



Christian County Commission

100 West Church St, Room 100
Ozark, MO 65721

SCHEDULED

Meeting: 04/16/24 01:00 PM
Department: County Clerk
Category: Meeting Items
Prepared By: Madi Hires Raines
Initiator: Madi Hires Raines
Sponsors:

MEETING ATTACHMENTS (ID # 5467)

DOC ID: 5467

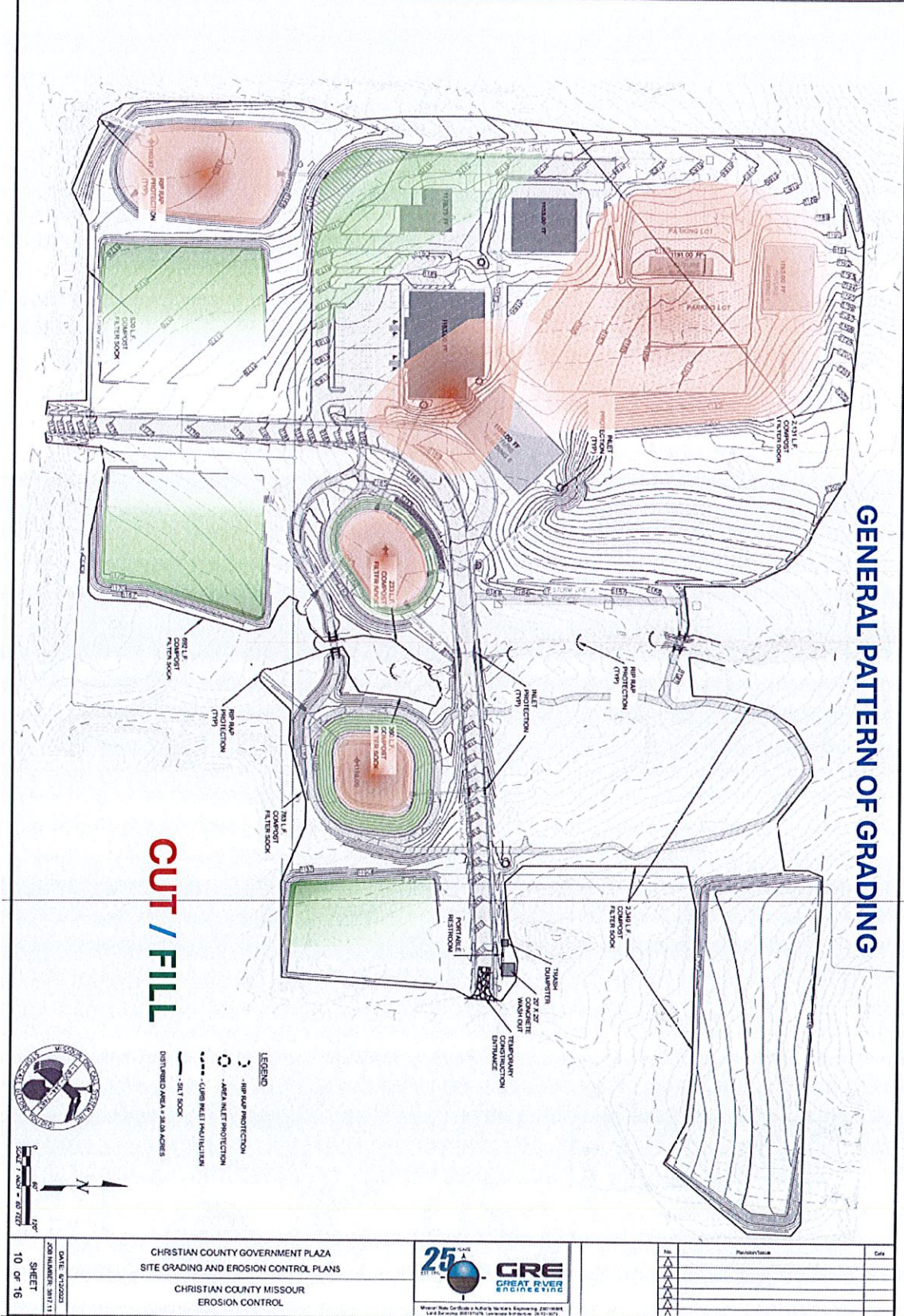
Meeting Attachments

ATTACHMENTS:

