



FORMER MEEK'S LUMBER FOR SALE/LEASE

FORMER MEEK'S LUMBER | 5755 E. US HWY 60, ROGERSVILLE, MO 65742

- First time to market
- Located just a few miles east of Springfield on Hwy 60
- Corner site
- Multiple buildings and outside storage
- Existing billboard

EST. 1909

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

Ross Murray, SIOR, CCIM
417.881.0600
ross@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 SUMMARY

Monthly Estimated Rent:	\$8,229.17 (plus expenses)
Lease Rate:	\$3.95 PSF (NN)
Sale Price:	\$1,100,000.00
Taxes:	\$15,816.48 (2018)
Lot Size:	9.4 Acres
Building Size:	25,000 SF
Year Built:	1977
Renovated:	2006
Zoning:	PAD - 1674

PROPERTY OVERVIEW

First time to market: Former Meek's Lumber in Rogersville, now available for sale or lease. The property is located just a few miles east of Springfield on Highway 60. The north building is a 12,000± SF warehouse built in 2006. It has four dock doors (9'x10') and one g/l door (14'x14') with power. The south building is a 9,580± SF warehouse with 500± SF of office space. It was built in 1977 and has four dock doors (three 8'x8' and one 9'x10'). There is also a 3,000± SF retail/sales office that was built in 1992 and a 960± SF storage building. The property has fenced outside storage and is heated and cooled. The billboard is leased on a year to year basis. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- North Building: 12,000± SF warehouse
- Four dock doors (9'x10') and one g/l door (14'x14') with power
- Ceiling height: 22'10" to center deck, 20' to sidewall deck
- Column spacing: clear span
- Lighting: T-5
- South Building: 9,580± SF warehouse with 500± SF of office space
- Four dock doors (three 8'x8' and one 9'x10')
- Column spacing: clear span
- Ceiling Height: 16'7" to center deck, 14' to sidewall deck
- Electrical: 3 phase 208
- Lighting: fluorescent
- Air lines and compressor
- Retail/Sales Office: 3,000± SF, Built: 1992
- Storage Building: 960± SF

