

DUPLEX LOTS FOR SALE

310 GULF ST. | WALNUT GROVE, MO 65770

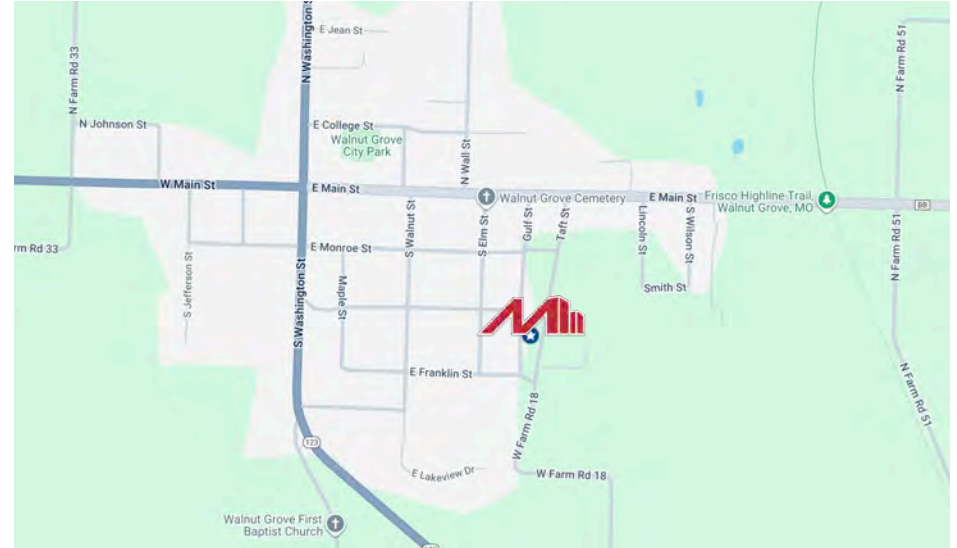


MULTI- FAMILY LOTS

- 3 Lots Available
- 0.72 Acres M/L
- Zoned R-3
- Utilities Available
- Survey/Plans Available
- Inside City Limits

Mark Kerivan | 417-575-1271 | mkerivan@murney.com

EXECUTIVE SUMMARY



PROPERTY SUMMARY

PRICE:	\$99,000
LOT SIZE	0.72 m/l acres
PROPERTY TYPE	Duplex Lots
ZONING	R-3
MARKET	Walnut Grove