- 16 APRIL 2024 - CHRISTIAN COUNTY CAMPUS UPDATES (PDF)

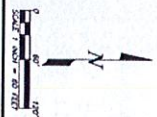
Site Development Timeline

- 4-15-24 Water and sewer line install is complete
- 4-17-24 Site grading bid published
- 5-8-24 Bids opened and reviewed
- 5-16-24 County Commission awards grading bid
- 6-1-24 Grading work begins
- 7-3-24 Building construction projects put out for bid
- 8-1-24 County Commission awards projects
- 9-4-24 Break ground on structures to be built



GENERAL PATTERN OF GRADING

CUT / FILL



- LEGEND
- RIP RAP PROTECTION
 - AREA INLET PROTECTION
 - CURB INLET PROTECTION
 - SILT SOCK
 - DISTURBED AREA - 30.00' WIDE

CHRISTI COUNTY GOVERNMENT PLAZA
SITE GRADING AND EROSION CONTROL PLANS
CHRISTI COUNTY MISSOURI
EROSION CONTROL

25

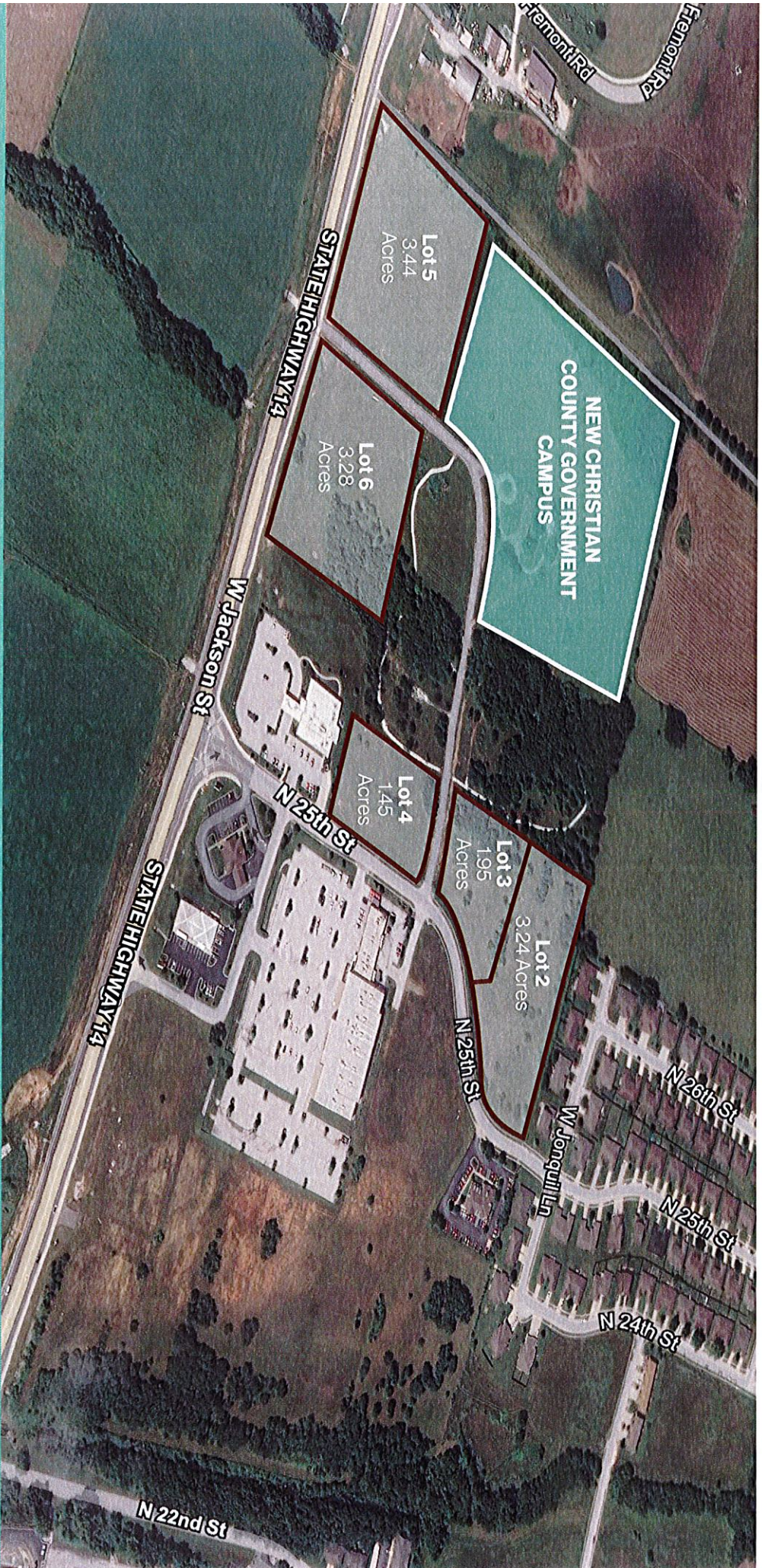
GRE

GREAT RIVER
ENGINEERING

Missouri State Certified Professional Engineer, License No. 10000, dated 6/20/2023. Last Modified: 6/20/2023 4:52:14 PM.

No.	Revisions/Notes	Date

DATE: 6/20/2023
JOB NUMBER: 2017-11
SHEET
10 OF 16



Real Estate
Group

FOR SALE

Ozark, MO Development Land
C2 Zoning

Heintz+Nunn

Brett Heintz
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+bheintz@murney.com

Jason Nunn
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+jnunn@murney.com
+jasonnunn@murney.com



OFFERING SUMMARY

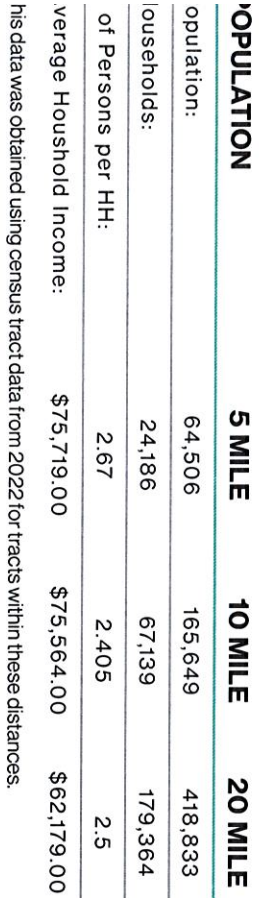
