

## What's planned for the intersection of Sunshine and National? Here are the renderings

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The company that recently purchased the northeast corner of National Avenue and Sunshine Street plans to build Springfield's first "streetscape" retail and office development, according to an executive with the company that brokered the sale.



(Photo: Courtesy photo)

Ross Murray, vice president of R.B. Murray Company, said that means that the buildings on the site will be located close to the street, not set back on the lot.

Additionally, the property will be "heavily landscaped," Murray told the News-Leader, with common green space that makes the buildings feel connected.

"It's one of the newer industry trends that retail is orienting itself to," Murray said of the streetscape style.

The focus on green space will give the site a feel somewhat similar to south Springfield's Farmers Park, Murray confirmed, although he said he doesn't consider that development to be streetscape because its buildings don't hug the roadway.



A rendering of a planned development at the intersection of Sunshine Street and National Avenue. (Photo: Courtesy photo)

The new development at Sunshine and National, just across the street from Mercy Springfield hospital, is being undertaken by a company called Sagamore Hill Development Company LLC.

The company purchased several plots totaling 3.65 acres in May, according to county records. Sagamore Hill's holdings extend from the intersection east to the Mexican Villa restaurant at 1337 E. Sunshine St.

The individuals involved in Sagamore Hill are unclear. The company was registered with the state in March by Springfield attorney Thomas Y. Auner, who did not respond to a request for comment from the News-Leader last month.

Murray said he couldn't disclose the individuals and declined to answer whether they have been involved with other developments in Springfield.

Murray did, however, pass on a marketing brochure for the space, as well as renderings of the planned development.



A rendering of a planned development at the intersection of Sunshine Street and National Avenue. (Photo: Courtesy photo)

Sagamore Hill is constructing three buildings on the site, which together will total about 24,000 square feet. Murray said the developer could have fit more square footage on the property, but wanted to make green space a priority.

"The developer wanted to make this a long-term, unique development for the city of Springfield," he said.

Fencing went up around the property [in mid-June \(/story/news/local/ozarks/2017/06/25/pokin-around-looks-like-prime-piece-real-estate-going-developed/421321001/\)](http://www.news-leader.com/story/news/local/ozarks/2017/06/25/pokin-around-looks-like-prime-piece-real-estate-going-developed/421321001/). Construction began last week.

A parking lot is being constructed on the north side of the property, away from the street. There will be two entrances to the property for cars, both from Sunshine.

Murray said the developer expects to finish construction toward the end of the first quarter of 2018. He said his company had pending deals with tenants but nothing that he could officially announce.



A rendering of a planned development at the intersection of Sunshine Street and National Avenue. (Photo: Courtesy photo)

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