

FOR SALE

SWC Fir Rd & I-49, Parcel 2, Carthage MO



PROPERTY INFORMATION

Large, relatively flat parcel just off the I-49 exit. Good access to Carthage area schools, and in a growing area adjacent to Mercy Hospital. Perfect for interstate dependent industrial. From the recently-completed MoDot roundabout, a new street will be constructed by the City of Carthage (December 2026 completion) all along the east side of the subject property. The street will be the primary access to the City's new industrial park and full access to that street is available. All dimensions and measurements are approximate.

GENERAL INFORMATION:

PRICE:	\$546,000
LOT SIZE:	42 Acres
PRICE PER ACRE:	\$13,000
PROPERTY TYPE:	Land

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CONTACT

ALAN OR PATRICK BUTTRAM

(417) 850-0240 Alan's Cell

(417) 434-7846 Patrick's Cell

alanbuttram@hotmail.com

bcre247@gmail.com

1931 E. 20th, Suite 104

Joplin, MO 64804

(417) 782-4010 Office

www.bcre1.com



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- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

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