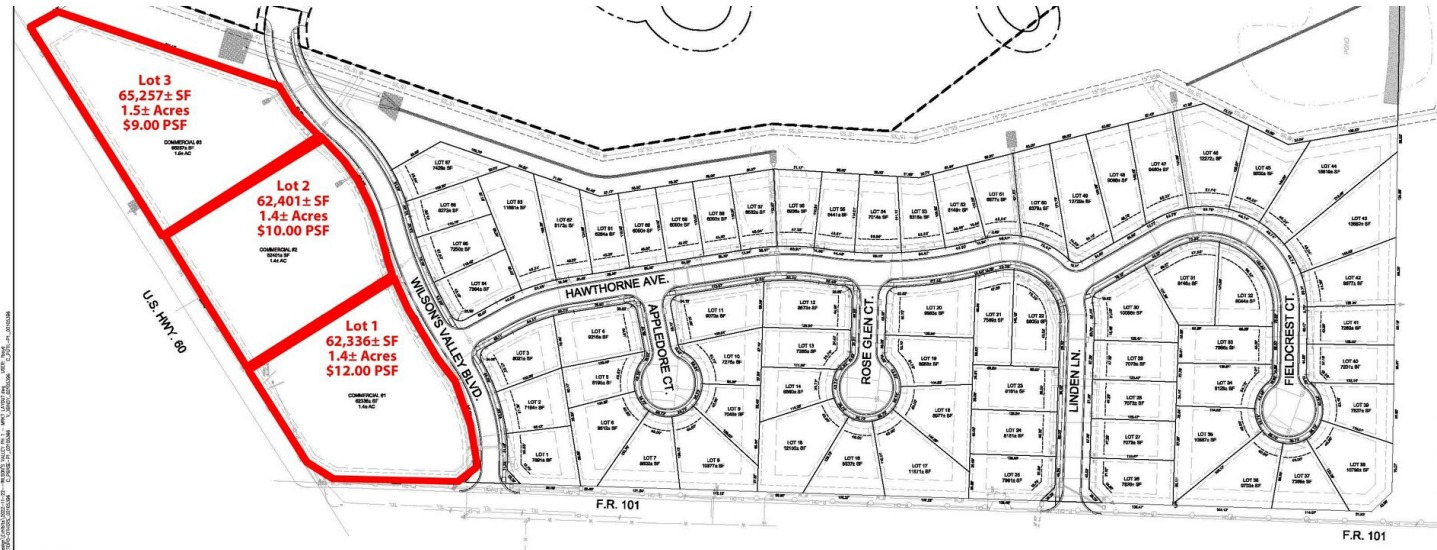
**PROPERTY HIGHLIGHTS**

- First time to market
- \$1.5B in investment in the corridor between now and 2025
- Easy access to James River Freeway
- Lot sizes are adjustable
- Zoned Planned Development
- Located on Highway 60 in Republic
- Lot 1: 1.4± Acres / 62,336± SF available at \$12.00 PSF
- Lot 2: 1.4± Acres / 62,401± SF available at \$10.00 PSF
- Lot 3: 1.5± Acres / 65,257± SF available at \$9.00 PSF