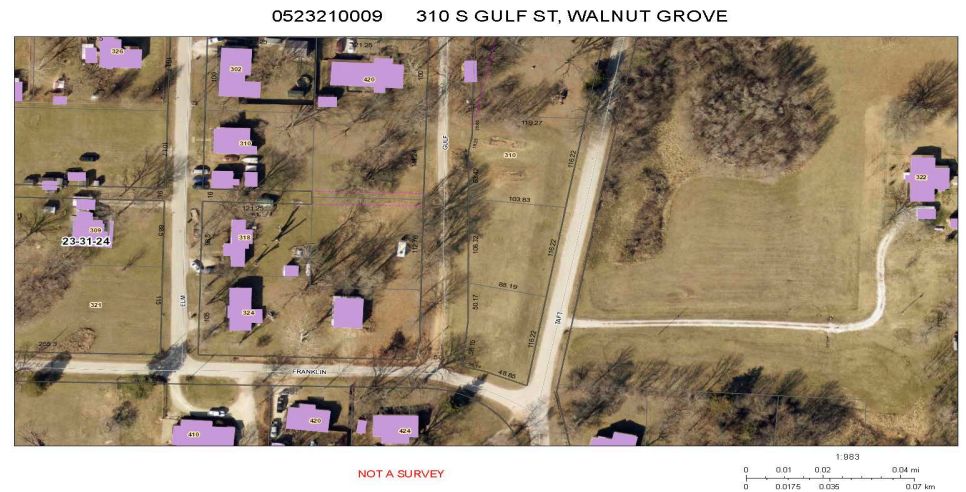
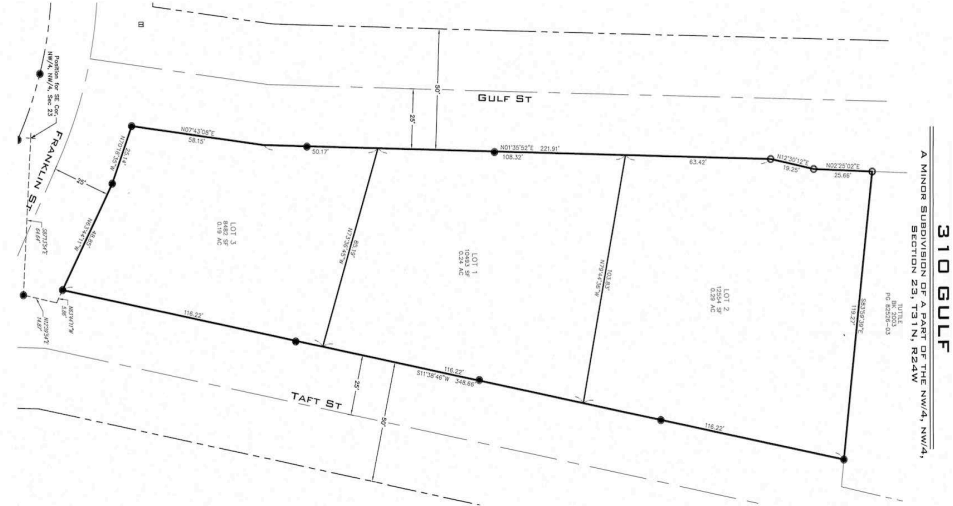
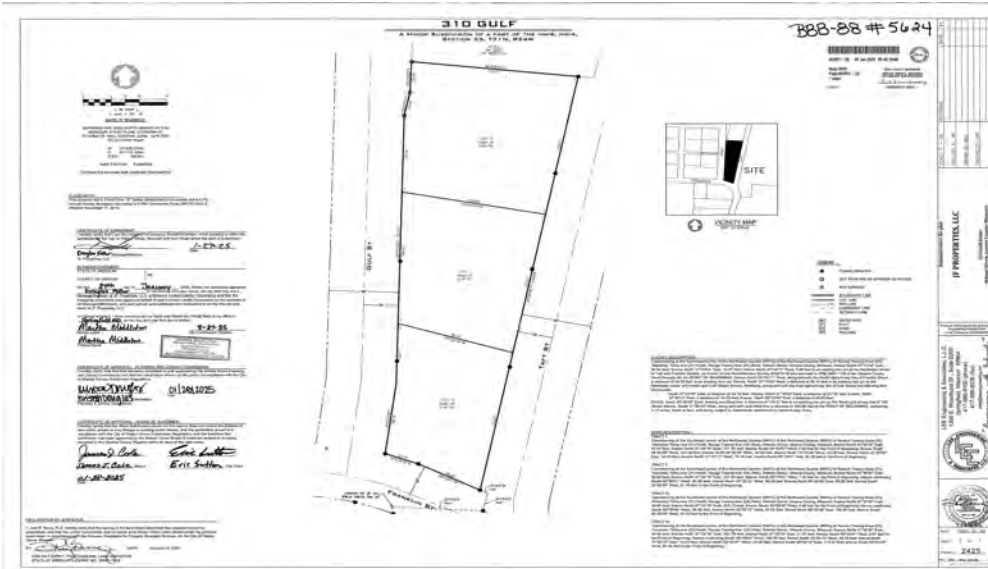
PROPERTY OVERVIEW

Investors!! 3 great - R-3 Zoned lots approved per City Clerk on 12/19/2024. Units pre-approved to be built....plans approved and ready to build! Plans are available that fits the lots if buyer is interested..or, create your own customized design! Recorded plat with city, water and sewer available. Buyer/Buyers agent to perform own due diligence for all buyers needs.

