



.799 ACRES OF HIGH TRAFFIC COMMERCIAL PROPERTY

2805 E JACKSON BLVD, JACKSON, MO 63755

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Presenting a prime investment opportunity in the heart of Jackson, MO. This exceptional .799-acre commercial property, zoned C-2, boasts 150 feet of frontage on Highway 61 (I-55 Business Route) and faces a 5-lane state highway, ensuring maximum visibility in a high-traffic location. Surrounded by banks, restaurants, retail, and offices, the property offers a strategic location for a diverse range of businesses. Don't miss the chance to secure a valuable piece of real estate in this thriving commercial hub.

PROPERTY HIGHLIGHTS

- Total of .799 Acres of Commercial Property
- 150' Frontage On Highway 61 (I-55 Business Route)
- Fronts 5 Lane State Highway
- Very High Traffic & Visibility Location
- Near Banks, Restaurants, Retail & Offices

OFFERING SUMMARY

Sale Price:	\$105,500
Lot Size:	35,164 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	133	549
Total Population	75	314	1,296
Average HH Income	\$105,965	\$102,846	\$102,231

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RETAILER MAP



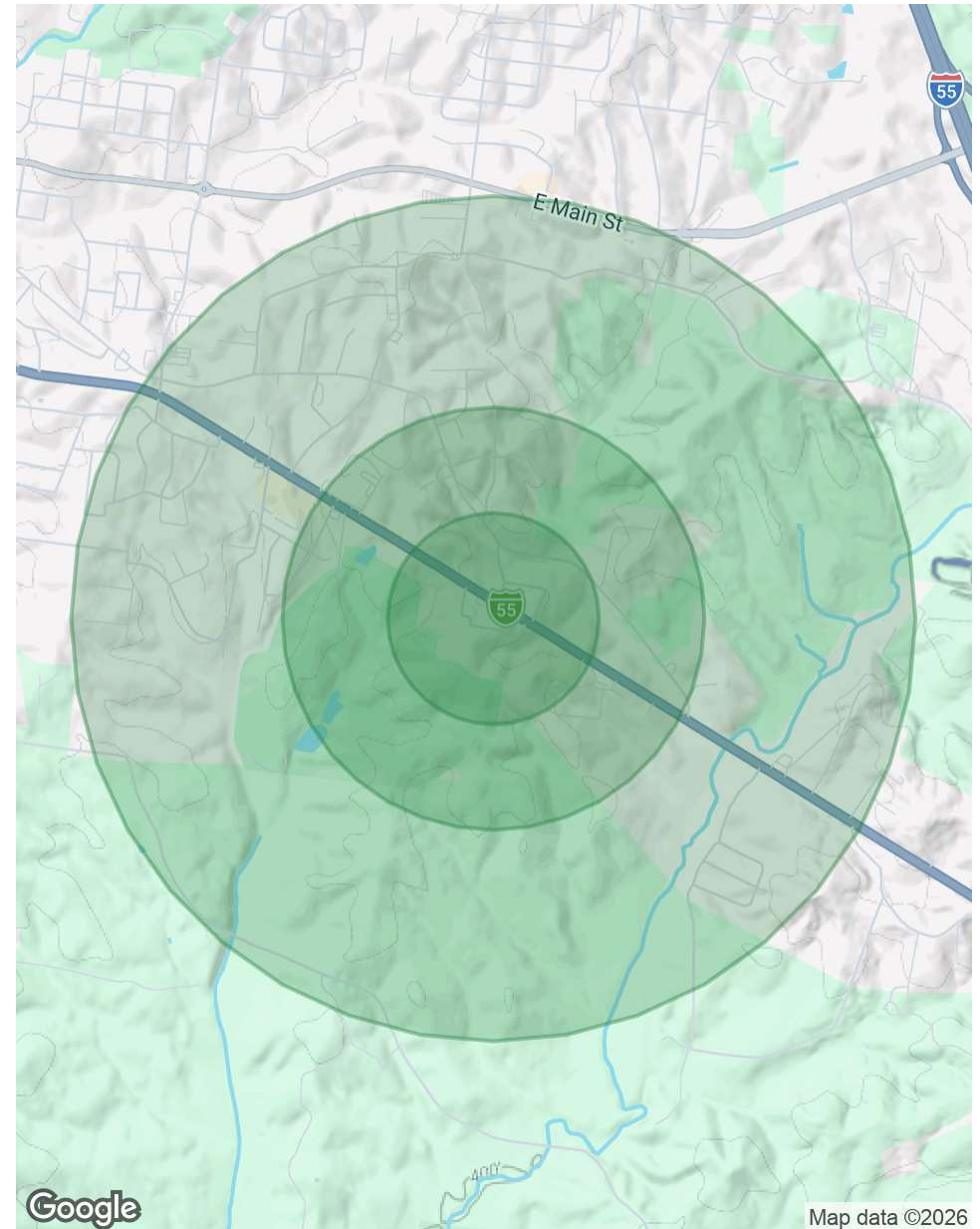
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DEMOGRAPHICS MAP & REPORT