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

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

RETAIL PROPERTY
FOR SALE/LEASE

FORMER MEEK'S LUMBER
5755 E. US HWY 60, ROGERSVILLE, MO 65742

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

RETAIL PROPERTY
FOR SALE/LEASE

FORMER MEEK'S LUMBER
5755 E. US HWY 60, ROGERSVILLE, MO 65742

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

RETAIL PROPERTY
FOR SALE/LEASE

FORMER MEEK'S LUMBER
5755 E. US HWY 60, ROGERSVILLE, MO 65742

100 Years
SINCE 1909

Additional Photos



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

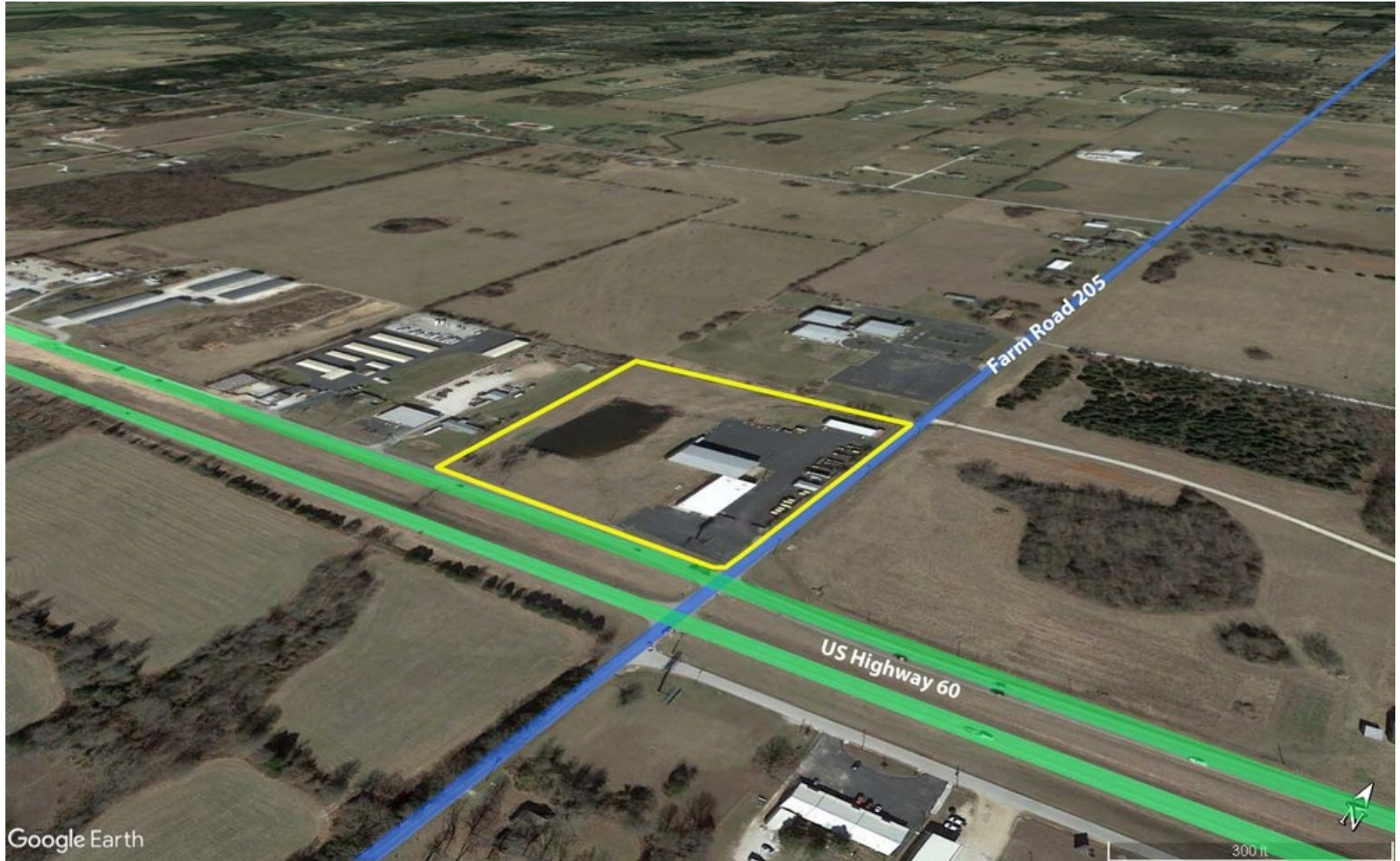
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

