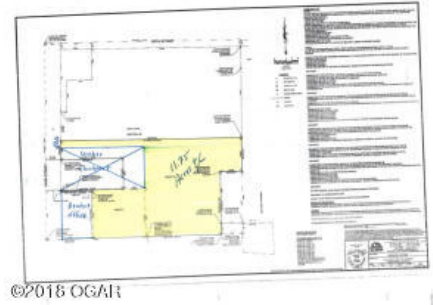


<b>County:</b>	Newton	<b>Area:</b>	04 - Joplin City - SE
<b>Land Type:</b>	Commercial	<b>Subdivision:</b>	
<b>Age:</b>		<b>Drive Entrances:</b>	
<b>Total SqFt:</b>	583,704	<b>Rd Access/Maint:</b>	Access - Paved; Maint - State
<b>List Price/Acre:</b>	261,194.03	<b>Total Acres:</b>	13.4
<b>Parcel #:</b>	73159525073159540	<b>Variable Acres:</b>	No
<b>Traffic Count:</b>	Unknown	<b>In City Limits:</b>	Yes
<b>Lot Size:</b>	IRR	<b>Road Frontage:</b>	125
<b>Sale/Rent:</b>	Sale	<b>Zoning:</b>	C1-PD
<b>Rent/Month:</b>		<b>Taxes Assessed:</b>	Yes
<b>Tax Value Available:</b>	Yes	<b>Tax Type:</b>	Both
		<b>Total Tax:</b>	2,618.04



<b>Elementary School (Subject to Change):</b>	Stapleton	<b>Middle School (Subject to Change):</b>	Other	<b>School District:</b>	Joplin
<b>Manufactured Allowed:</b>	No	<b>Irrigation System:</b>	No	<b>Rail Spur:</b>	
				<b>REO:</b>	No

**Utilities on Site:** Elec - Empire; Natural Gas; Sewer - City; Water - City  
**Utilities Available:** Sewer - City; Water - City; Elec - Empire; Natural Gas

**Easements:** None

**Financing:** Cash

**Fencing:** None

**Lot Description:** Cleared; Rolling; Sloping

**Outbuildings:** None

**Owner Rights:** None

**Possession:** At Close

**Rd Access/Maint:** Access - Paved; Maint - State

**Traffic Count:** Unknown

**Directions:** Property is 4 blocks south of I44 and Main on east side of Main (Hearnes Blvd). Property is directly south of Mercy.

**Public Remarks:** Sewer easement on property - in listing file. Driveway easement with Dr. Joseph on the southwest corner.

**Listing Provided Courtesy of:** KELLER WILLIAMS REALTY OF SWMO 417-623-9900, Lic. # 2006004550

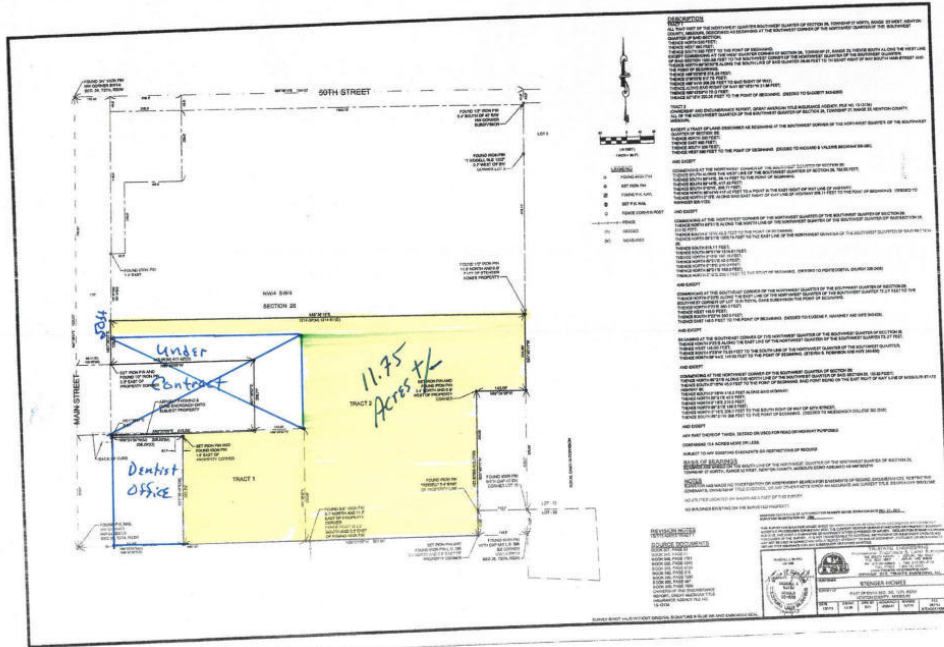


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 KELLER WILLIAMS REALTY OF SWMO  
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 Office Address: 619 South Florida  
 Joplin, MO 64801  
 Phone: 417-437-1061  
 Office Phone: 417-623-9900  
 Cell: 417-437-1061

# LAND FOR SALE, GIL STEVENS-THE FLANAGAN GROUP



5051 S Main Street, Joplin, MO 64803



<b>SALE PRICE:</b>	\$3,500,000
<b>PRICE PER ACRE:</b>	\$261,194
<b>ACREAGE:</b>	13.4 Acres
<b>SQUARE FOOTAGE:</b>	511,830

## PROPERTY OVERVIEW

Sewer easement on property - in listing file. 32,750 square feet assisted living facility. To begin construction in April 2017. Driveway easement on South property line - will sell parcels.

