

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 joined

Land 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. Construction in progress to widen both Connecticut and E. 44th Street to 4-Lane with a center turn lane and sidewalks. All city utilities, including fiber optic. \$16M building permit issued for 4-story apartment complex.

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:
 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:
 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.