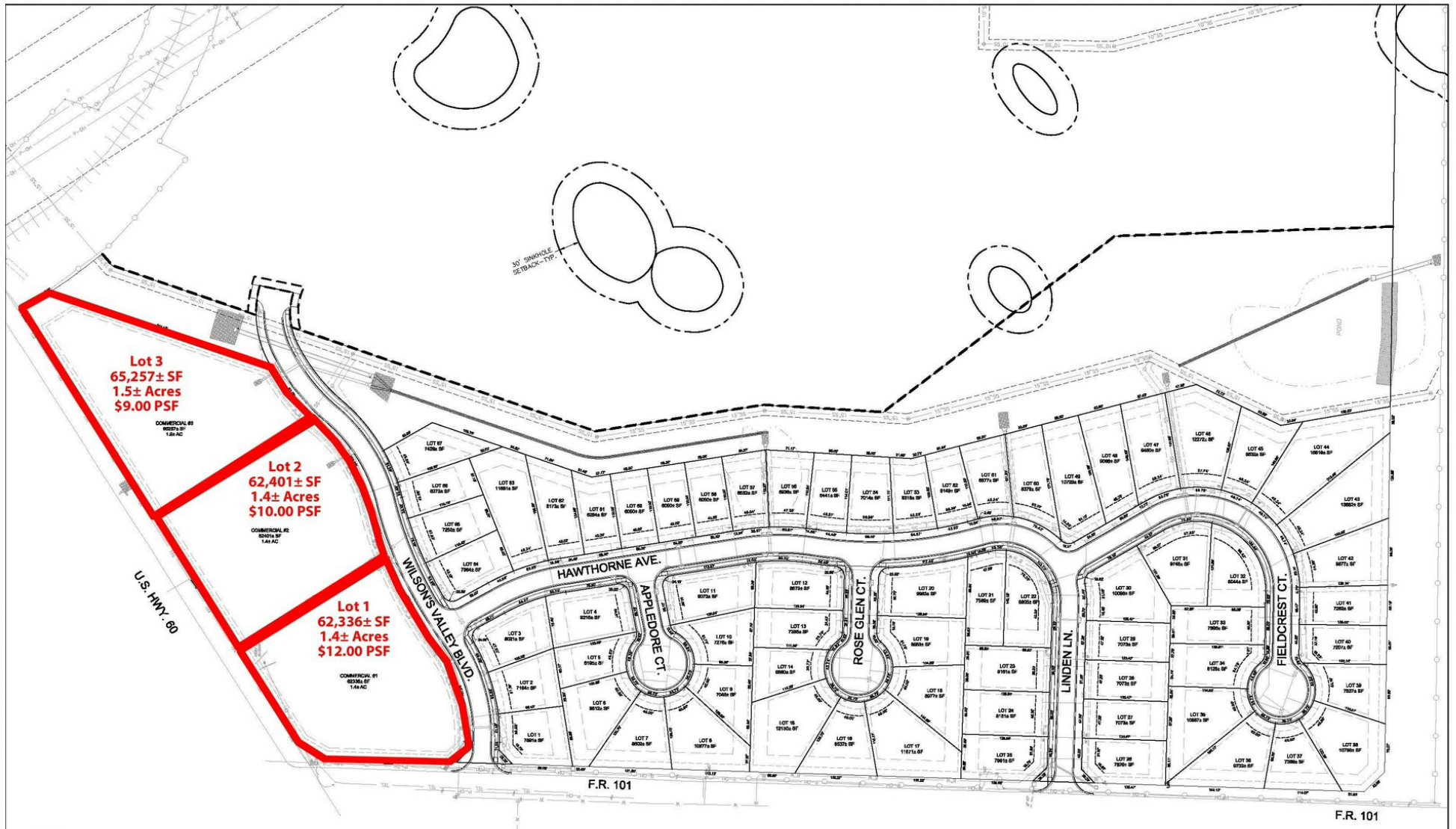
The information listed above has been obtained from sources we believe to be reliable; however, we accept no responsibility for its accuracy.

Land Lots



STATUS	LOT #	SIZE	PRICE	DESCRIPTION
Available	1	62,336 SF	\$12.00 / SF	Lot 1: 1.4± Acres / 62,336± SF available at \$12.00 PSF
Available	2	62,401 SF	\$10.00 / SF	Lot 2: 1.4± Acres / 62,401± SF available at \$10.00 PSF
Available	3	65,257 SF	\$9.00 / SF	Lot 3: 1.5± Acres / 65,257± SF available at \$9.00 PSF