## PROPERTY FEATURES

- Utilities on site: Empire electric, natural gas, city water, city sewer
- Seller is Broker/Agent
- Commercial land

**KW COMMERCIAL**  
619 S Florida Avenue  
Joplin, MO 64801

**GIL STEVENS-THE FLANAGAN GROUP**  
Broker  
O: 417.623.9900  
C: 417.437.1061  
gil\_stevens@yahoo.com

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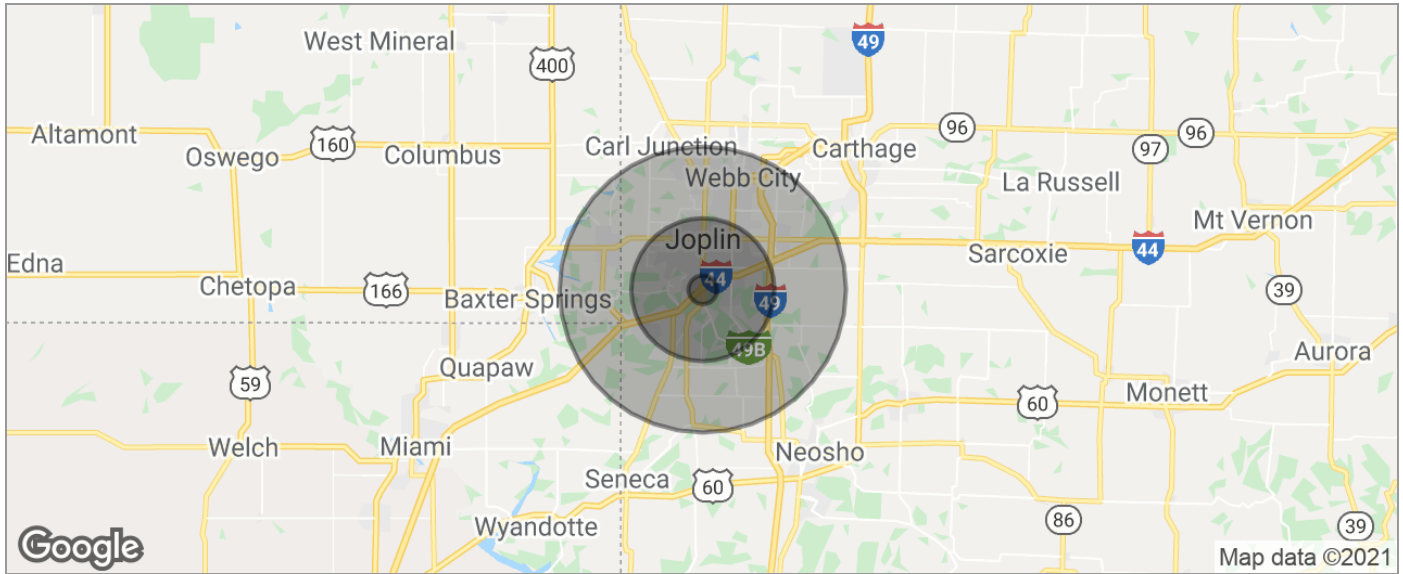
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,499	56,343	113,254
MEDIAN AGE	43.5	37.0	36.6
MEDIAN AGE (MALE)	43.7	35.6	35.3
MEDIAN AGE (FEMALE)	43.4	38.9	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	581	23,021	45,123
# OF PERSONS PER HH	2.6	2.4	2.5
AVERAGE HH INCOME	\$66,360	\$50,957	\$52,316
AVERAGE HOUSE VALUE	\$141,955	\$129,067	\$132,446
RACE	1 MILE	5 MILES	10 MILES
% WHITE	90.5%	89.0%	90.6%
% BLACK	0.6%	2.3%	2.0%
% ASIAN	0.3%	0.6%	0.8%
% HAWAIIAN	0.0%	0.7%	0.3%
% INDIAN	2.7%	2.1%	2.3%
% OTHER	0.5%	1.6%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.5%	3.6%	3.0%

