

LAND FOR SALE ON SOUTH CAMPBELL

VACANT LAND FOR SALE | CAMPBELL AND ROBBERSON AT FARM ROAD 157, SPRINGFIELD, MO 65810

- Commercial lots in prime location on South Campbell
- High visibility
- South Springfield area is currently experiencing new growth
- Utilities are located at parcels
- Storm water in place at most lots
- Traffic count: 42,000± VPD
- Lots may be split or combined to suit
- Rezoning for other uses possible
- All lots Under Contract

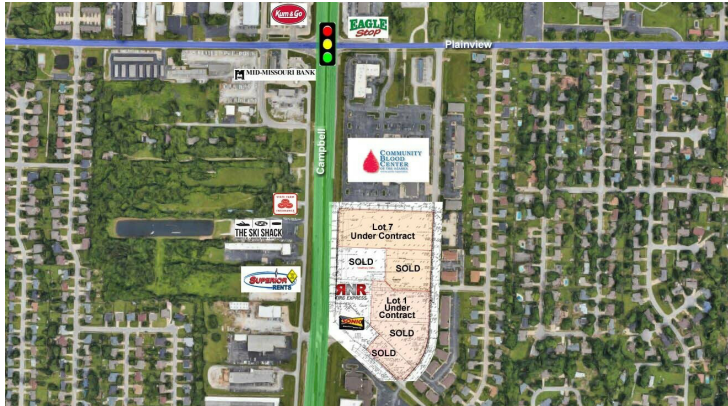
EST. 1909

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$5.00 / SF

Taxes (2025): Lot 1: \$9,600.28
Lot 7: \$11,888.19

Lot Size: 5.25 Acres

Zoning: GC - General Commercial
and PD 393

PROPERTY OVERVIEW

Commercial lots for sale on South Campbell. These lots are located on one of Springfield's busiest thoroughfares. Contact listing agent for more information. All lots Under Contract.

PROPERTY HIGHLIGHTS

- Commercial lots in prime location on South Campbell
- Zoned GC - General Commercial & PD 393
- Located on one of the busiest thoroughfares in Springfield
- High visibility
- Surrounded by many local and national retailers
- South Springfield area is currently experiencing new growth
- Utilities are located at parcels
- Storm water in place at most lots
- Traffic count: 42,000± VPD
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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 #	SUB-TYPE	SIZE	PRICE	ZONING
Pending	1	Retail	2.1 Acres	\$5.00 / SF	GC - General Commercial
Pending	7	Retail	3.145 Acres	\$4.50 / SF	PD 393

