

# FOR SALE - MAJOR PRICE REDUCTION!

NEC 32nd & I-49 - Joplin, MO



## GENERAL INFORMATION

PARCEL 1:	<del>€ 805,000</del>
SALE PRICE:	<b>\$ 749,000</b>
ACREAGE:	7.08 Acres
PARCEL 2:	
SALE PRICE:	<b>SOLD</b>
ACREAGE:	4.93 Acres

## PROPERTY INFORMATION

Development parcels immediately adjacent to new Quik Trip Travel Center, zoned C3. Will divide. This high-traffic location is at the crossroads of I-44 & I-49 in southeast Joplin, and has the potential to quickly develop.

Property would be suitable for a wide range of commercial applications.

Seller has placed some usage restrictions on the property. Please contact the listing office for details. All dimensions approx.

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*Joplin's #1 Commercial MLS Agent  
Since 1993*

### WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

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