MULTI-FAMILY LOTS

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ADDITIONAL PHOTOS



**MULTI-FAMILY
LOTS**

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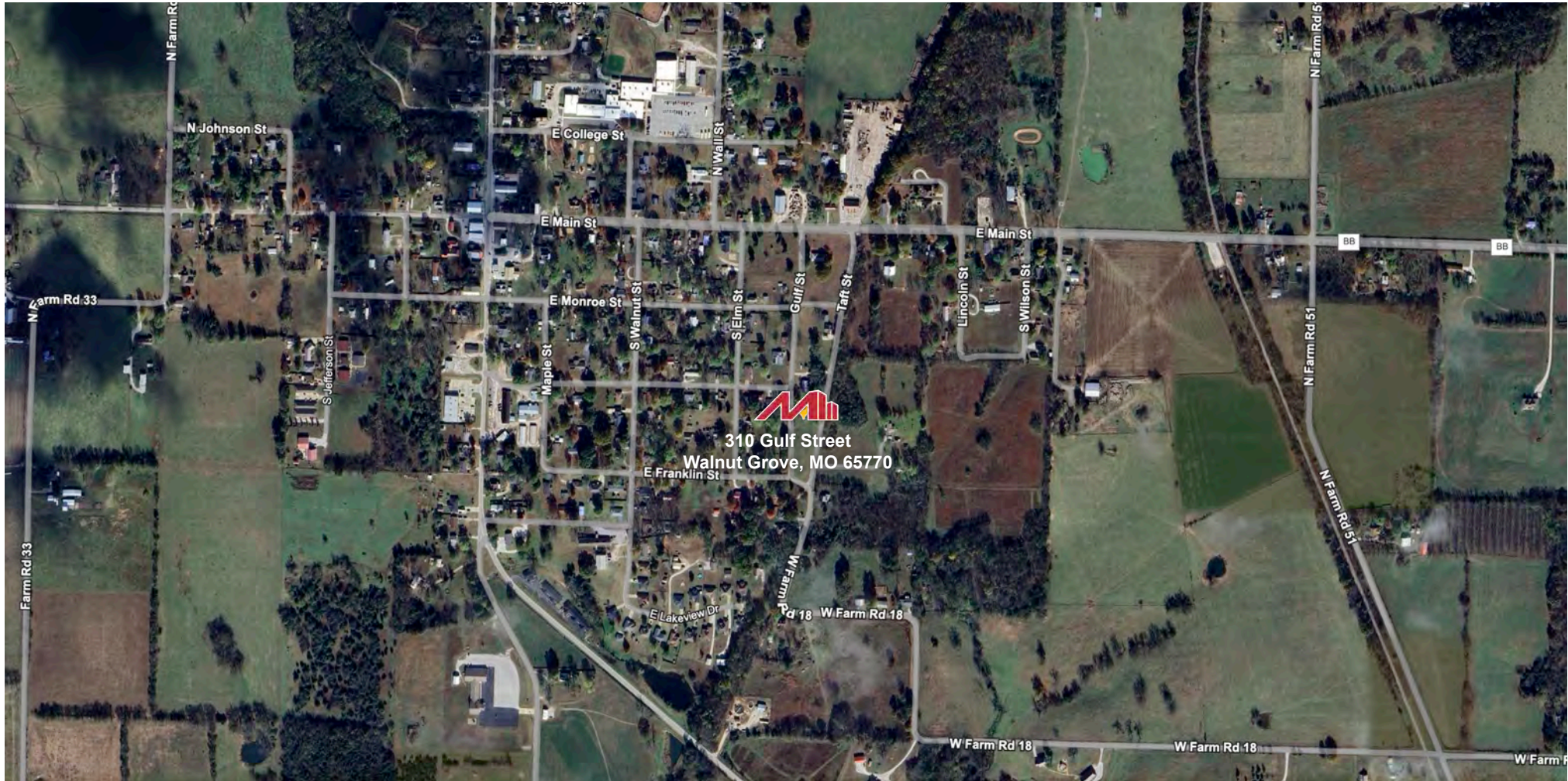
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 **MURNEY COMMERCIAL**
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | murney.com