Site Plans



**DEVELOPMENT LAND FOR SALE**  
**WILSON'S VALLEY LOTS 1-3, WEST HIGHWAY 60, REPUBLIC, MO 65738**

Aerial



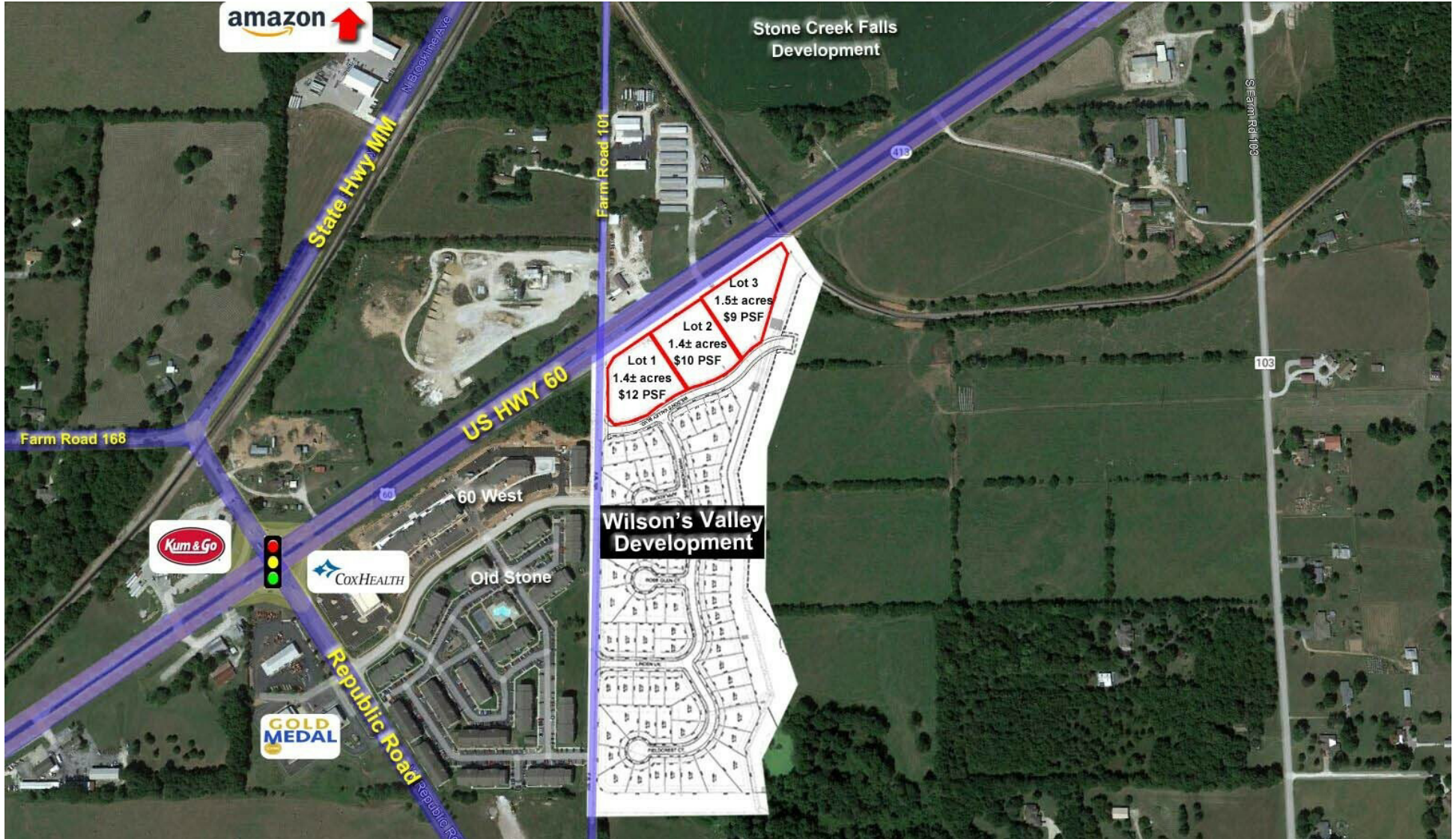
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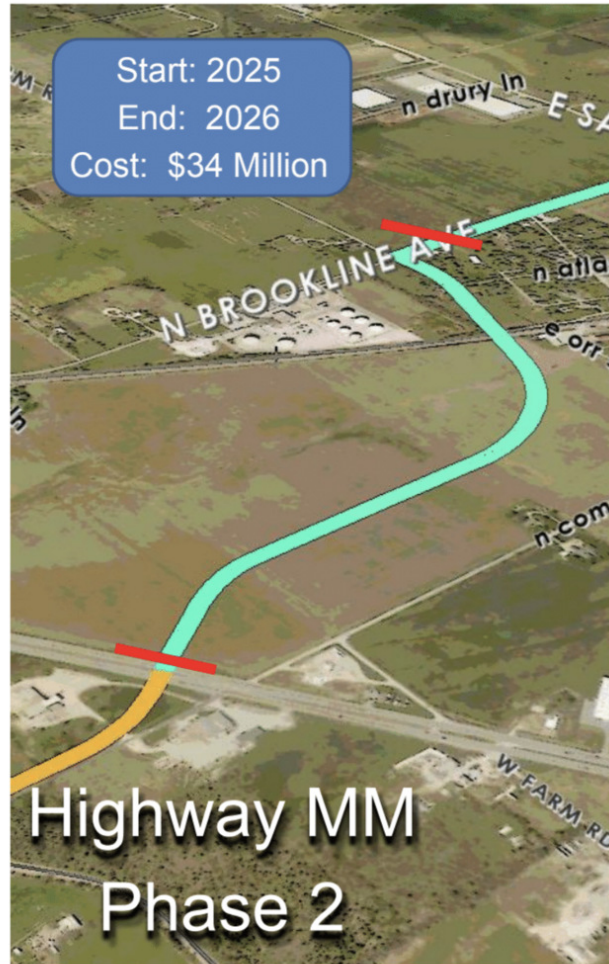
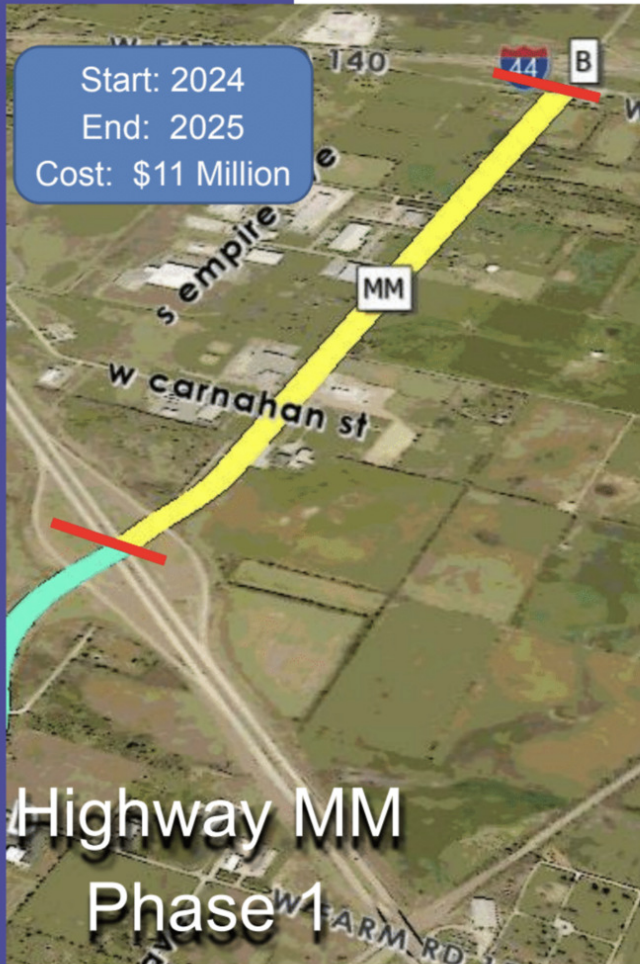
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Republic Improvements



