

FOR SALE

01

1291 BANNING ST. MARSHFIELD, MO 65706

FREESTANDING RESTAURANT | ± 0.80 AC

REECE COMMERCIAL REAL ESTATE

For More Information:

SAM R. CRAFT

417.955.1232

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THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.



OFFERING OVERVIEW

Offering Price:	\$525,000
SF:	± 3,202
Price/SF:	\$163.96
Land Area:	± 0.80 AC ± 34,848 SF
Zoning:	General Bus.
Year Built:	2002
Taxes:	\$8,646.57 (2025)
County:	Webster

PROPERTY DESCRIPTION

Now available, as an exclusive offering, is this ± 0.80 acre retail site with a ± 3,202 SF freestanding restaurant building. The site offers unparalleled visibility from Interstate 44 (with pylon signage), connecting multiple major metros - including St. Louis, MO, Springfield, MO, Joplin, MO, and Tulsa, OK, amongst others. The site is conducive to drive-thru concepts, and offers redevelopment potential. Banning Street is accessed by the most prominent Marshfield exit (I-44 Exit 100) and is signalized at Spur Drive. The existing building offers walk-in cooler and freezer.

HIGHLIGHTS

- AADT (I-44): 33,866
- Dense Retail Trade Area
- Marshfield Economic Development: 175-Acre Industrial Park Supplying 400+ Jobs Across 10 Industries, BNSF Railway City, GRO Marshfield Initiative Focusing on Attracting Business, Affordable Housing, & Infrastructure
- Springfield, MO MSA | Missouri's Fastest Growing MSA 2020-2023

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**SAM R.
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3626 S. Campbell Ave. Springfield, MO 65807

reececommercial.com | 417-882-5710

**SAM R.
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05

33,866

3,612

SITE

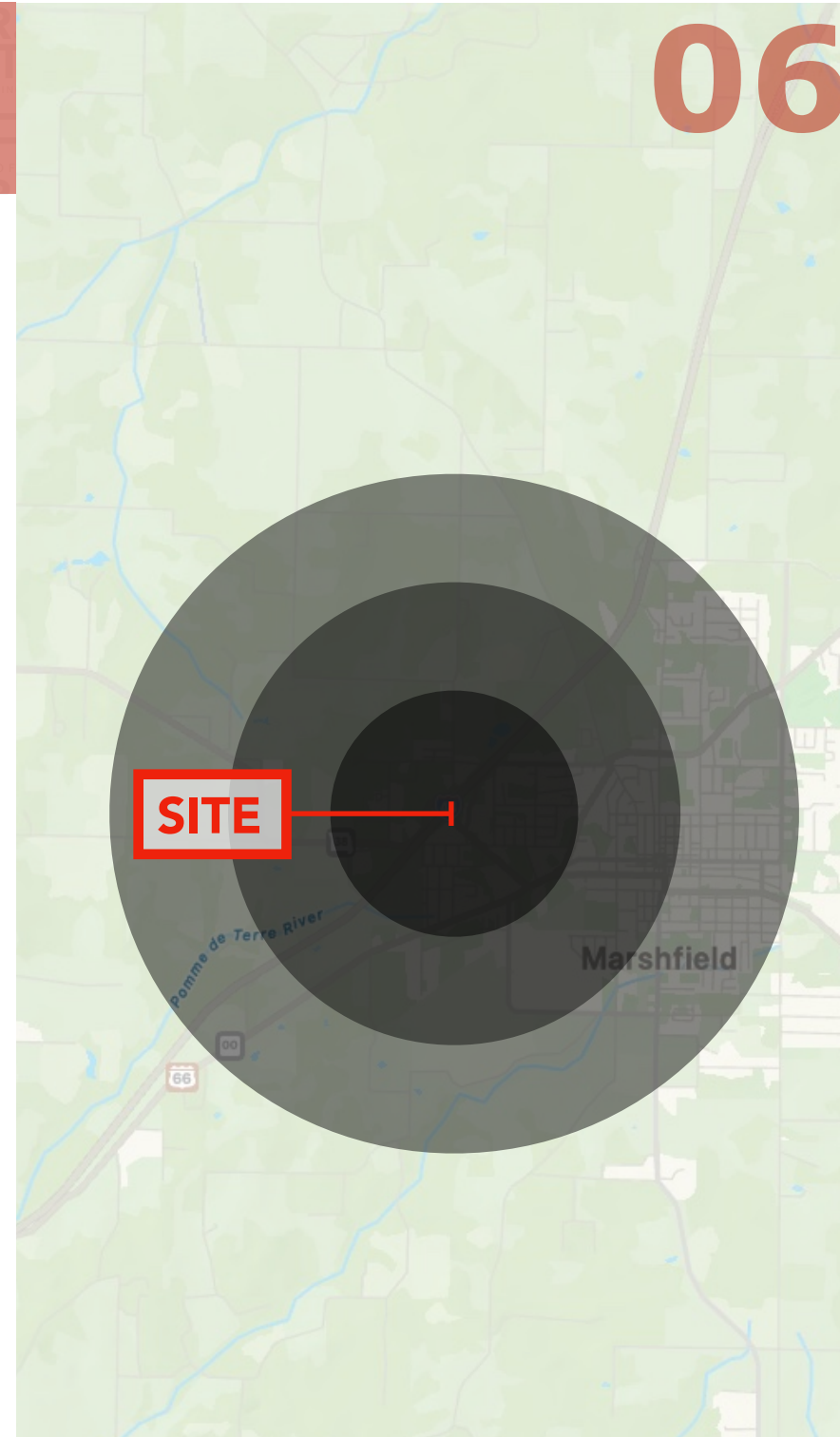
23,580

DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	7,790	13,111	23,493
Median Age	37.0	39.1	40.5
Annual Growth (2025-2030)	1.2%	1.3%	1.3%
Bachelor's Degree or Higher	14%	19%	19%
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	\$76,852	\$83,995	\$86,201
Total Households	3,090	5,104	8,924
Average Household Size	2.5	2.5	2.6
Consumer Spending	\$84.7M	\$154.4M	\$283M

CoStar Data

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SPRINGFIELD, MISSOURI MSA

DOWNTOWN



SITE

TWENTY
MILES

BUC-EE'S



BROKER BIOGRAPHY



SAM R. CRAFT

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Office:

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BACKGROUND

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

EDUCATION

Missouri State University - B.S.
CCIM Institute

