

Opportunity to acquire a historic Joplin landmark with redevelopment potential. Built in 1925, the former Freeman Hospital encompasses **52,675 square feet** of flexible space on **.88 acres** in a prime C-1 commercial zone, catering to a range of adaptive reuse or redevelopment possibilities.

Property Highlights

- **Historic Structure:** With original 1920s architectural character, this property provides a distinctive backdrop for adaptive reuse, perfectly suited for housing, healthcare, office spaces, mixed-use, or community-based developments.
- **Strategic Location:** Centrally situated in Joplin, this property boasts high accessibility and visibility, making it ideal for projects aimed at revitalizing or serving the local community.
- **Flexible Zoning:** Zoned C-1, the site supports a broad spectrum of commercial and mixed-use purposes, opening the door to innovative developments that enhance Joplin's growth and economy.
- **Full Basement:** Offering additional space, the basement adds substantial utility and functional options, from storage to expanded floor plans.

Investment Opportunity

This historic property is an investor's dream for redeveloping a notable site that blends heritage with modern potential. As Joplin experiences growth in demand for commercial and mixed-use spaces, this landmark property provides the foundation for a high-impact redevelopment that aligns with community needs. Whether as a healthcare facility, office space, retail center, or residential conversion, the former Freeman Hospital is a versatile asset poised for transformation.

Opportunity to acquire a historic Joplin landmark with redevelopment potential, centrally located on **.88 acres** in Joplin, Missouri. Built in 1925 and spanning **52,675 square feet**, this property's original architectural character offers unmatched potential for adaptive reuse in the thriving **C-1 commercial zone**. This site is primed for diverse commercial applications, from retail and healthcare facilities to office or mixed-use spaces, meeting Joplin's evolving demand for innovative, community-centered developments.

The property's structure includes a full basement, adding functional versatility that enhances the site's value for storage, expanded layouts, or creative design adaptations. The building's distinguished history and prime, accessible location offer investors the chance to blend heritage with modern utility, creating a high-impact redevelopment aligned with Joplin's growth.

Whether envisioned as a healthcare center, office space, retail hub, or residential project, the former Freeman Hospital is an ideal asset for visionary investors ready to shape Joplin's future. This rare opportunity will not last—contact us today to schedule a viewing and explore the potential of this exceptional property.