



60320687	Commercial-All Types	Land	Active
County: Greene Subdivision: Beverly Hills Aprx Lot Size (Acres): 0.54 Aprx Year Built: 0 Lake/River: None Agreement Type: Exclusive Right To Sell Sign on Property: Yes Garage/Carport: No		List Price: \$100,000 Original List Price: \$100,000 SqFt - Total: 0 Section: 15 Township: 29 North Range: 22 West Inside City Limits: Yes Construction Status: Existing Foreclosure/Short Sale: No	

Directions: From Kansas Expressway and Division. Go West on Division to property on left. Lot sits in between Warren Ave and Beverly Ave. Directly across from Southern Sun Electric.
Legal Description: Beverly Hills Add Lots 1 Thru 4 & 54 Thru 56 Blk 2

Agent Remarks: Call/Text listing agent Levi Skinner at 417-299-3439 for appt. Please send offers to offer@adamgraddy.com.
Marketing Remarks: .54± acre commercial lot ideally located along Division Street with strong visibility and access. Zoned Heavy Manufacturing (HM), this property supports a wide variety of industrial uses including manufacturing, warehousing, distribution, automotive services, and equipment storage. Flexible zoning allows for minimal setbacks and no maximum height for most uses, providing excellent development potential. Great opportunity for investors or owner-users seeking a versatile industrial site in a high-traffic corridor.

Details	Dock Information	Tax & Legal
Financing: Cash; Conventional How to Show: Vacant/LB Showing Service: None Lockbox: LB Type: None County: Greene Utilities Available: Electric; Gas; Public Sewer; Public Water Business Type: Manufacturing; Other-See Remarks	Restrooms: 0 Waterfront/View: None	Real Estate Tax: 1,448.9 RE Tax Provided By: Assessor Records Parcel ID: 1315202017 2025 Transaction Type: Sale Listing Info: Owner Agent: No; Listing Broker Is?: Designated Agent



Presented by
 Adam Graddy
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Listing Member: Adam Graddy 512003054 *License #: 2004014961*
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LB Type: None
Showing Instructions: Vacant Land
Property Sub-Type: Land **Financing:** Cash; Conventional
Sign on Property: Yes

Agent Cell Ph: 417-840-6008
Office Ph: 417-883-4900
Listing Broker Is?: Designated Agent

Owner Name: Aaa Vending Services LLC
Owner Agent: No

Status Change Date: 04/13/2026
Begin Date: 04/13/2026
Cumulative Days on Market: 0
Days on Market: 0
End Date: 06/30/2026

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