

# FOR SALE

## 4000 Coyote Drive, Joplin MO



### GENERAL INFORMATION:

PRICE:	\$1,925,000
LOT SIZE:	100 Acres
PRICE PER ACRE:	\$19,250
PROPERTY TYPE:	Land

### PROPERTY INFORMATION:

This large development parcel is located at interchange off Exit 4 along I-44 near Downstream Casino. Multiple truck stops, c-stores, restaurants, motels, and related businesses are at this intersection. Approximately 100 acres total of which 4.6 acres fronts the highway and the remaining 95 acres is rolling, heavily-treed, development ground with spring. The land can be divided.

### ADDITIONAL INFORMATION

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#### [INTERACTIVE MAP](#)

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### WHY CONSIDER JOPLIN?

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

#### CONTACT

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