



RETAIL DEVELOPMENT LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE | 3600 S. RANGELINE RD, JOPLIN, MO 64801

- Approximately 3 acres for sale
- High traffic area
- Located just off of I-44
- Located NW corner of I-44 and Rangeline
- Excellent I-44 frontage
- Located in Joplin's best retail corridor

EST. 1909

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

Robert Murray, Jr., SIOR
417.881.0600
bob@rbmurray.com

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

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

Executive Summary



PROPERTY SUMMARY

Sale Price: \$15.00 / SF

Taxes: \$5,200.82 (2022)

Lot Size: 3.0 Acres (130,773± SF)

Zoning: C-3

PROPERTY OVERVIEW

Development land now available for sale on Rangeline Road in Joplin. The property is located just off of I-44 in a high traffic area surrounded by national retailers. The property consists of approximately 3 acres (130,773± SF). There are two buildings consisting of 48,300± SF; however, the property is listed as vacant land.

The motel is leased on a month-to-month basis with Landlord giving 60 days notice to vacate. Contact listing agent for more information.

PROPERTY HIGHLIGHTS

- Development land in high traffic area
- Approximately 3 acres
- Surrounded by national retailers
- Located NW corner of I-44 and Rangeline
- Excellent I-44 frontage
- Located in Joplin's best retail corridor



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

LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE
3600 S. RANGELINE RD, JOPLIN, MO 64801



Additional Photos



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

RETAIL DEVELOPMENT LAND FOR SALE

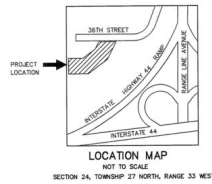
3600 S. RANGELINE RD, JOPLIN, MO 64801



Survey



CAUTION:
 INFORMATION ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.



ACCEPTED THE WEST LINE AS BEING NORTH/W/ AS SHOWN ON SURVEY BY RANDALL BRYEU & ASSOCIATES DATED 2-12-88.

SURVEYOR'S NOTE

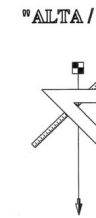
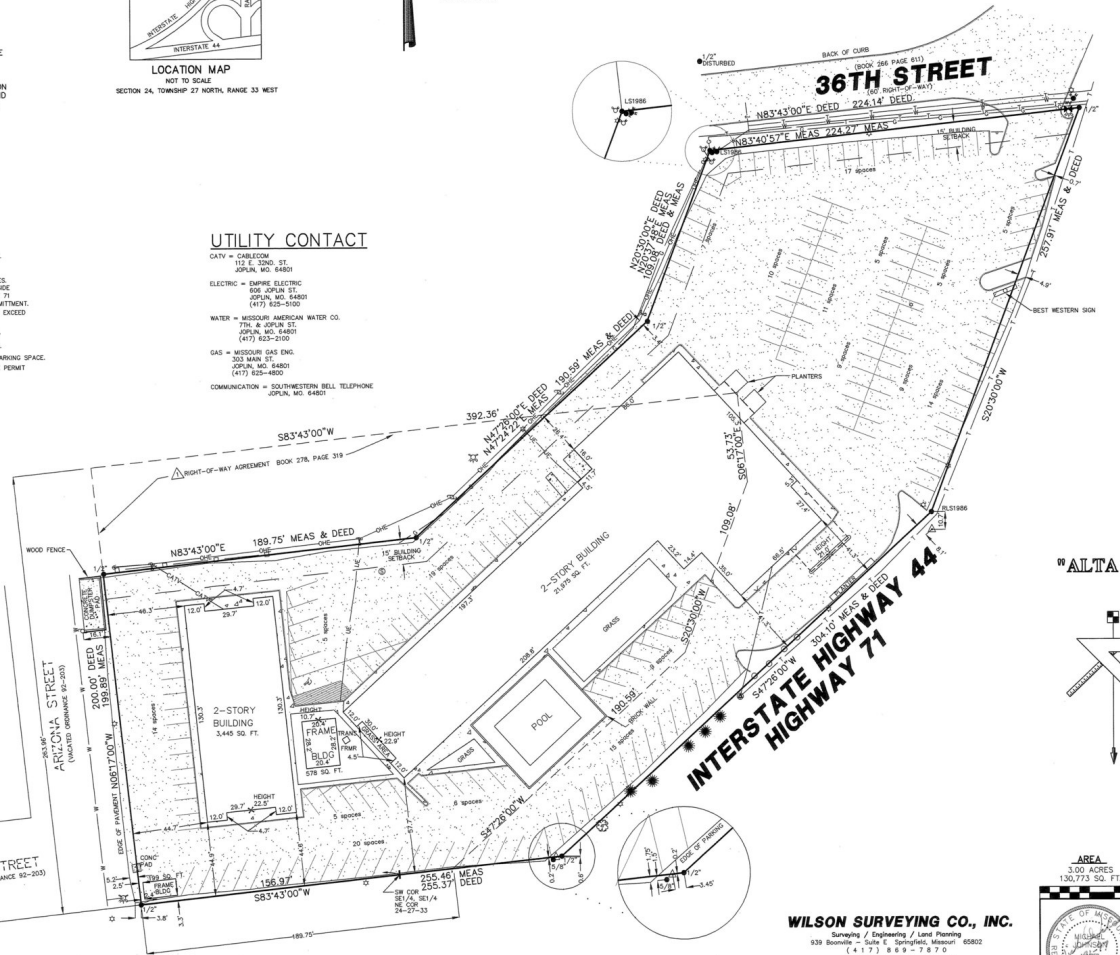
1. BOOK 278 PAGE 318 DOES AFFECT THIS SURVEYED TRACT.
2. SUBJECT TO LACK OF DIRECT ACCESS TO HIGHWAY 71 AND INTERSTATE 44 ALONG THE SURVISED TRACT AND EASTERLY PROPERTY LINES OF HEREIN DESCRIBED PREMISES. NOTE THERE IS A DESIGNATED STREET FROM THE NORTH SIDE OF THIS PROPERTY WHICH LEADS ULTIMATELY TO HIGHWAY 71 AS SHOWN ON PLAN NO. 15 OF SCHEDULE B OF TITLE COMMITMENT.
3. THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR AN URBAN CLASS PROPERTY.
4. THE PROPERTY SHOWN HEREON DOES NOT LIE IN A F.E.M.A. IDENTIFIED 100 YEAR FLOOD PLAIN ACCORDING TO FLOOD INSURANCE MAP JER0015 0301C, EFFECTIVE JULY 16, 1983.
5. 186 TOTAL PARKING SPACES, INCLUDING 1 HANDICAPPED PARKING SPACE.
6. CURRENT ZONING: COMMERCIAL DISTRICT C-3/SPECIAL USE PERMIT

