



337 STATE HIGHWAY P

NEW MADRID, MO 63869

FOR SALE

Presented By:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime location for a truck stop or fuel station on this 5 acre parcel located on the northwest corner of southbound I-55 at mile marker 52. Speedway, Travel Centers, Pilot/Flying J, and Love's are all located six miles north at mile marker 58 (Matthews, MO), making this a much more secluded opportunity with little truck traffic. Previously a fuel station, all utilities are available at the site. Infrastructure may need to be replaced or repaired. Don't miss this prime development opportunity with no competition nearby. Currently, there are no truck stops or fuel stations along I-55 between exits 58 and 19!

PROPERTY HIGHLIGHTS

- -5 acre parcel
- -Truck stop/fuel station opportunity
- -All utilities available
- -Priced at just \$395,000!

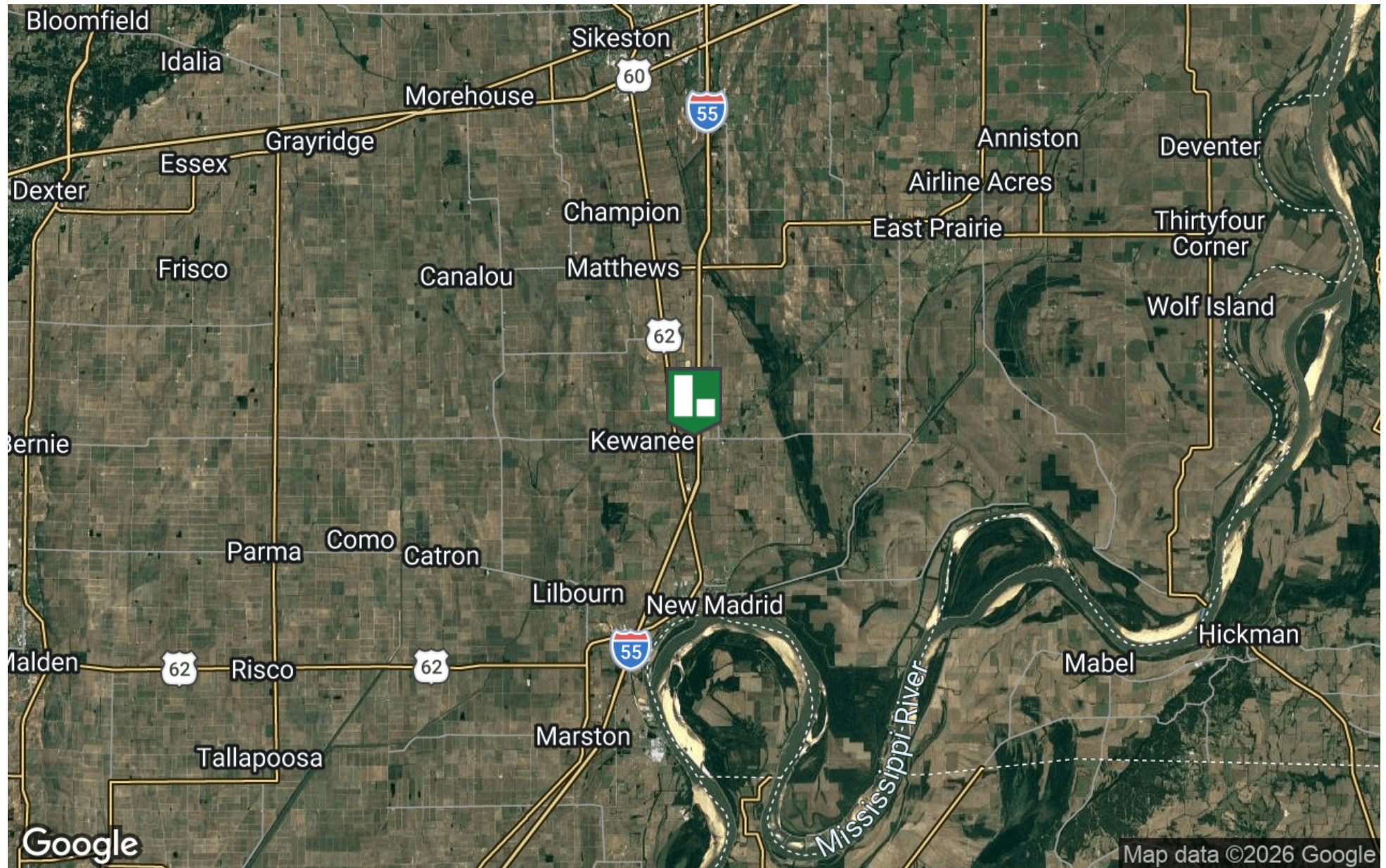
OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	3	14
Total Population	2	7	33
Average HH Income	\$60,292	\$60,292	\$60,292

