

# For Sale

Commercial Land

4.54 acres at Hwy. 47 and Hwy. J  
Troy, MO 63379



- 4.54 acres at Signalized Intersection
- 531' of Frontage on Hwy. 47, 571' of Frontage on Hwy. J
- Zoned Commercial (C)
- Located just two (2) miles west of Hwy. 40/61
- One (1) mile from Walmart Supercenter
- Sale Price: \$700,000 (\$3.54 psf)



**Danny Wapelhorst**

Vice President

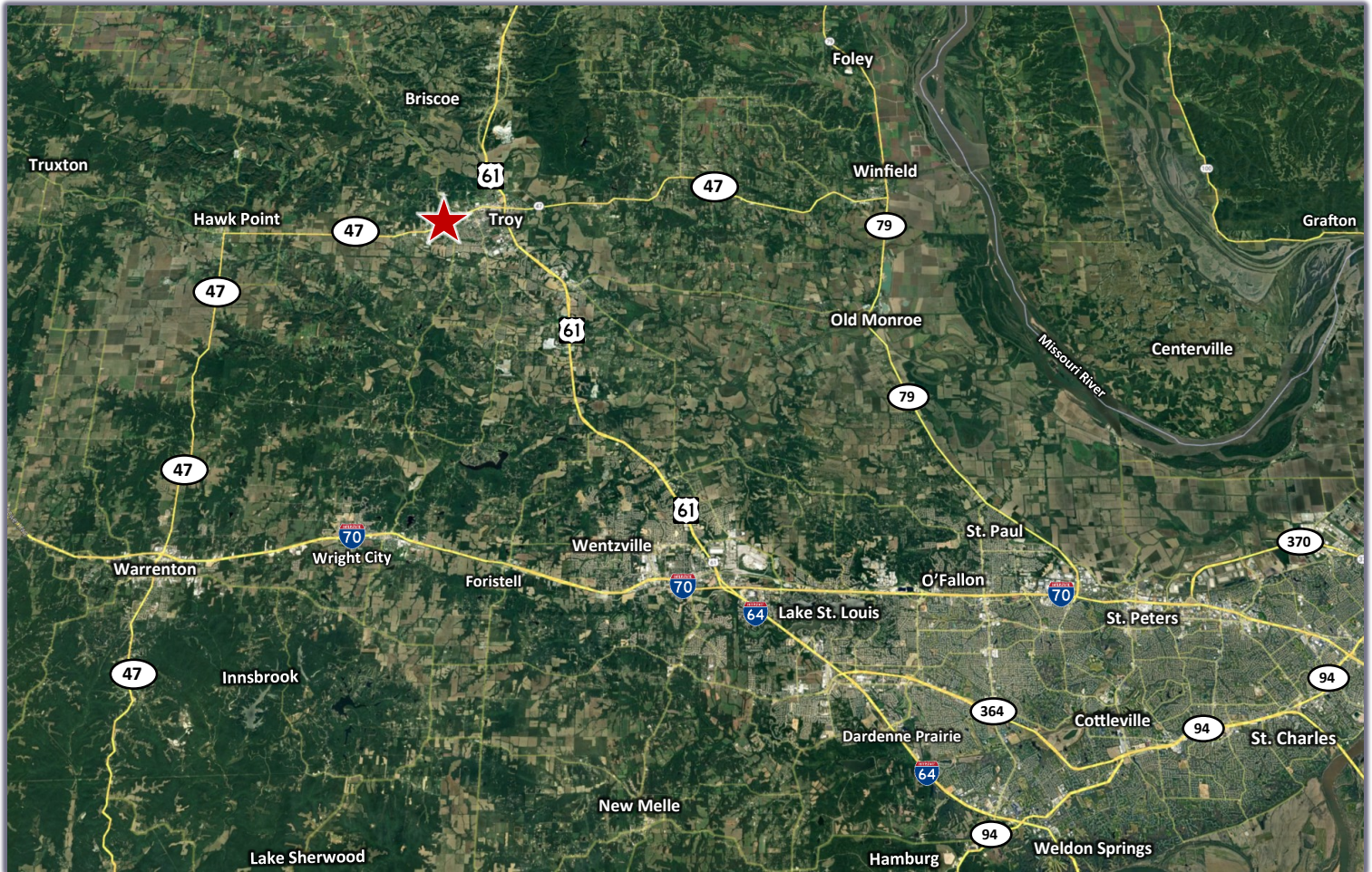
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**CISSELL MUELLER**  
COMPANY, L.L.C.

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Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
13438	State Hwy H NE	6,296	2015	0.06 mi
State Hwy J	Boone St S	2,415	2022	0.06 mi
W State Hwy 47	Hwy H NE	6,707	2022	0.06 mi
State Hwy H	Health Department Dr N	1,766	2022	0.25 mi
Boone St	Huntington Dr E	2,502	2022	0.29 mi
13450	Huntington Dr E	1,664	2015	0.29 mi
State Highway J	McCoy Dr SW	1,617	2022	0.37 mi
13437	Danard Dr NE	9,477	2015	0.38 mi
State Hwy 47	Danard Dr NE	9,322	2022	0.38 mi
Old Hwy 47	Briggs Ln E	4,424	2022	0.59 mi

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