

# FOR SALE

99 Roper Drive and 1 & 12 Junction City Drive  
Park Hills, MO 63601



## PROPERTY HIGHLIGHTS

- 15± Total Acres
- Corner location at the intersection of Highways 67 & 32
- 1,600± ft of direct frontage on Highway 67 for maximum exposure
- Ameren single phase 12 kV service on site
- Public water and sewer
- Adjacent Mineral Area College with strong daily traffic
- Near MAC Industry & Tech Center & MTC Truck Driver Training Center
- Ideal for travel center, fuel, QSR, hospitality, trucking, or mixed-use
- Large, flexible site for phased or multi-tenant development
- Existing tenants generate \$15,600± annually
- **SALE PRICE: \$859,900**



## CONTACT US:

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# AERIAL RETAIL MAP



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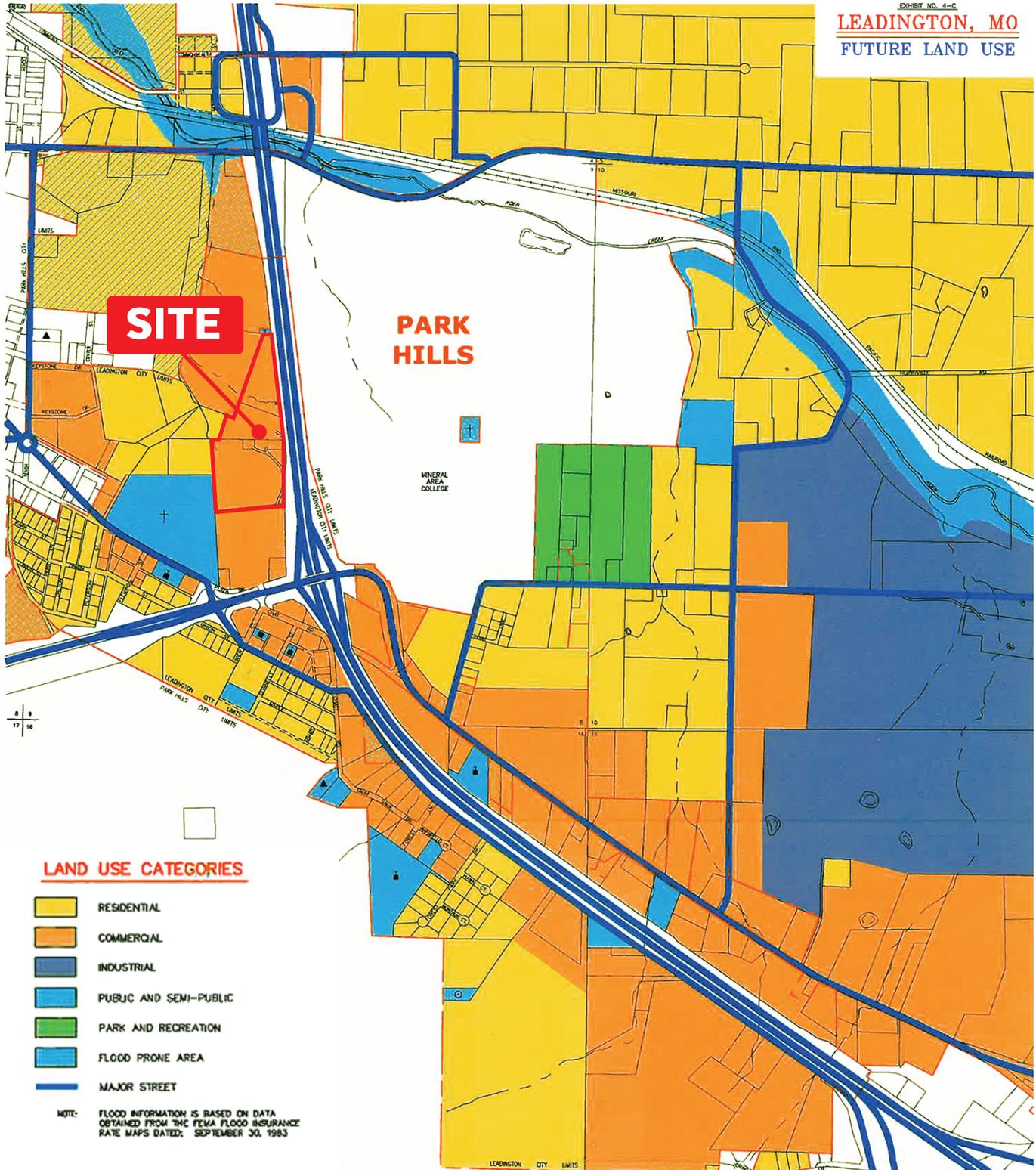
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# LEADINGTON, MO FUTURE LAND USE

EXHIBIT NO. 4-C  
**LEADINGTON, MO**  
 FUTURE LAND USE



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