**1.5 billion being invested in the area between Republic and James River Freeway/Springfield between now and 2025.**

Developments over last three years and current developments

1. Convoy of Hope World Headquarters - \$37M - 650 employees – completed October 2023
2. Amazon Fulfillment Center - \$150M – 1,800 employees
3. Red Monkey Expansion - \$10M - 100 additional employees - 400 overall
4. McClane Expansion - \$10M – 100 additional employees
5. Roi Mercy - \$7M – 90 additional employees
6. Lew's - \$7M – 85 additional employees
7. Iron Grain mixed-use development \$65M – under construction – Spring 2024 – across from Amazon
8. Stone Creek Falls – mixed-use development - \$350M – 1,320 residential units, 5 commercial lots w/ access to US 60 & MM expansion
9. Wilson's Valley – Stu Stenger Development - \$50M, 145 Single Family, 270 Multi-Family, Commercial Units – 4 commercial lots with 5 acres of commercial frontage. Approved by City and ready for permit issuance
10. Retail Food - Andy's, Popeye's, Culvers, and Whataburger
11. Great Escapes Brewery \$4M investment to a retail and distribution center located on Highway 60

Residential Only

12 New Active Subdivisions. Approximately 1200 approved single family lots to be built and 2500 multi-family units approved through zoning. Residential permits have increased approximately 25% year over year for the last 3 years.