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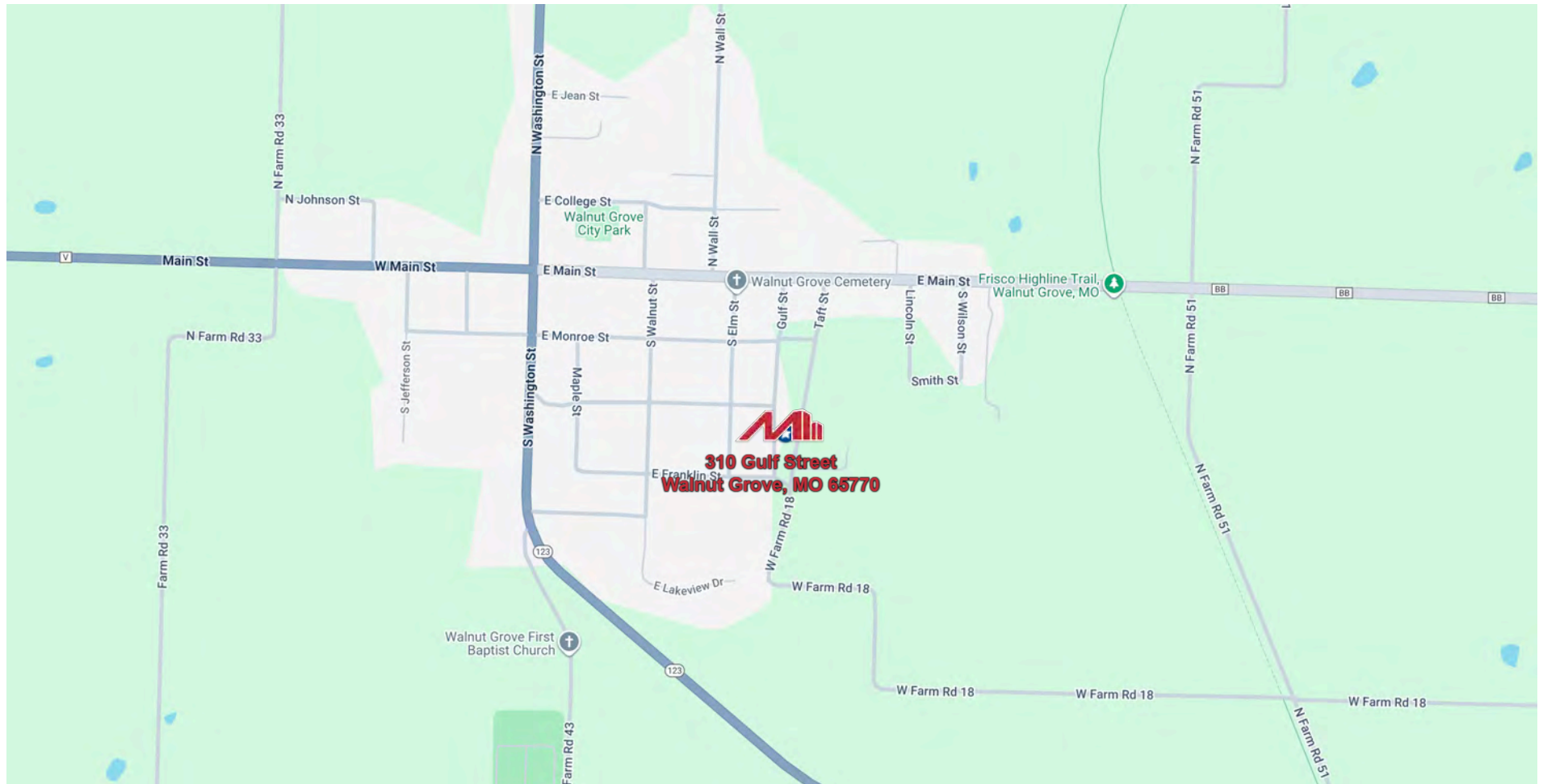
AERIAL PHOTOS



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SITE LOCATION



DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or Murney Associates, Realtors nor any of their agents, officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and Murney Associates, Realtors from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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