UTILITY CONTACT

- CITY = CHATELON
 112 E. 2ND ST.
 JOPLIN, MO. 64801
 (417) 825-3100
- ELECTRIC = EMPIRE ELECTRIC
 606 JOPLIN ST.
 JOPLIN, MO. 64801
 (417) 823-2100
- WATER = MISSOURI AMERICAN WATER CO.
 77H. & JOPLIN ST.
 JOPLIN, MO. 64801
 (417) 823-2100
- GAS = MISSOURI GAS INC.
 303 MAIN ST.
 JOPLIN, MO. 64801
 (417) 825-4800
- COMMUNICATION = SOUTHWESTERN BELL TELEPHONE
 JOPLIN, MO. 64801

LEGEND

- = EXISTING IRON PIN, EXCEPT AS NOTED.
- = 5/8" IRON PIN SET CAPPED 15" TO 20", EXCEPT AS NOTED.
- = STONE
- = POWER POLE
- = SIGN
- = HYDRANT
- = GAS VALVE
- = WATER VALVE
- = SIGN POST
- = RIGHT-OF-WAY MARKER
- = WATER METER
- = LIGHT POLE
- = POWER POLE WITH LIGHT
- = SEWER MANHOLE
- = SOUTHWESTERN BELL MANHOLE
- = CHAIN-LINK FENCE
- = WIRE FENCE
- = RAIL FENCE
- = UNDERGROUND ELECTRIC
- = OVERHEAD ELECTRIC
- = SEWER LINE
- = WATER LINE
- = GAS LINE
- = COMMUNICATION LINE
- = ASPHALT
- = CONCRETE
- = CONIFEROUS TREE
- = DECIDUOUS TREE



WILSON SURVEYING CO., INC.
 Surveying / Engineering / Land Planning
 638 Boulevard - Suite C - Springfield, Missouri 65802
 (417) 869-7870
 DRAWING NO.: WD-122-434
 JOB NO.: 970013
 SHEET: 1 OF 1

LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE
3600 S. RANGELINE RD, JOPLIN, MO 64801



