

FOR SALE

Hazel Ave & Phelps Blvd SEC, Carthage, MO



GENERAL INFORMATION:

Price:	\$370,000 Reduced \$300,000
Total size:	6.17 acres
Parcel 1:	~ 2 acres
At corner of Hazel & Phelps	
Price:	\$160,000
Parcel 2:	~ 4 acres
South of Parcel 1	
from Hazel to Annie Baxter	
Price	\$140,000

PROPERTY INFORMATION:

Across from Quality Inn & Suites (Precious Moments hotel), north of new QuikTrip Travel Plaza, and near Schreiber Food distribution center with major expansion planned. This 6 acre parcel is ready for development. Just north of Lowe's and west of Wal-Mart Supercenter near the I-49 and Fir Road interchange in preferred south Carthage.

ADDITIONAL INFORMATION

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[INTERACTIVE MAP](#)

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WHY CONSIDER JOPLIN?

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

CONTACT

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