

FOR SALE

I-44 VISIBILITY - 1 ACRE



11159 LAWRENCE 1163

MT VERNON, MO 65712

\$299,900

Property Details

- High-Visibility I-44 Location, 30K+ VPD Near Hwy 174
- 2,928 SF Building + ~380 SF Garage
- Many Possible Uses: Retail, Office, Service
- Proven and Successful Location
- 1.18 Acres (179' x 289'); Well, Septic, Propane
- No Zoning; 2024 Taxes: \$1,983

For more information contact:

MARK PATRICK, CCIM

417.839.1700

markpatrick@reececommercial.com

FOR SALE

I-44 VISIBILITY - 1 ACRE



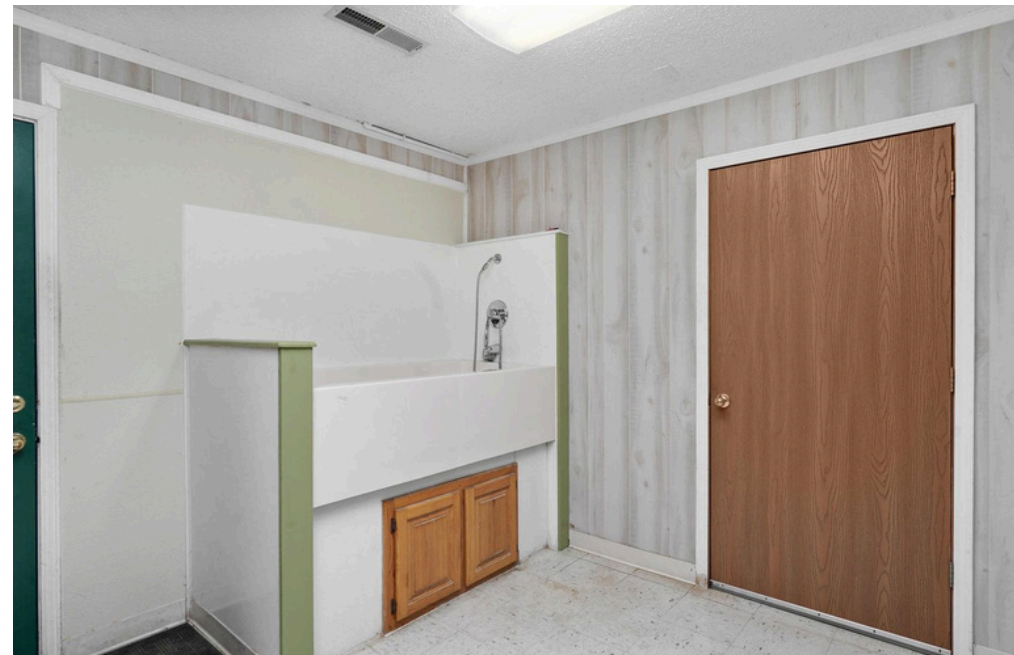
FOR SALE

I-44 VISIBILITY - 1 ACRE



FOR SALE

I-44 VISIBILITY - 1 ACRE



FOR SALE

I-44 VISIBILITY - 1 ACRE



Lawrence County, MO



Legend

- Road
 - All Other Roads
 - Interstate Highway
 - US Highway
 - Numbered State Highway
 - Lettered State Highway
- Address Point
- Parcel
- Corporate Limit Line
- Section
- County Boundary



1 in. = 75ft.

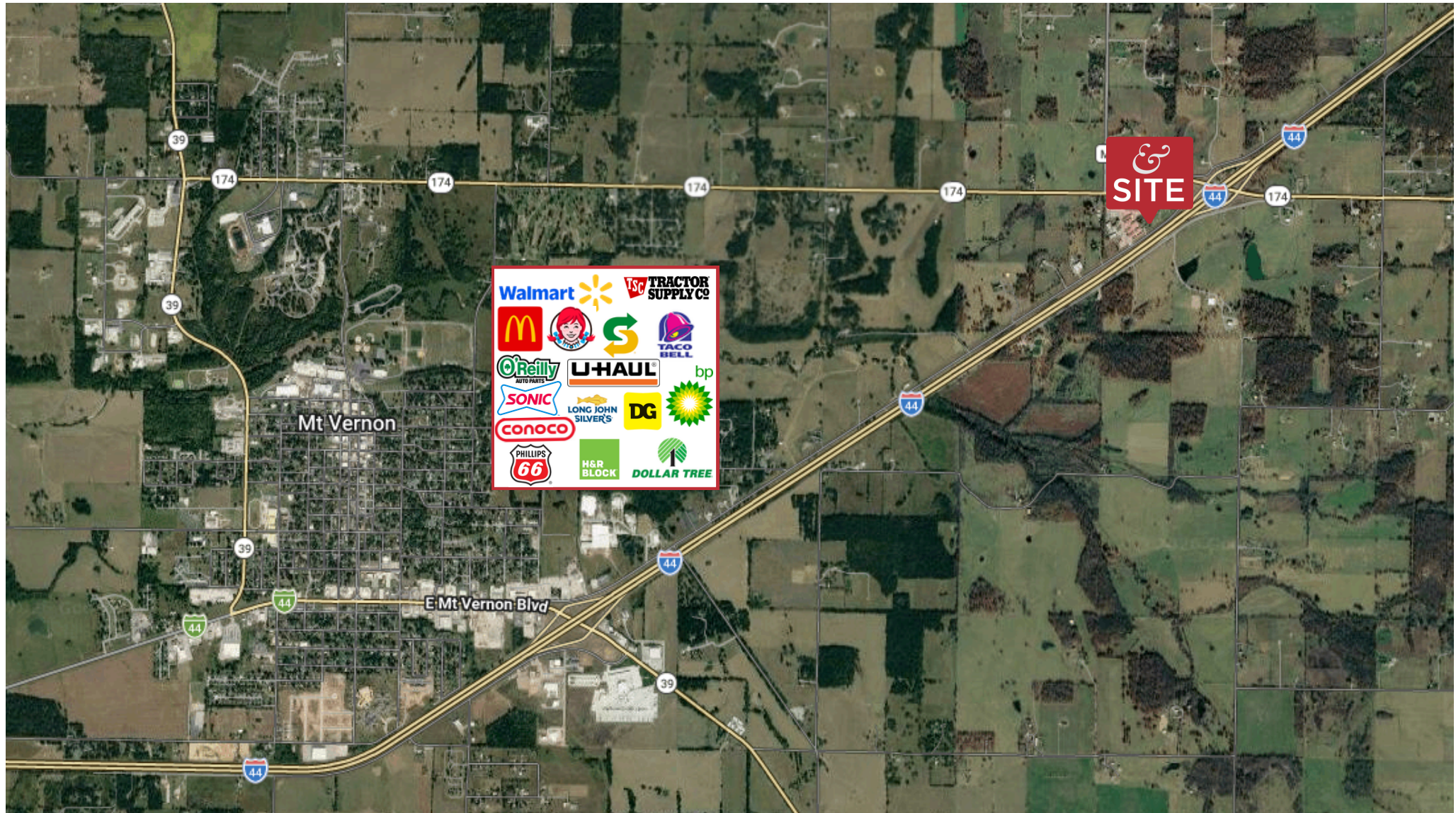
Notes



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

FOR SALE

AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024