Retailer Map



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

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

LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE

3600 S. RANGELINE RD, JOPLIN, MO 64801



Retailer Map



Google

Map data ©2021 Imagery ©2021, Maxar Technologies, USDA Farm Service Agency

Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

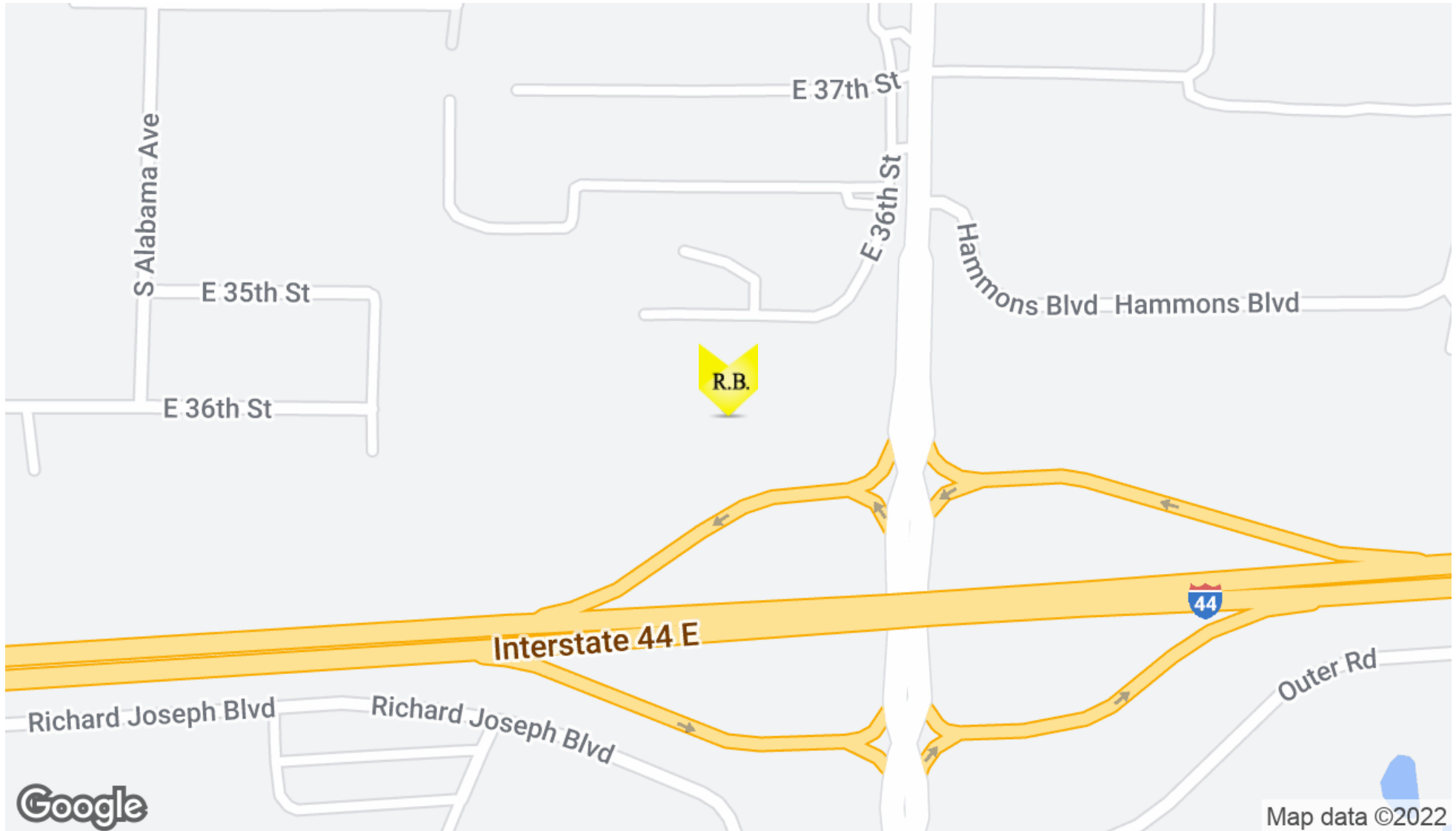
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

LAND FOR SALE

RETAIL DEVELOPMENT LAND FOR SALE
3600 S. RANGELINE RD, JOPLIN, MO 64801



Location Map



Robert Murray, Jr., SIOR | 417.881.0600 | bob@rbmurray.com
Ross Murray, SIOR, CCIM | 417.881.0600 | ross@rbmurray.com
2225 S. Blackman Road | Springfield, MO 65809 | 417.881.0600