Investment into Infrastructure

1. \$12.5M to 5 Lane MM Highway From I-44 to James River
2. \$35M to realign MM from Amazon South to Highway 60 with a new signalized intersection at Farm Road 103. This intersection will see AM and PM peaks of close to 60k cars a day
3. \$16M to 6 lane Highway 60 from the intersection above toward Springfield and James River Freeway
4. \$2.5M to improve the interchange at I-44 and MM
5. City investing \$100M into additional capacity of water and wastewater systems to facilitate further growth and development
6. City Investing \$20M into a sports mega-plex on 136 acres near 60 and MM. This facility will have 9-10 baseball/softball fields and 8 soccer fields
7. City investing \$10M into expansion of the regional aquatics center - 60,000 patrons annually

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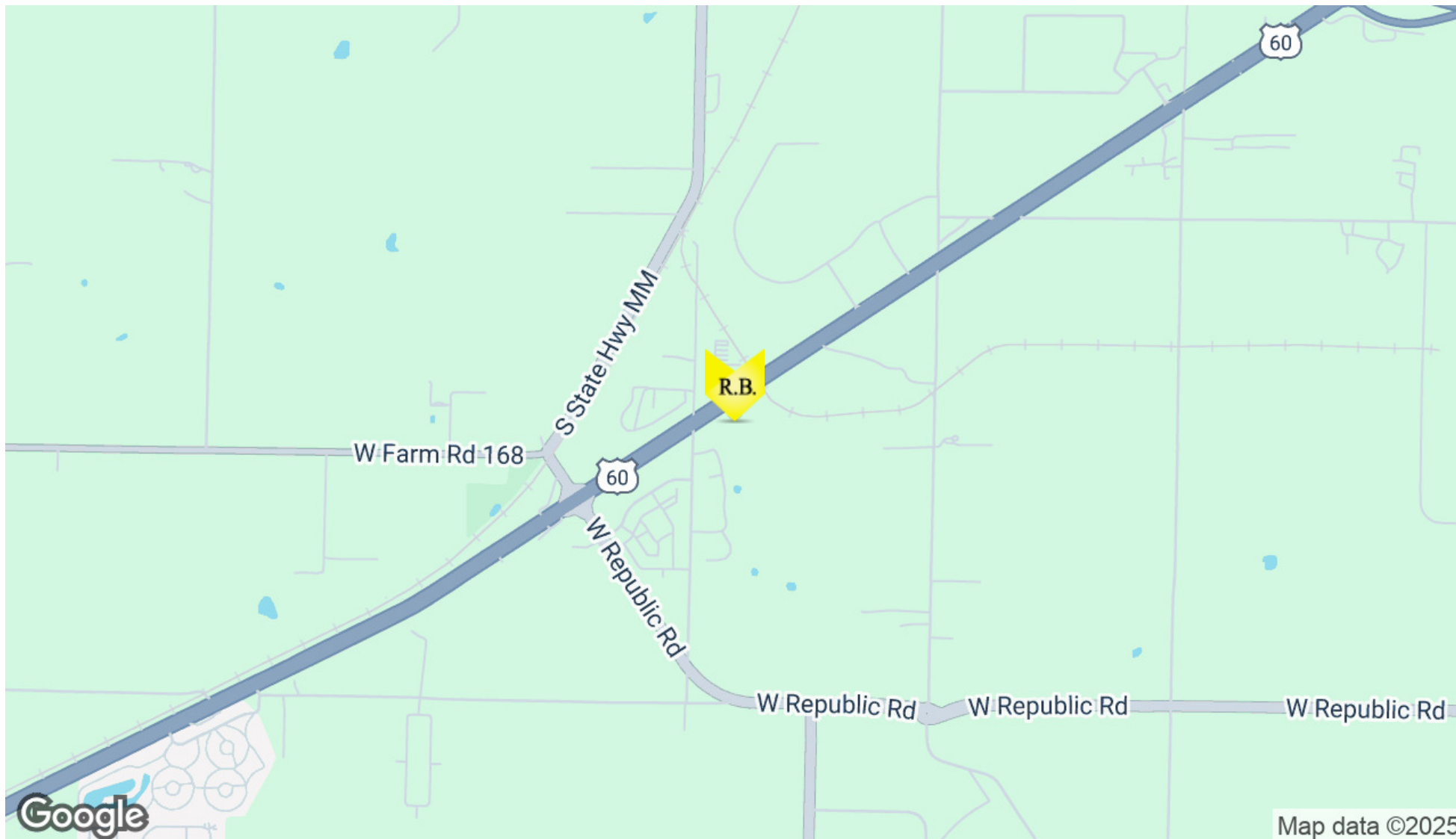