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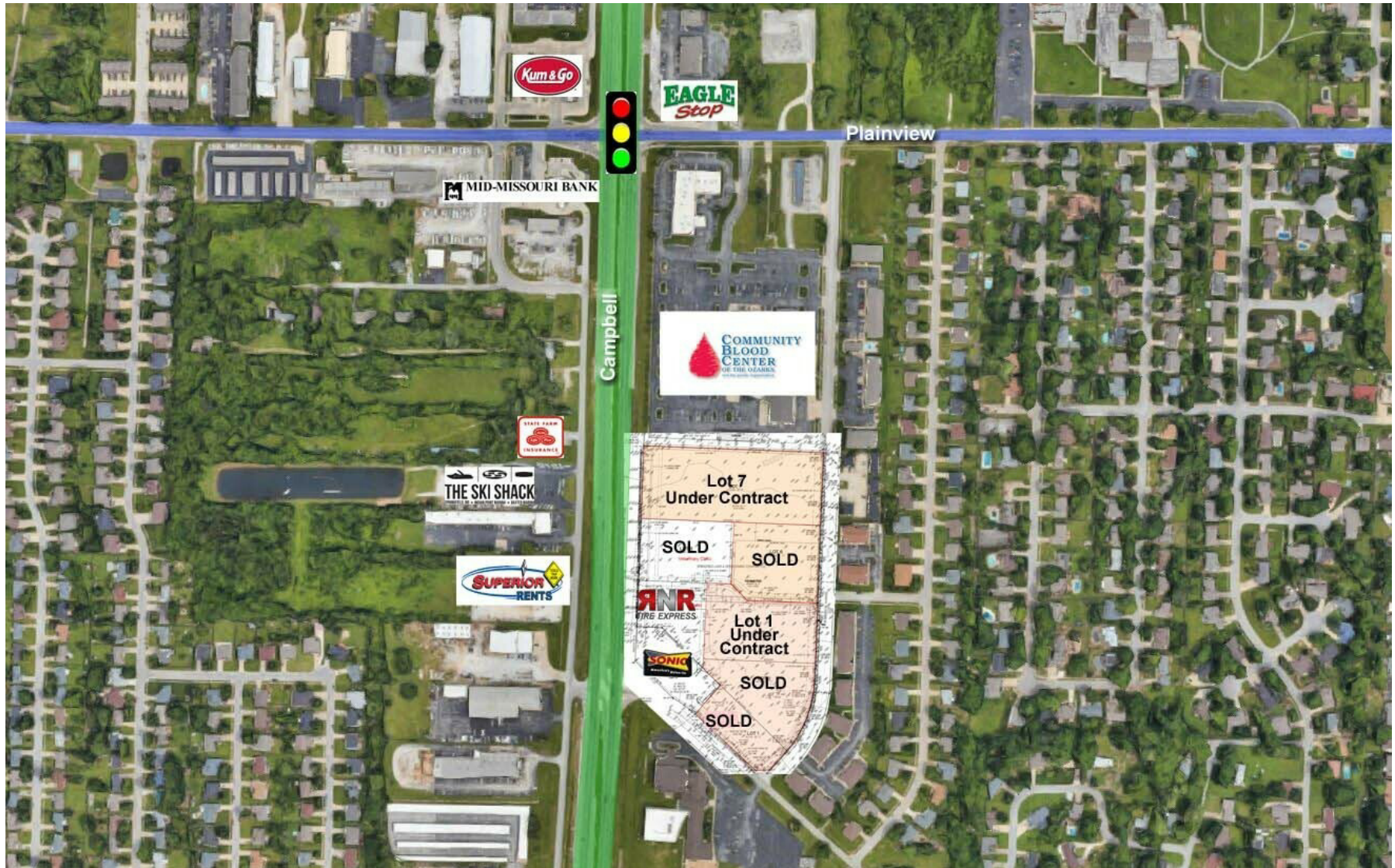
Aerial



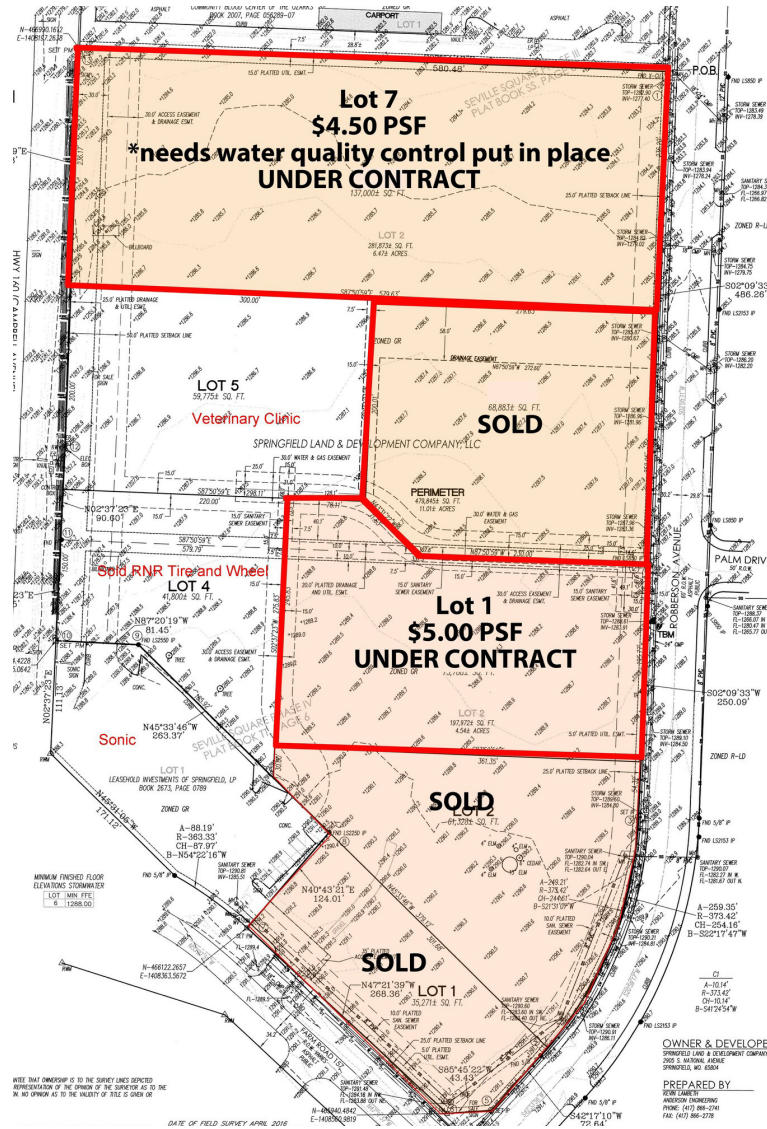
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Aerial



