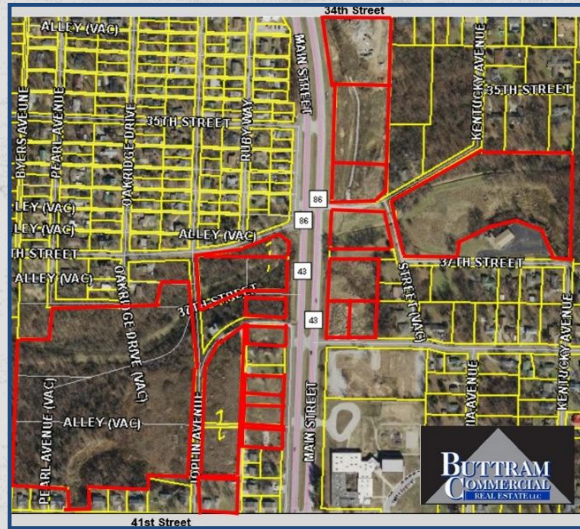


FOR SALE - PRICE REDUCED!

3401 S Main Street - Joplin, MO



PROPERTY INFORMATION

SALE PRICE: ~~\$4,119,900~~
\$4,995,000

ACREAGE: Approx. 43.44 Acres

E. 32nd and S. Main Street, south to property beginning at the southeast corner of E. 34th and continuing south to E. 38th, also west side from E. 36th to E. 41st. (See red outline above for parcels included in Sale Price)

Large commercial development site, with TIF and CID approvals already in-place and approved. Property is located just north of new Mercy Hospital and I-44 interchange.

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](#)

[SITE PLANS](#)

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