

3350 Kauffman
Springfield, MO 65807



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MLS# 60278783



\$600,000

1,398 Sqft

Now available, this primely located 7+/- acre tract at the convergence of heavily traveled James River Freeway/US-60 & Highway FF/West Bypass. The site features an attractive 3+/- acres of buildable, higher elevation ground with pole-sign visibility. A potential candidate for C-STORE, SELF STORAGE, MULTI-FAMILY, manufactured housing district, or destination office. The property also offers 4+/- acres of lower elevation ground that can serve as on-site retention, greenspace, or be filled and made buildable via LOMA. City Utilities sanitary sewer easement running through the Southern portion of the tract - with good elevation. Ozark Greenway Trails and South Creek - both within the lower portion of this property - offer inexpensive, aesthetically pleasing amenities to attract future occupants. Currently zoned Greene County R-1, the property is ripe for annexation & rezone for your project with Highway Commercial General Retail immediately adjacent. City of Springfield offers zoning classifications to multi-family developers that permit up to 40 units per acre. Site features Goss silt loam soil series known for being deep and well-drained. Property currently serving as an Equestrian property with charming home and 48'x160' horse barn and stables.



Sam R. Craft

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Reece Commercial - Springfield

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