Property Overview

lot 2 - 3.24 acres (141,031 Sq. Ft.)	\$727,000	Seize the opportunity to invest in a prime commercial development site in Ozark, MO. Ozark is the county seat, and is located conveniently off Highway 65 and Highway 14. Highway 14 is one of the main arteries to Nixa, MO, which is only four miles to the west. This development offers five lots for sale and utilities are located on each lot. This development will be the new home of the Christian County Government Offices. The site will feature a beautiful public walking trail and amphitheater, adding to the area's charm and recreational offerings.
lot 3 - 1.95 acres (84,888 Sq. Ft.)	\$491,000	

lot 4 - 1.45 acres (63,232 Sq. Ft.)	\$367,000	You'll find a plethora of restaurants, shopping, and amenities within a short distance of the development, ensuring convenience for customers and employees alike.
lot 5 - 3.44 acres (149,714 Sq. Ft.)	\$630,000	
lot 6 - 3.28 acres (143,044 Sq. Ft.)	\$746,000	

Don't miss out on this chance to establish your business in a thriving location with excellent visibility, accessibility, and high traffic count. Contact us today to secure your spot in this exciting new commercial development!

 **MURNEY ASSOCIATES**, REALTORS® | 417.823.2300



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+jasonn@murney.com +brethentz@murney.com