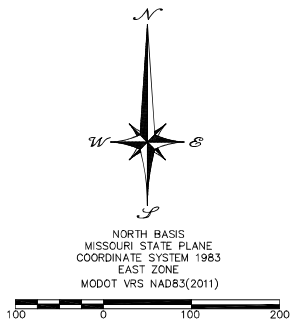
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	75	314	1,296
Average Age	46.7	46.1	45.6
Average Age (Male)	42.7	42.0	41.6
Average Age (Female)	50.0	49.5	49.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	31	133	549
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$105,965	\$102,846	\$102,231
Average House Value	\$356,974	\$330,857	\$324,163

2023 American Community Survey (ACS)



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REFERENCES

1. BOOK 1176, PAGE 418 (SUBJECT)
2. BOOK 1059, PAGE 888
3. DOCUMENT NO. 2018-12805
4. RESUBDIVISION OF LOT 2 - CHRISEMMA SUBDIVISION, PLAT BOOK 18, PAGE 85
5. CHRISEMMA SUBDIVISION, PLAT BOOK 13, PAGE 7
6. HIGHWAY 61 PLANS

FLOODPLAIN NOTE

NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN, AS INDICATED ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 29031C0232E WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2011.

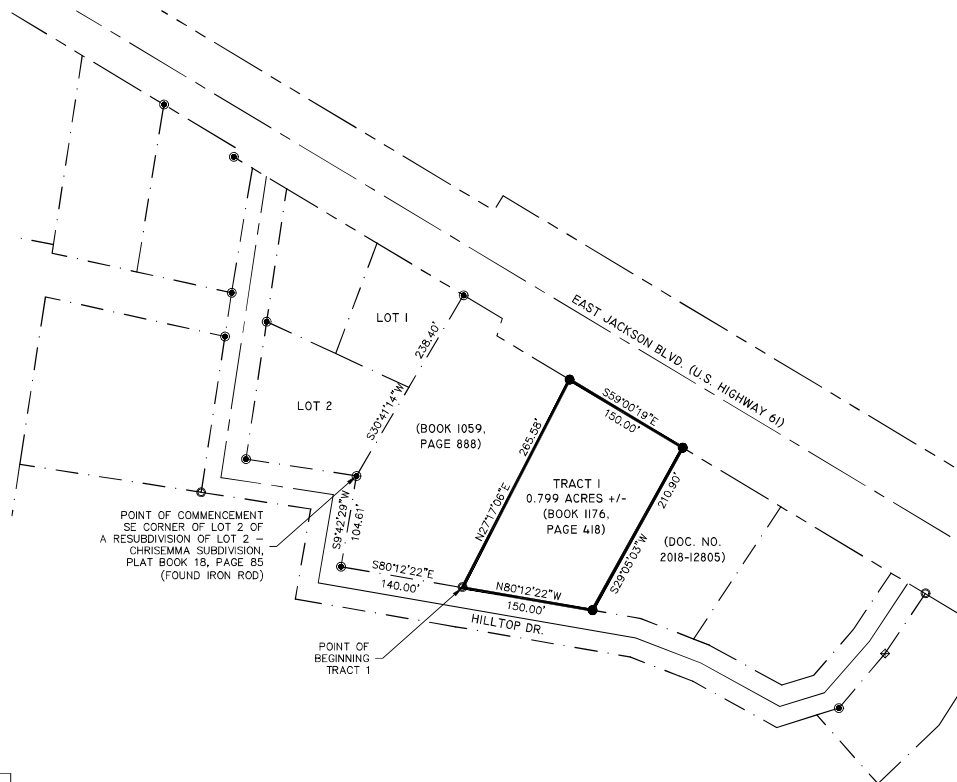
SURVEYOR NOTE

THIS SURVEY IS BASED ON CURRENT AVAILABLE PUBLIC RECORDS AND DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. NO INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE HAS BEEN MADE.

ACCURACY STANDARD: TYPE RURAL

LEGEND

1. 1/2" IRON ROD (SET)
2. 5/8" IRON ROD W/ALUM CAP (SET)
3. IRON ROD W/CAP (FOUND)
4. IRON ROD (FOUND)
5. IRON PIPE
6. STONE
7. COTTON PICKER SPINDLE
8. CHISELED CROSS
9. AXLE
10. ALUMINUM MONUMENT
11. RIGHT-OF-WAY MARKER
12. (M) MEASURED
13. (R) RECORDED



TRACT I - DESCRIPTION

THAT PART OF U.S.P.S. NO. 782, TOWNSHIP 31 NORTH, RANGE 13 EAST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF A RESUBDIVISION OF LOT 2 - CHRISEMMA SUBDIVISION, AS RECORDED IN PLAT BOOK 18, PAGE 85 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI; THENCE SOUTH 09°42'29\"/>

THENCE FROM THE POINT OF BEGINNING, AND LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 27°17'06\"/>

THE HEREIN DESCRIBED TRACT CONTAINS 0.799 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND LICENSES AFFECTING THE SAME, EITHER WRITTEN OR IMPLIED, AND IS THE SAME PROPERTY DESCRIBED IN THAT CERTAIN GENERAL WARRANTY DEED TO CALVIN C. PHILLIPS REVOCABLE TRUST U/A/D AND DOROTHY F. PHILLIPS REVOCABLE TRUST U/A/D, DATED JANUARY 10, 2002 AND RECORDED IN BOOK 1176 AT PAGE 418 IN THE LAND RECORDS OF CAPE GIRARDEAU COUNTY, MISSOURI.

