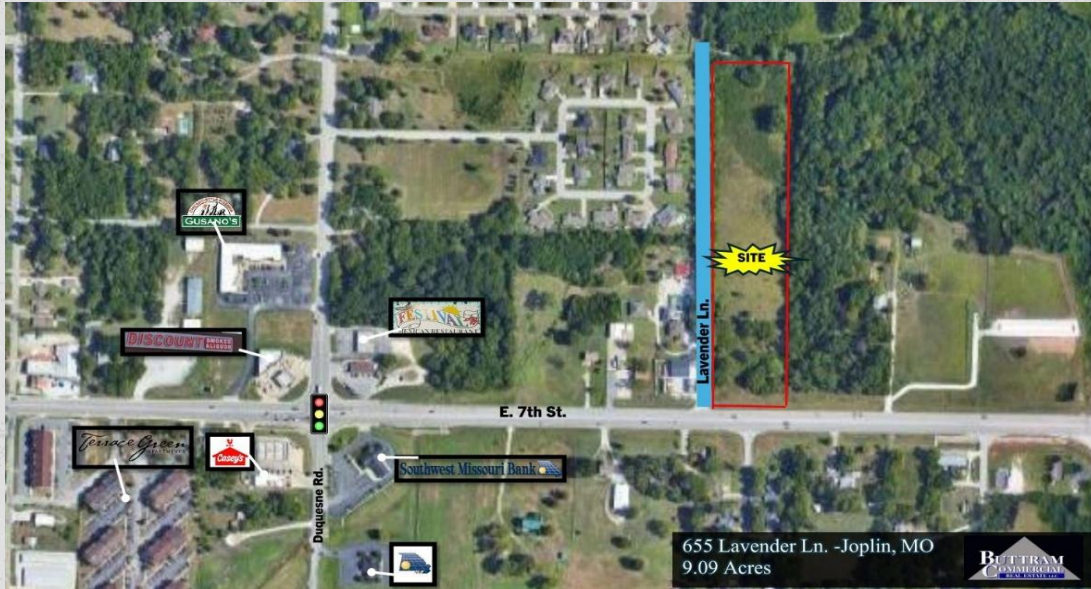


FOR SALE

655 S. Lavender Lane, Joplin, MO



GENERAL INFORMATION:

LOT SIZE:	300'X 1320'
ACRES:	9.09 acres
PRICE:	\$189,000
ZONE:	C-3
7TH STREET FRONTAGE:	300'

PROPERTY INFORMATION:

Undeveloped land accessed off of E. 7th St. 0.2 miles east of 7th & Duquesne Road stoplight.

City Sewer and City Water available.

Located on E. 7th / Route 66 Highway, major new 4-Lane, with center turn lane, from the 249 Bypass into major retail area in Joplin.

Can be divided.

CONTACT

ALAN OR PATRICK BUTTRAM

(417) 850-0240 Alan's Cell

(417) 434-7846 Patrick's Cell

alan@bcre1.com

bcre247@gmail.com

1931 E. 20th, Suite 104

Joplin, MO 64804

(417) 782-4010 Office

www.bcre1.com



Joplin's #1 Commercial MLS Agent
Since 1993

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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

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate. Buyers are urged to conduct their own independent investigations and to rely only on those results.