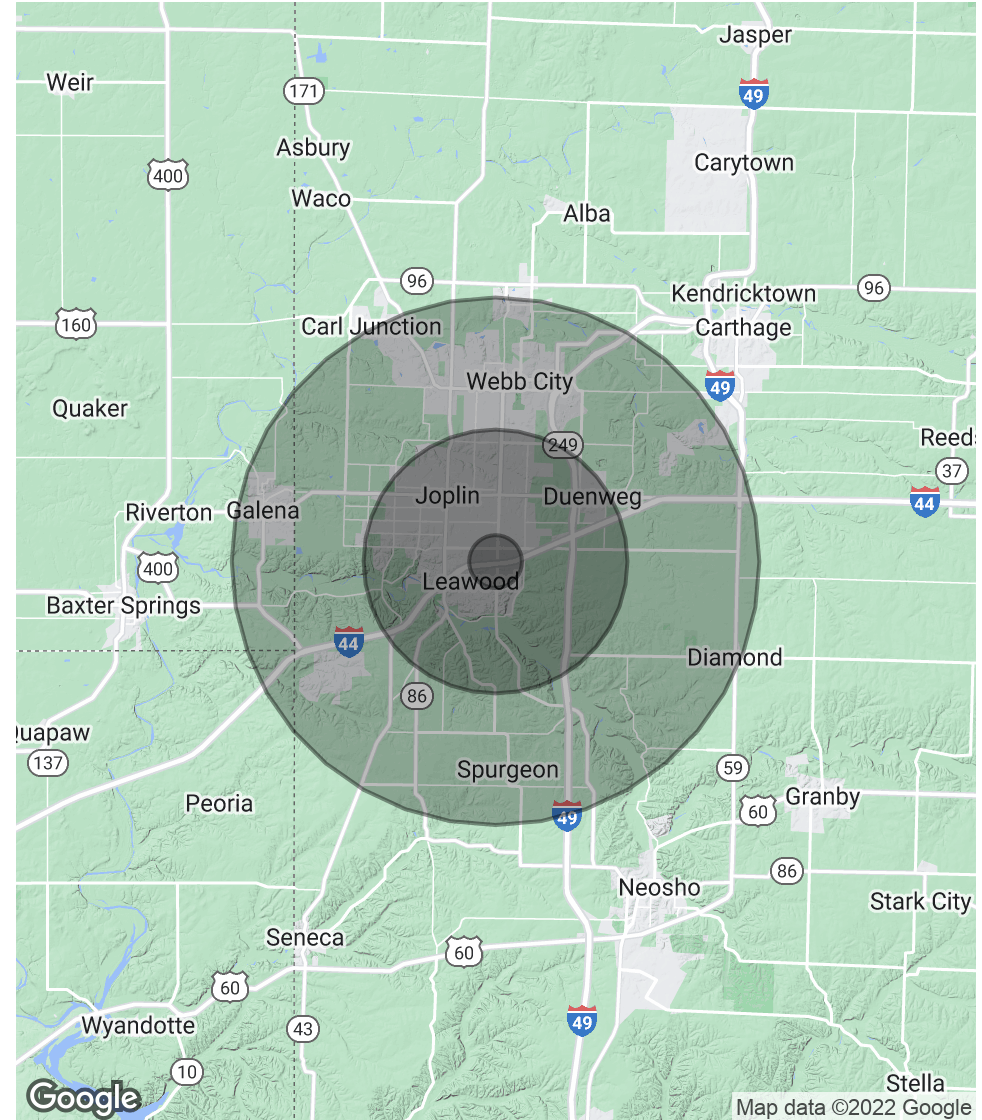
R.B. | MURRAY COMPANY
COMMERCIAL & INDUSTRIAL REAL ESTATE

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,627	59,912	116,434
Average Age	38.0	36.5	36.2
Average Age (Male)	37.8	35.2	35.0
Average Age (Female)	39.3	38.2	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,131	24,676	46,188
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$58,441	\$49,422	\$52,427
Average House Value	\$186,980	\$123,236	\$133,054

** Demographic data derived from 2020 ACS - US Census*



Advisor Bio**ROBERT MURRAY, JR., SIOR**
Chief Financial Officer

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
bob@rbmurray.com
MO #1999022566

Professional Background

For more than 50 years, Robert B. Murray, Jr. has been developing, selling and leasing commercial real estate. Offering a wealth of experience and insight, he is an active member of the Society of Industrial and Office Realtors (SIOR), and has worked extensively with some of the largest commercial and industrial real estate firms in the country.

A graduate of Drury College, Bob furthered his education by attending classes at the Master Appraisal Institute (MAI) and seminars through the International Council of Shopping Centers (ICSC). In 1984, he became a member of the Society of Industrial and Office Realtors (SIOR).

Bob is also active in the Springfield business community. He presently is a member of the Emeritus Board of Lester E. Cox Medical Center. In the past, Bob has been a long standing member of the board of directors at Lester E. Cox Medical Centers, where he has been president and chaired the Buildings and Grounds Committee. Bob was a member of the Commerce Bank Board for 26.5 years, and he has also been a director of Hickory Hills Country Club and was the president of the Business and Development Division of the Springfield Area Chamber of Commerce.

Memberships & Affiliations

Society of Industrial and Office Realtors (SIOR)

EST. 1909

Advisor Bio**ROSS MURRAY, SIOR, CCIM**
President

2225 S. Blackman Road
Springfield, MO 65809

T 417.881.0600
F 417.882.0541
ross@rbmurray.com
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 sale/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 5,000,000 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.

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 & Affiliations

Society of Industrial and Office Realtors (SIOR); Certified Commercial Investment Member (CCIM)

EST. 1909