Replat with Cross Access Easement

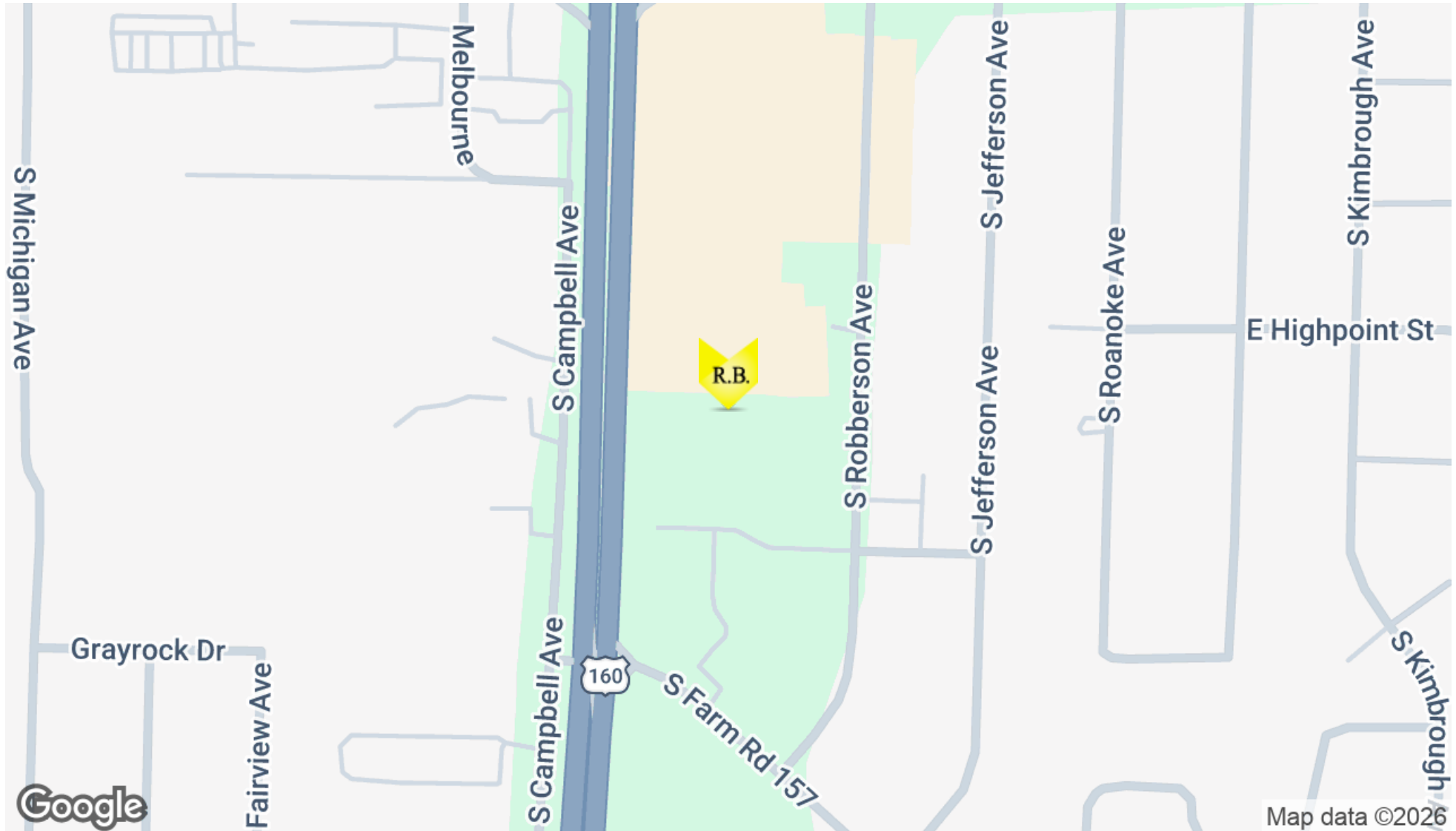


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Location Map



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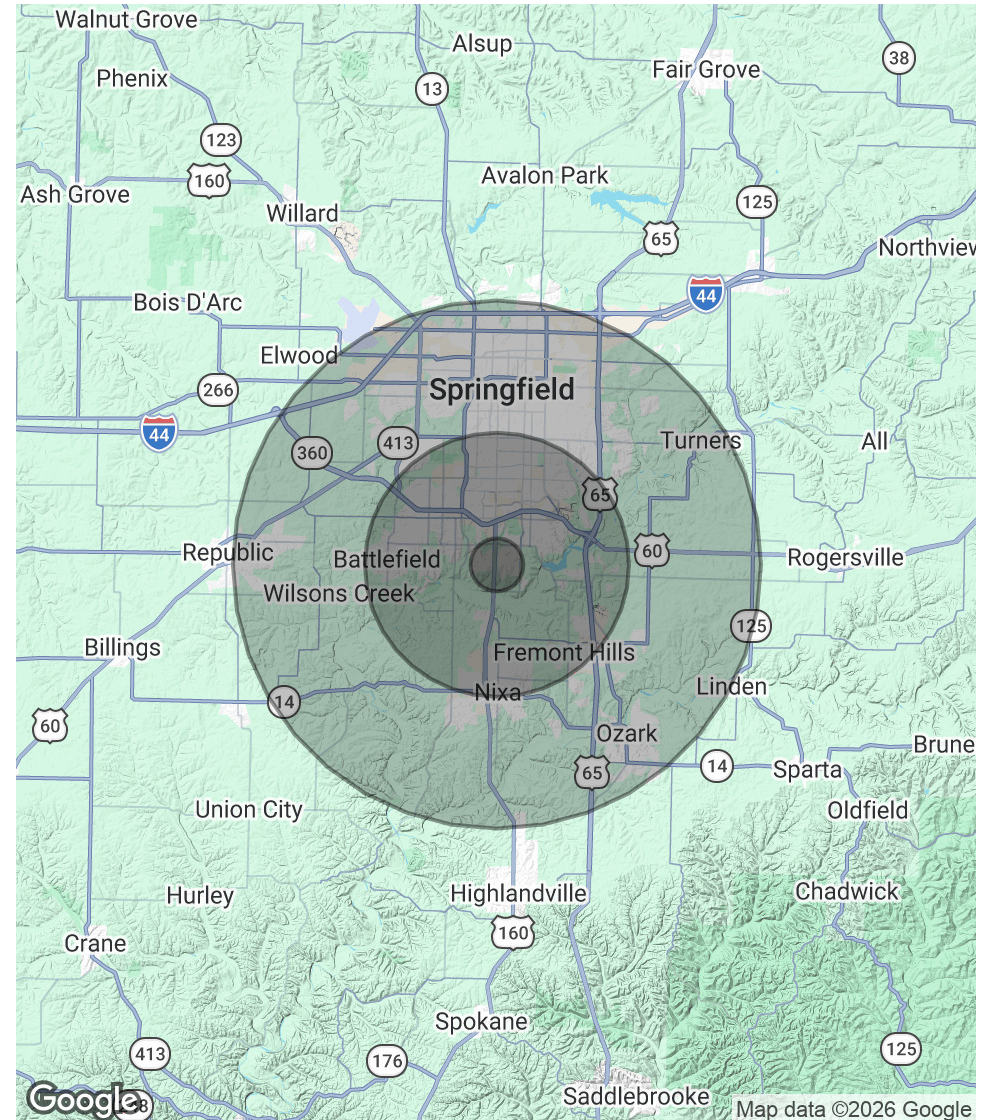
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	161	21,701	34,057
Average Age	45.3	35.0	37.3
Average Age (Male)	39.8	32.4	36.1
Average Age (Female)	49.7	37.7	38.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	79	10,011	15,566
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$57,673	\$47,785	\$54,265
Average House Value	\$175,453	\$103,149	\$126,358

* 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)