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Location Map



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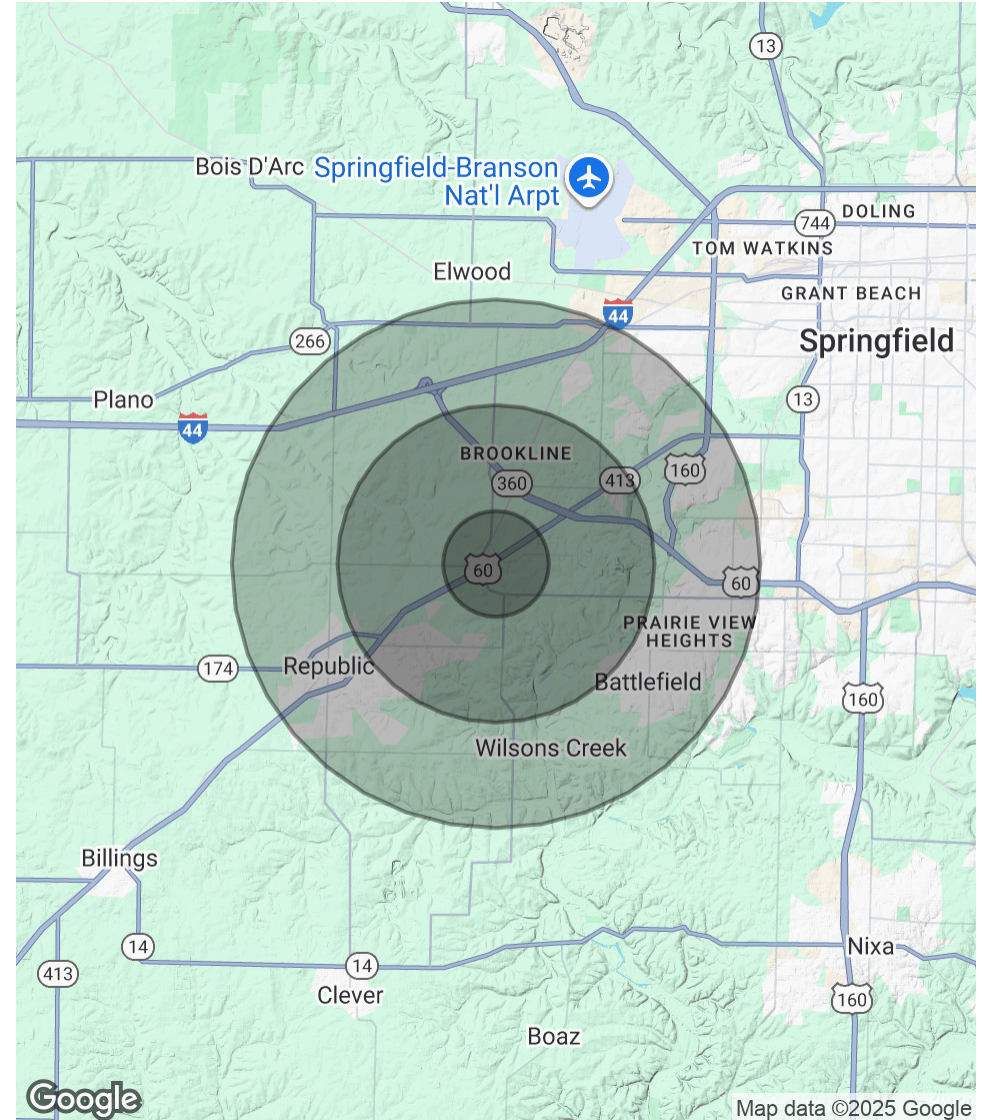
Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,033	12,664	52,465
Average Age	28.3	32.5	38.1
Average Age (Male)	30.1	31.4	36.6
Average Age (Female)	25.7	32.8	39.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	489	5,376	22,439
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$52,070	\$64,274	\$71,097
Average House Value	\$152,059	\$156,468	\$161,836

\* Demographic data derived from 2020 ACS - US Census



## 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)