RETAIL PROPERTY
FOR SALE/LEASE

FORMER MEEK'S LUMBER
5755 E. US HWY 60, ROGERSVILLE, MO 65742

100 Years
SINCE 1909

Aerial



Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

RETAIL PROPERTY
FOR SALE/LEASE

FORMER MEEK'S LUMBER
5755 E. US HWY 60, ROGERSVILLE, MO 65742



Location Maps



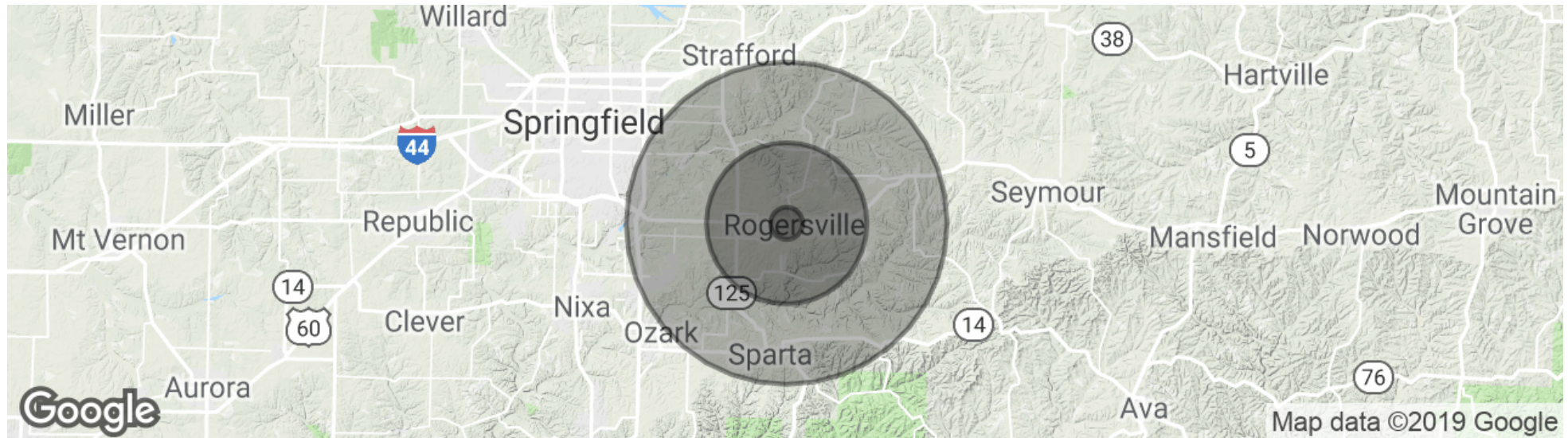
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	728	23,841	188,411
Median age	49.5	42.8	37.3
Median age (Male)	48.8	41.8	35.9
Median age (Female)	50.2	43.8	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	285	9,624	81,106
# of persons per HH	2.6	2.5	2.3
Average HH income	\$132,624	\$98,396	\$61,721
Average house value	\$386,655	\$303,342	\$198,635

* Demographic data derived from 2010 US Census

Advisor Bio



ROSS MURRAY, SIOR, CCIM

Vice President

ross@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.861.9486

MO #2004035357

PROFESSIONAL BACKGROUND

Ross Murray is committed to carrying on the third generation of the family legacy. He studied at the University of Mississippi (Ole Miss) and graduated with distinction from Drury University with 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 /lease volumes, and a demonstration of professionalism and ethics only showcased by industry experts. He is the only broker in Southwest Missouri besides his father, David Murray, to hold both SIOR and CCIM designations. Ross has the knowledge and experience to be a trusted and strategic real estate partner while specializing in investment sales, industrial, retail, office, and vacant land sales and leasing.

Since the industry downturn Ross has brokered many significant investment transactions totaling over 2,000,000 square feet. Notable transactions include the Town & Country Shopping Plaza, a national FedEx facility, Super Center Plaza Shopping Center, the Regional Headquarters for Wellpoint Blue Cross Blue Shield, University of Phoenix Regional Campus, and French Quarter Plaza.

Ross was recently selected as an honoree of one of the Springfield Business Journal's 2014 "40 Under 40" for being one of Springfield's brightest and most accomplished young business professionals. His current marketing projects include Project 60/65, a mixed-use development that covers 600 acres in Southeast Springfield, and the TerraGreen Office Park, one of the first sustainable LEED concept office developments in the area. Check out www.terragreenoffice.com for information. His most recent project is the 156,000 SF lifestyle mixed-use development known as Farmers Park. To learn more visit www.farmersparkspringfield.com.

Ross exhibits a 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, the Springfield Executives Partnership, Hickory Hills Country Club Board of directors, the Springfield Area Chamber of Commerce, International Council of Shopping Centers, and the Missouri Association of Realtors.

MEMBERSHIPS

Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com

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

2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

Advisor Bio



RYAN MURRAY, SIOR, CCIM, LEED AP, CPM

Vice President

ryan@rbmurray.com

Direct: 417.881.0600 | **Cell:** 417.766.4226

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, and in specializes 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. SIOs 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 current 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.