000 North 25th, Lot 2, 3.24 Acres Street

Ozark, MO 65721

#60265522

NEW LISTING
\$727,000

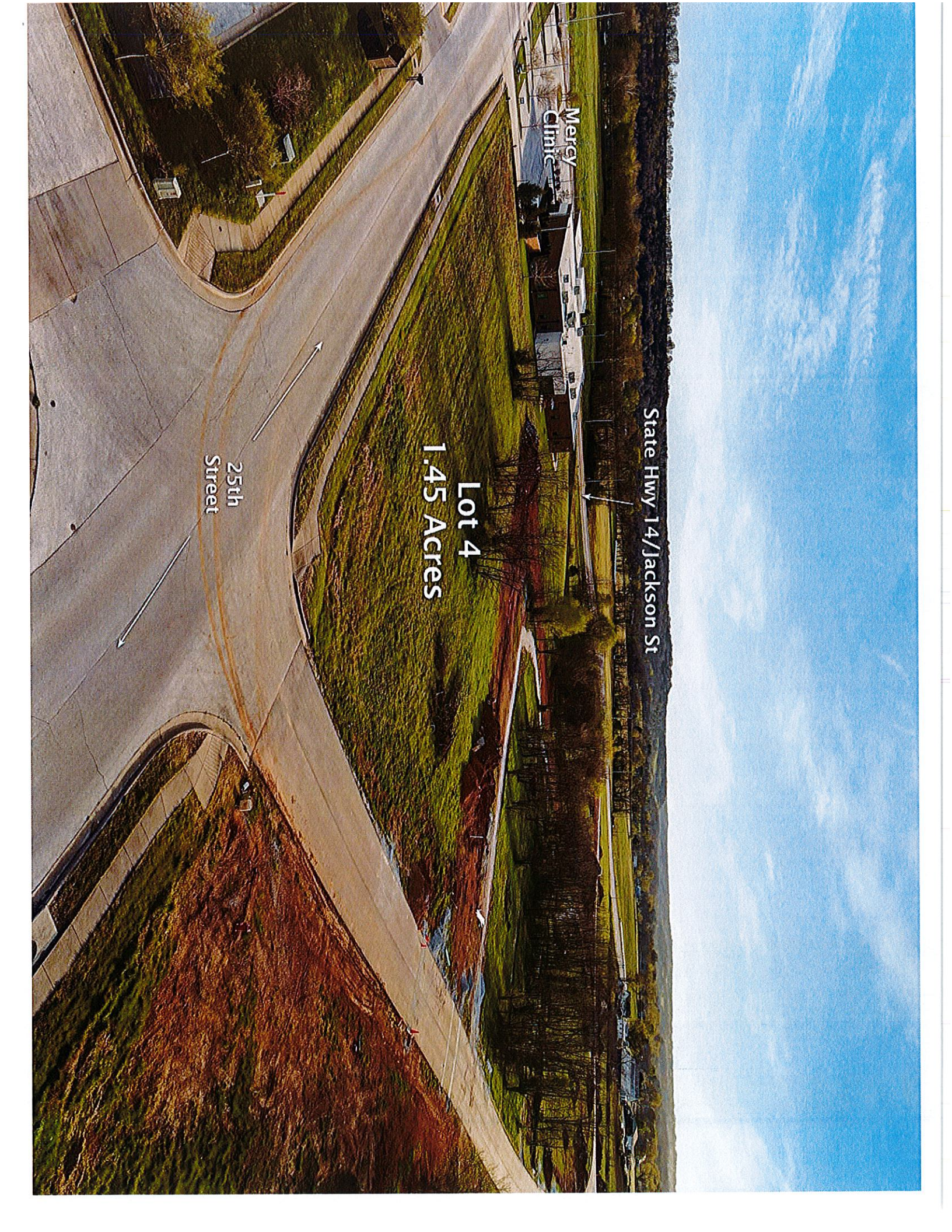
[Media](#)[Description](#)[Location](#)[Member Information](#)[Listing Details](#)[Taxes](#)[More Info](#)

Overview

Description

Great 3.24 acre C-2 zoned commercial lot on 25th St. just off of Hwy 14/Jackson St. Christian County will be building their campus on the northwest corner of this overall 39 acre parcel and included in the development are 5 choice lots for commercial development. All lots will be shovel ready with utilities on site. The development will include a public walking trail and will be the new home of Christian County Government Campus. This is a high traffic count corridor and a main artery between Nixa and Ozark, Mo.





State Hwy 14/Jackson St

Mercy
Clinic

Lot 4
1.45 Acres

25th
Street

An aerial photograph showing a large, green, rectangular field. A road runs along the bottom edge of the field. In the background, a town with various buildings and houses is visible. The sky is blue with some light clouds. The text "New Christian County Government Campus" is written in white, bold, sans-serif font, oriented vertically on the right side of the image. The text "Lot 5" and "3.44 Acres" is written in white, bold, sans-serif font, oriented vertically in the center of the image. The text "Hwy 14" is written in white, bold, sans-serif font, oriented vertically on the left side of the image.

