



FOR SALE ... +/-3.5 ACRES COMMERCIAL LOT SALEM, MO
HIGH TRAFFIC CORRIDOR LOCATED IN COUNTY SEAT ... DENT COUNTY MO

000 East Scenic Rivers Boulevard Salem, MO 65560



For More Information Contact:

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.



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PROPERTY HIGHLIGHTS:

Size: +/- 3.5 acres two adjoining parcels 152,460 sq. ft.
 Frontage: +/- 300 feet on Scenic Rivers Blvd.
 Utilities: All available at property
 Land: Level

PROPERTY SUMMARY:

The property is located in Salem Missouri, County seat of Dent County and located equal distance between Springfield and St. Louis MO. Salem is the Banking, health care, legal and business center for the area. Diversified economy with national and local retail and restaurants. Home to Salem Memorial Hospital and South Central Missouri campus for Southeast Baptist University extension. Near the Ozark National Scenic Riverways and Montauk State Park. State Highways 72,32,19 & 68 intersect in Salem offering easy accessibility.

Dent and Surrounding Counties for Comparison

	Dent County	Phelps County	Crawford County	Iron County	Reynolds County	Shannon County	Texas County	Missouri
Population 2010 ¹	15,657	45,156	24,696	10,630	6,696	8,441	26,008	5,988,927
Population 2018 ²	15,602	46,439	25,079	11,606	7,119	8,507	26,448	6.3 M
Population Projection 2023 ²	15,453	47,111	24,023	11,958	7,189	8,455	26,622	6.4M
Labor Force (16+) 2018 ²	6,419	20,259	11,027	3,898	3,268	3,489	9,437	3.1M
Median HH Income estimates 2018 ¹	\$38,829	\$41,681	\$37,171	\$36,457	\$42,265	\$31,202	\$35,571	\$51,542
Median Age – Data USA	43.1	34.5	41.6	44.1	46.8	44.8	41.5	38.4
Persons in Poverty ¹	20.2%	18.4%	19.4%	22.6%	20.4%	35.9%	21.2%	15.5%
Mean Travel Time to Work Minutes 2018 ²	26	20	27	28	23	26	25	24
HHs with a broadband internet subscription ¹	65.6%	76%	64.4%	59.5%	63.2%	49.4%	57.9%	75%

¹ US Census Bureau

² Location One Information Systems (LOIS), ESRI © 2018, Updated July 5, 2019

PRICE: \$219,900 / \$62,571.43 an acre / \$1.44 a Square Foot





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REECE COMMERCIAL REAL ESTATE affiliation with our parent company Berkshire Hathaway and our Real Estate Division Home Services assures a corporate professional reach extending far beyond Southwest Missouri, providing a unique nationwide opportunity to our commercial real estate clients.

A.L. "Skip" Liebman- Senior Commercial Specialist

- Over 18 Years as a Commercial Real Estate Specialist
- Ten years as a management business consultant working locally and with Fortune 100 and 500 companies nationwide
- Personally owned and developed commercial property
- Organized, managed, and participated in private real estate investment groups
- Core competency includes representation of Buyer and Seller leasing or selling, with emphasis on retail, hospitality, office and industrial properties
- Awarded Power Broker by CO-STAR

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