

# 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

[CONTACT US](#)

[INTERACTIVE MAP](#)

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