New Christian County
Government Campus

Lot 5
3.44 Acres

Hwy
14

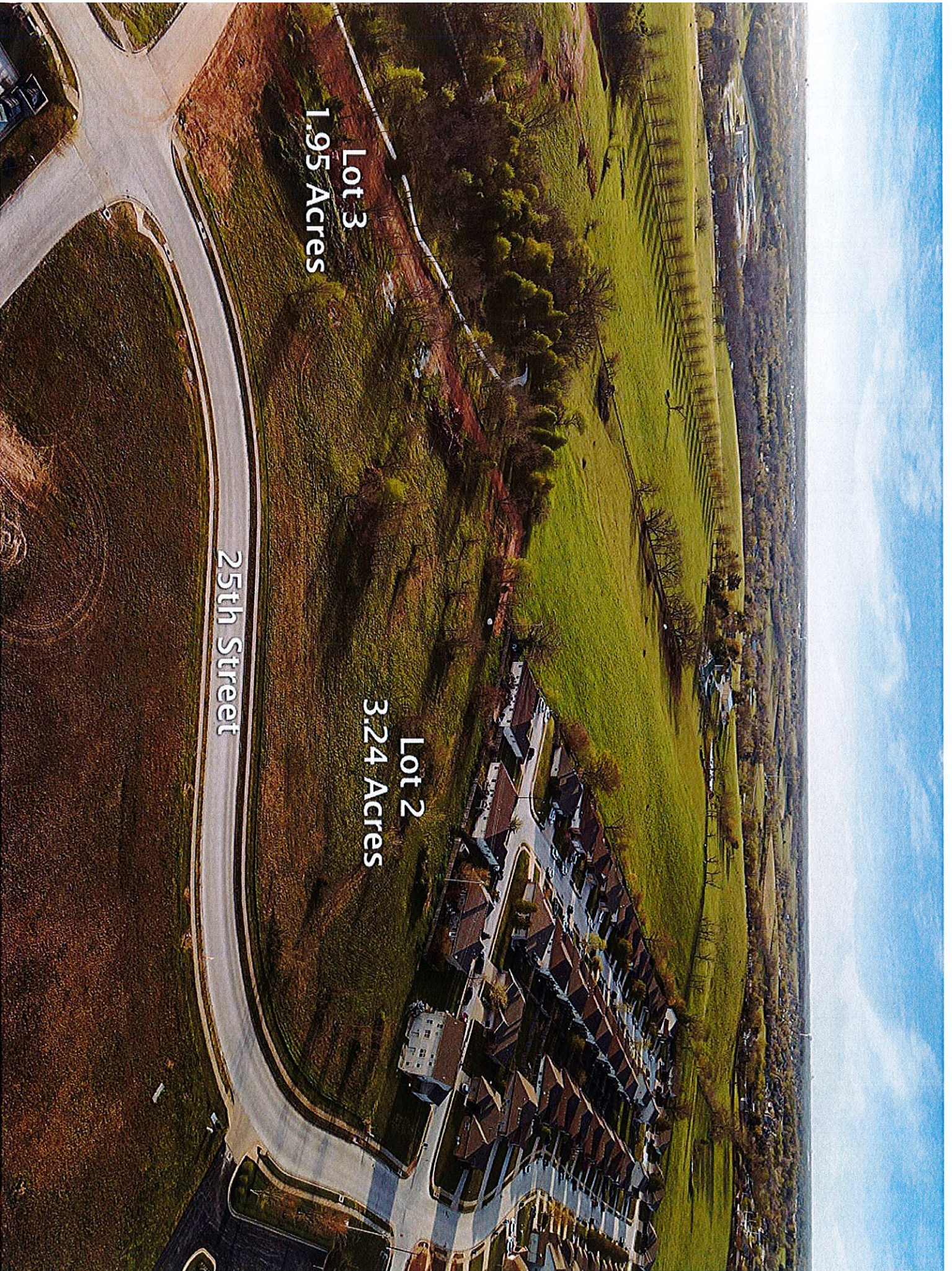




Lot 3
1.95 Acres

Lot 2
3.24 Acres

25th Street





New Christian County Government Campus

5

6

4

3

2

Mercy
Clinic

Southern
Bank

Big Whiskey's
Restaurant

Theater

Mitchum
Jewelers





