



# LAND FOR SALE

**INDUSTRIAL LAND FOR SALE | 2816 EAST DIVISION STREET, SPRINGFIELD, MO 65803**

- Industrial lot located in Northeast Springfield
- Strong redevelopment potential
- Close proximity to Springfield's northeast industrial parks
- Easy access to Hwy 65 and I-44
- Zoned Light Industrial Commercial
- All utilities available

EST. 1909

2225 S. Blackman Road  
Springfield, MO 65809  
417.881.0600  
[rbmurray.com](http://rbmurray.com)

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

Executive Summary



PROPERTY OVERVIEW

Prime industrial commercial land opportunity on East Division. Positioned at a signalized intersection, this site offers outstanding visibility, access, and traffic exposure — ideal for a wide range of commercial or industrial uses. The property is strategically located just minutes from Highway 65 and I-44, providing excellent regional connectivity.

Situated in close proximity to Springfield’s northeast industrial corridor, the site benefits from strong surrounding industrial activity and established neighboring businesses, making it a desirable location for companies seeking to be near key logistics and employment hubs. All utilities are in place, enhancing its readiness for development. While a structure exists on site, the primary value is in the land, making this a compelling redevelopment opportunity in a highly accessible and well-positioned area. Contact listing agent for more information.

PROPERTY SUMMARY

Sale Price: \$1,900,000

Taxes: \$10,595.10 (2025)

Lot Size: 4.55 Acres

Zoning: LIC - Light Industrial Commercial

PROPERTY HIGHLIGHTS

- Strong redevelopment potential
- Signalized intersection with excellent visibility
- High traffic exposure along E Division
- Quick access to Hwy 65 and I-44
- Close proximity to Springfield’s northeast industrial parks
- Surrounded by established industrial and commercial users
- All utilities available on site
- Flexible site for a variety of commercial or industrial uses
- Strategic location for logistics, service, or distribution businesses
- Located at signalized intersection

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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Additional Photos



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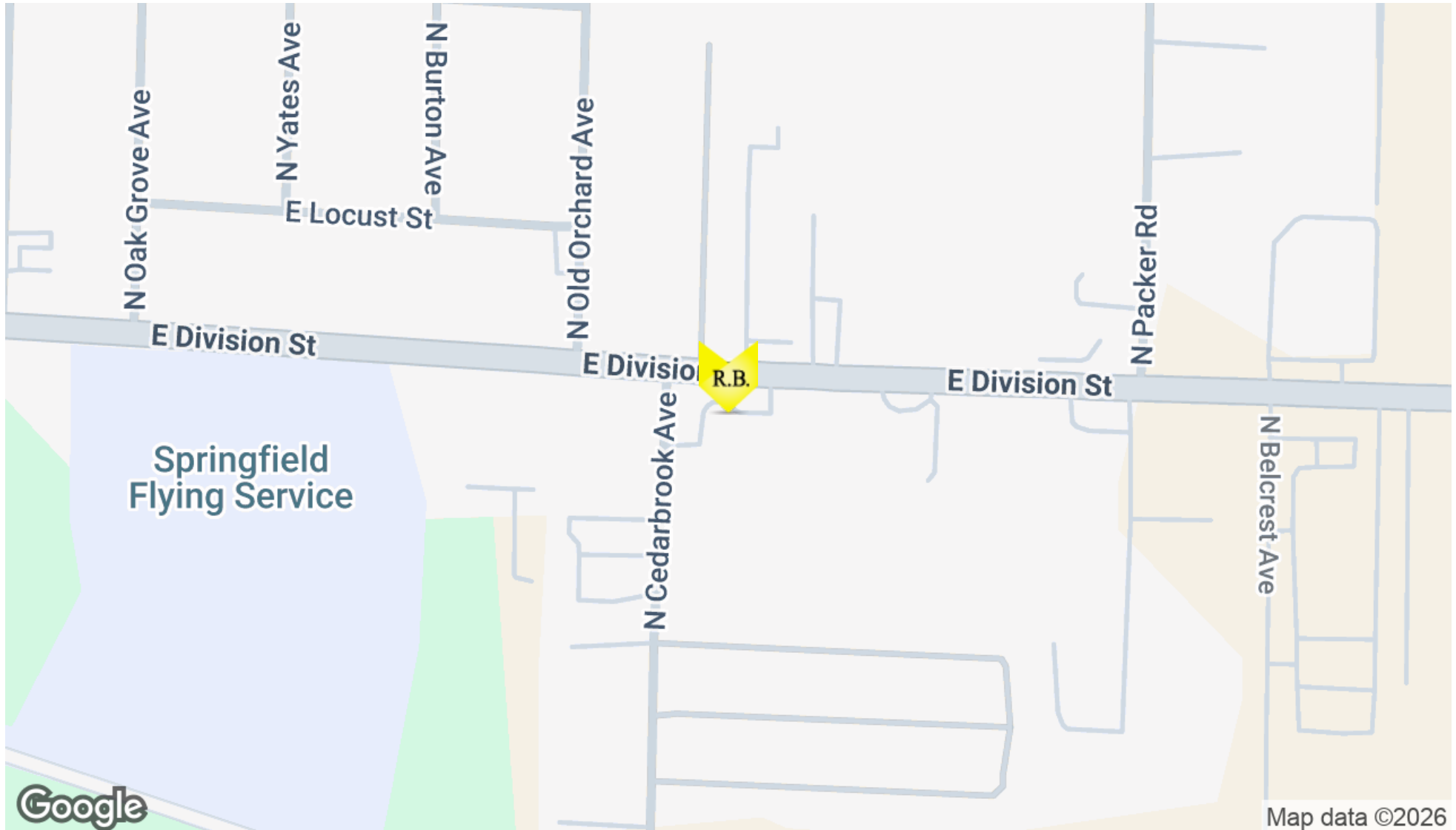
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**INDUSTRIAL LAND FOR SALE**