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LOCATION MAP



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ADDITIONAL PHOTOS



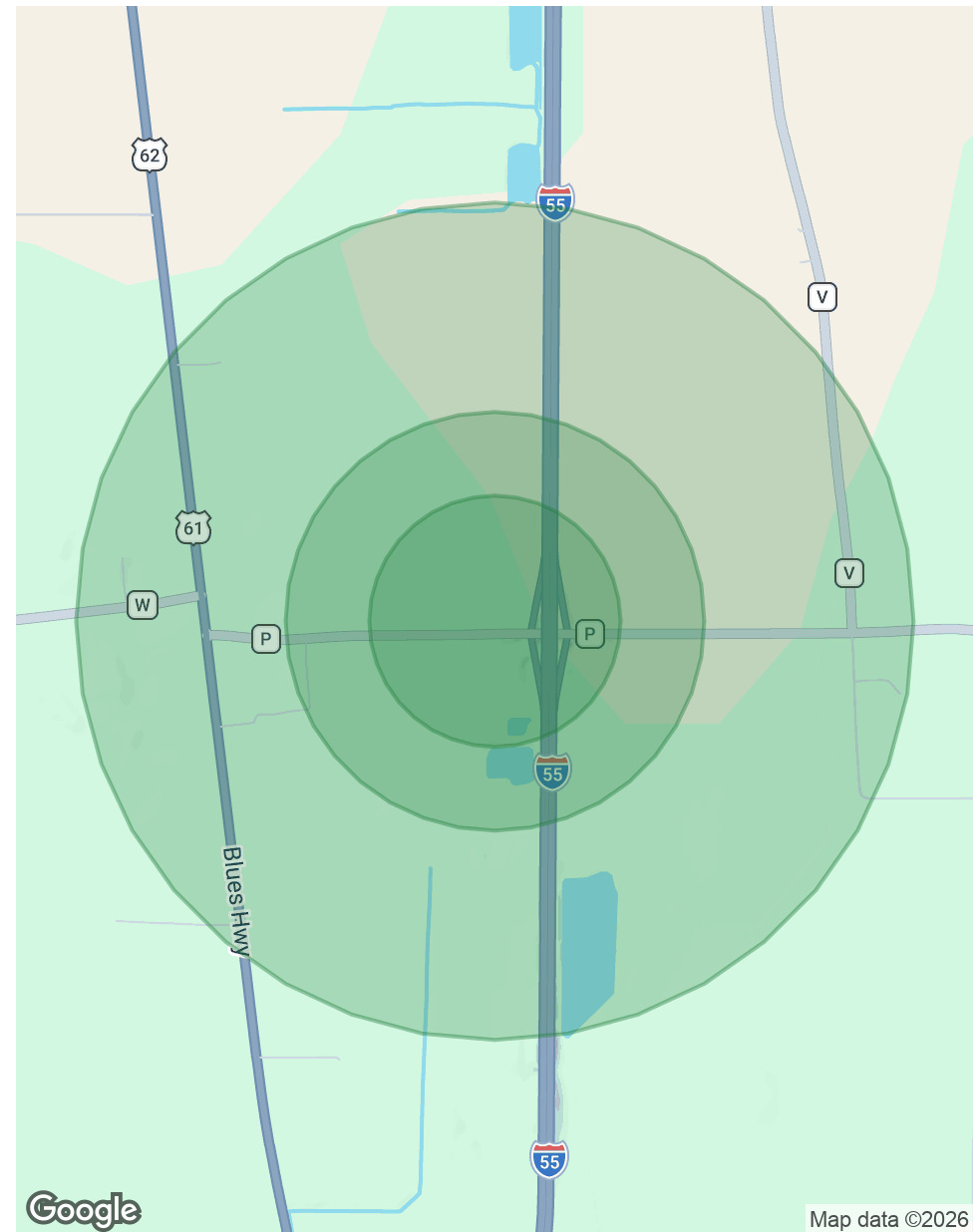
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2	7	33
Average Age	45	45	45
Average Age (Male)	45	45	45
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	3	14
# of Persons per HH	2	2.3	2.4
Average HH Income	\$60,292	\$60,292	\$60,292
Average House Value	\$117,839	\$117,839	\$117,839

Demographics data derived from AlphaMap



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