

FOR SALE-PRICE REDUCTION

2732 E. 44th St. & 2854 E. 44th St.



PROPERTY INFORMATION

SIZE: 4.95 acres

PRICE: ~~\$714,500~~

NEW PRICE: \$647,000

2732 E. 44th St.: 3.28 acres

Price: \$315,000

2854 E. 44th St.: 1.67 acres

Price: \$399,500

Vacant land parcels south of Silver Creek Galleria, great access and visibility. Near major interstate highway interchange and significant retail/hotel users. Major 4-lane feeder street (with center turn lane) which provides access to Mercy Hospital as well as schools and churches in vicinity.

WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

[ADDITIONAL INFORMATION](#)

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[INTERACTIVE MAP](#)

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