Location Map



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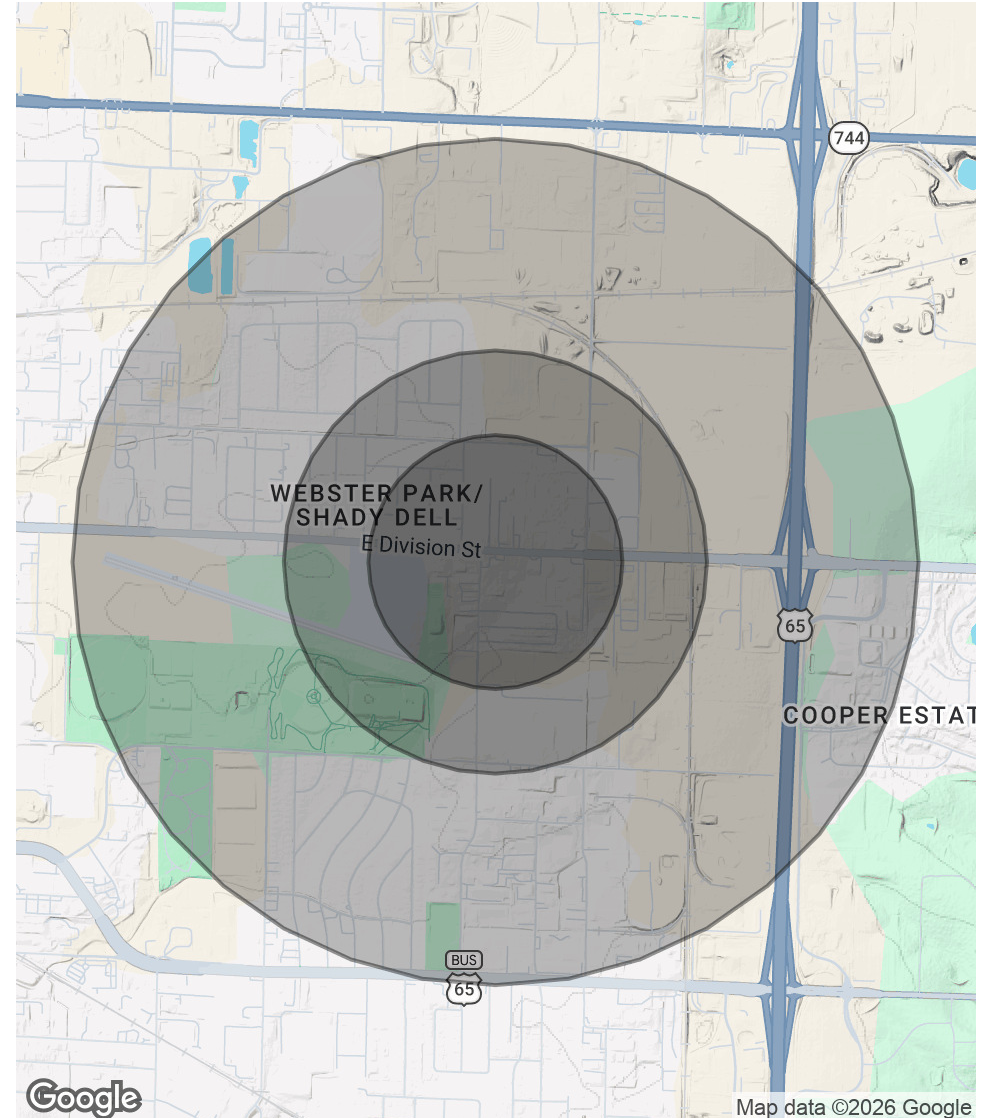
Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	430	1,155	3,188
Average Age	38	39	39
Average Age (Male)	38	38	38
Average Age (Female)	38	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	491	1,390
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$57,292	\$53,657	\$57,005
Average House Value	\$169,584	\$149,811	\$174,281

2020 American Community Survey (ACS)



**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

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