\* Demographic data derived from 2010 US Census

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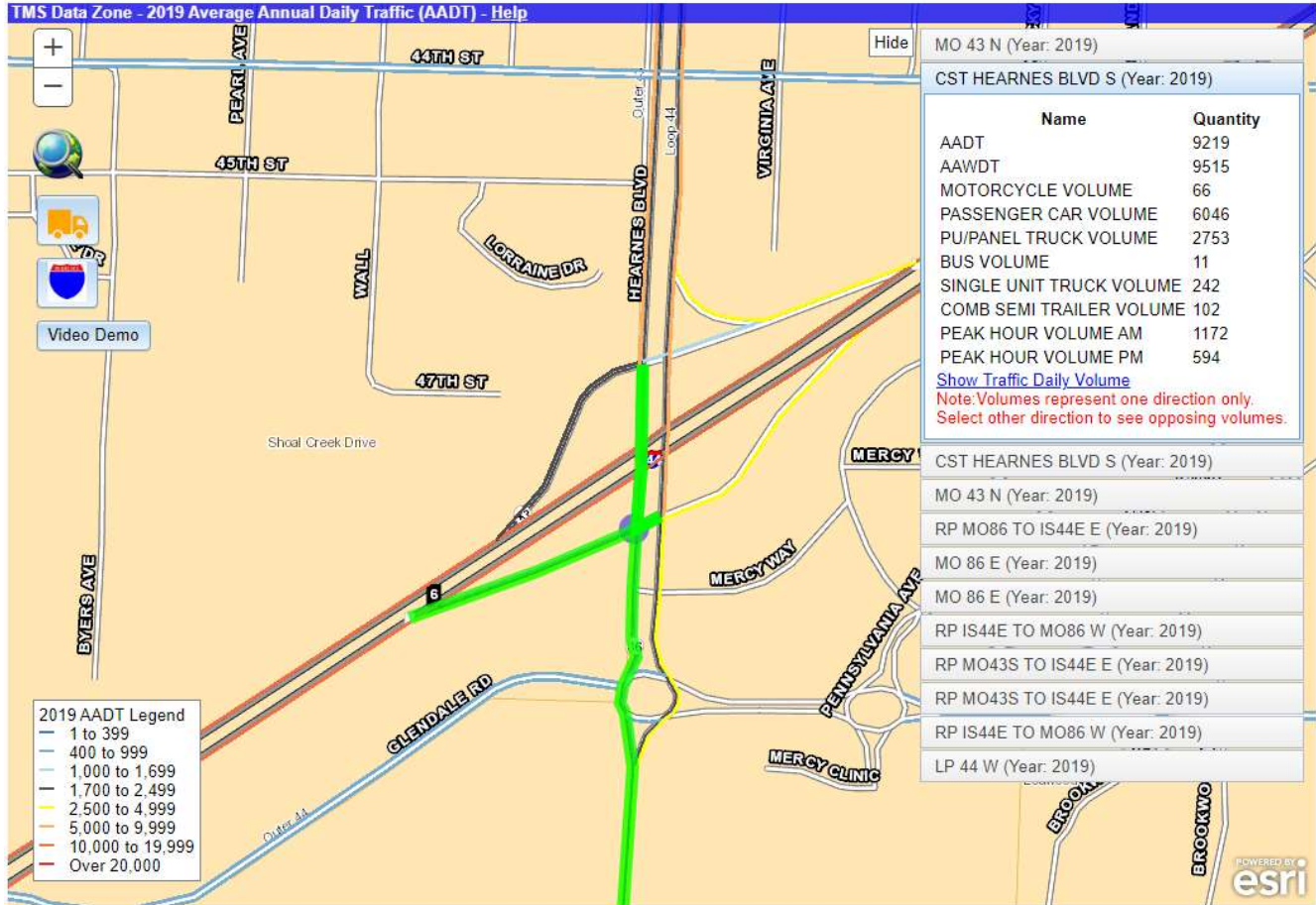
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# Interactive Average Annual Daily Traffic Map



**RP MO86 TO IS44E E (Year: 2019)**

Name	Quantity
AADT	9193
AAWDT	10111
MOTORCYCLE VOLUME	142
PASSENGER CAR VOLUME	6623
PU/PANEL TRUCK VOLUME	1879
BUS VOLUME	25
SINGLE UNIT TRUCK VOLUME	248
COMB SEMI TRAILER VOLUME	276
PEAK HOUR VOLUME AM	1013
PEAK HOUR VOLUME PM	706

**LP 44 W (Year: 2019)**

Name	Quantity
AADT	9219
AAWDT	9515
MOTORCYCLE VOLUME	66
PASSENGER CAR VOLUME	6046
PU/PANEL TRUCK VOLUME	2753
BUS VOLUME	11
SINGLE UNIT TRUCK VOLUME	242
COMB SEMI TRAILER VOLUME	102
PEAK HOUR VOLUME AM	1172
PEAK HOUR VOLUME PM	594





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