

# FOR SALE

NEC E. 44th ST & CONNECTICUT AVE - Joplin, MO



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## PROPERTY DESCRIPTION

Large parcel of land near new Mercy Hospital and Silver Creek Galleria development. It is available as an entire parcel or in various, subdivided configurations. May also be further subdivided to suit user's needs.

New Connecticut Ave Bridge recently completed across I-44. All city utilities, including fiber optic.

## WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

## GENERAL INFORMATION

### LOTS 2, 5, 6, & 9

SALE PRICE: \$2,900,000  
 LOT SIZE: 28.82 ACRES

### LOT 2

SALE PRICE: \$1,186,000  
 LOT SIZE: 9.01 ACRES  
 ZONING: C2-PD

### LOT 5

SALE PRICE: \$260,000  
 LOT SIZE: 1.96 ACRES  
 ZONING: C2-PD

### LOT 6

SALE PRICE: \$260,000  
 LOT SIZE: 1.96 ACRES  
 ZONING: C2-PD

### LOT 9

SALE PRICE: \$1,212,000  
 LOT SIZE: 15.89 ACRES  
 ZONING: C1-PD & C2-PD

### LOT 7, 8, & 10

SALE PRICE: **SOLD**  
 LOT SIZE: 8.62 ACRES  
 ZONING: C1-PD

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.