

**+/- 1.5 ACRES WITH DEVELOPMENT POTENTIAL FOR SALE**

# 111 BEAR HOLLOW ROAD

Pineville, MO 64856



## PROPERTY DESCRIPTION

Fantastic re-development opportunity just 0.1 miles from Highway 71, ideally located near the Missouri/Arkansas border. This +/- 1.5 Acre lot is situated in front of the Walmart North Star Facility and adjacent to the Walmart North Data Facility, offering excellent visibility and accessibility. Key features include, location advantage of only 1.3 miles from the Pineville Walmart Supercenter, High traffic area with Hwy 71 seeing approx. 12,000 VPD, and a natural setting with Bear Creek running behind the Walmart North Star and Data facilities. This location is perfect for building your office, retail space, or other commercial ventures. Don't miss out on this prime real estate opportunity.

## PROPERTY HIGHLIGHTS

- +/- 1.5 Acres
- Excellent Re-Development Opportunity
- Situated in Front of Walmart North Star Facility
- 1.3 Miles from Pineville's Walmart Supercenter
- Near the Missouri/Arkansas Border

## OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	1.5 Acres

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	5,672	12,316	40,161
Total Population	13,137	28,856	103,609
Average HH Income	\$104,256	\$110,366	\$119,615

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## TIMOTHY SALMONSEN

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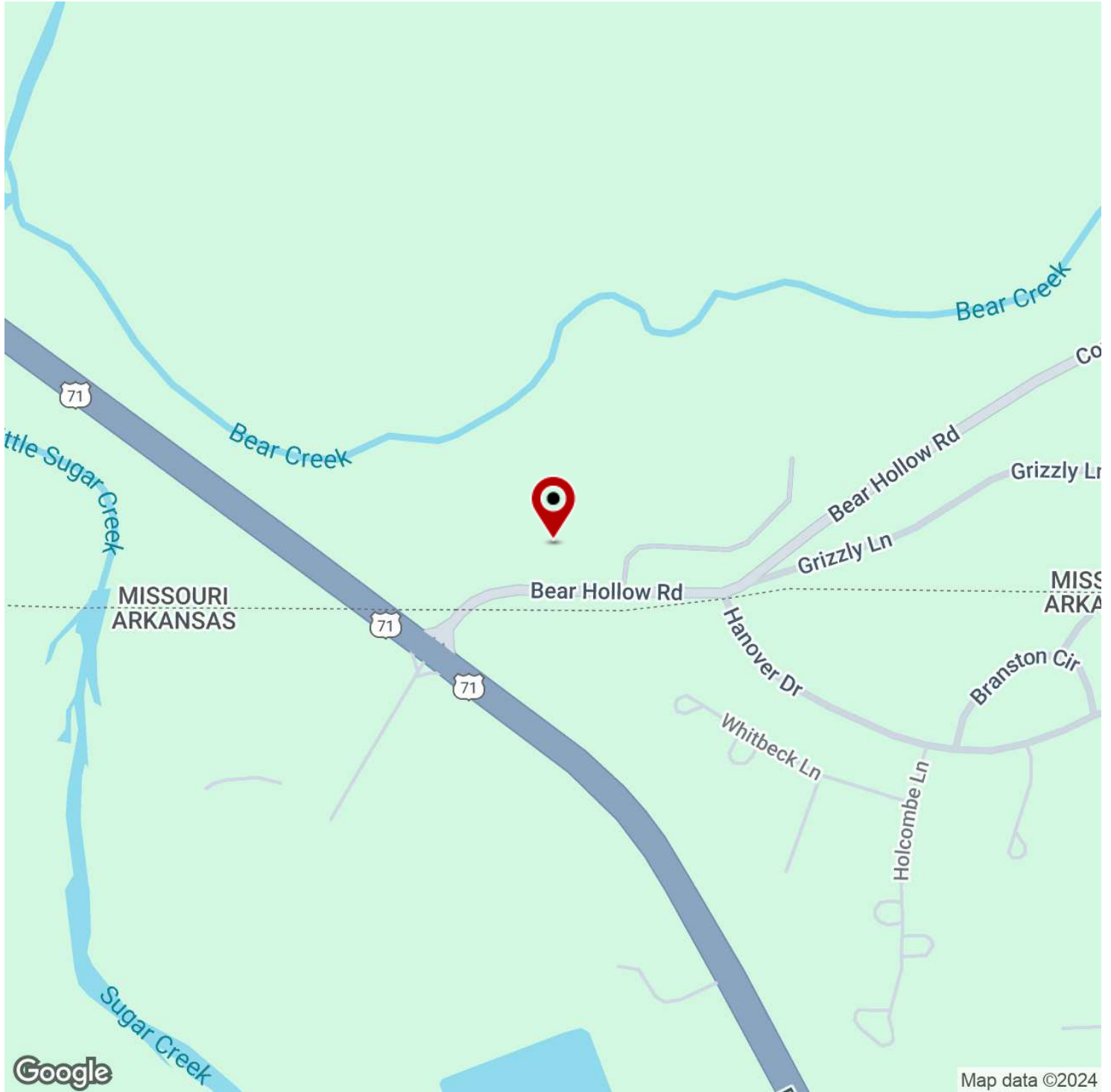
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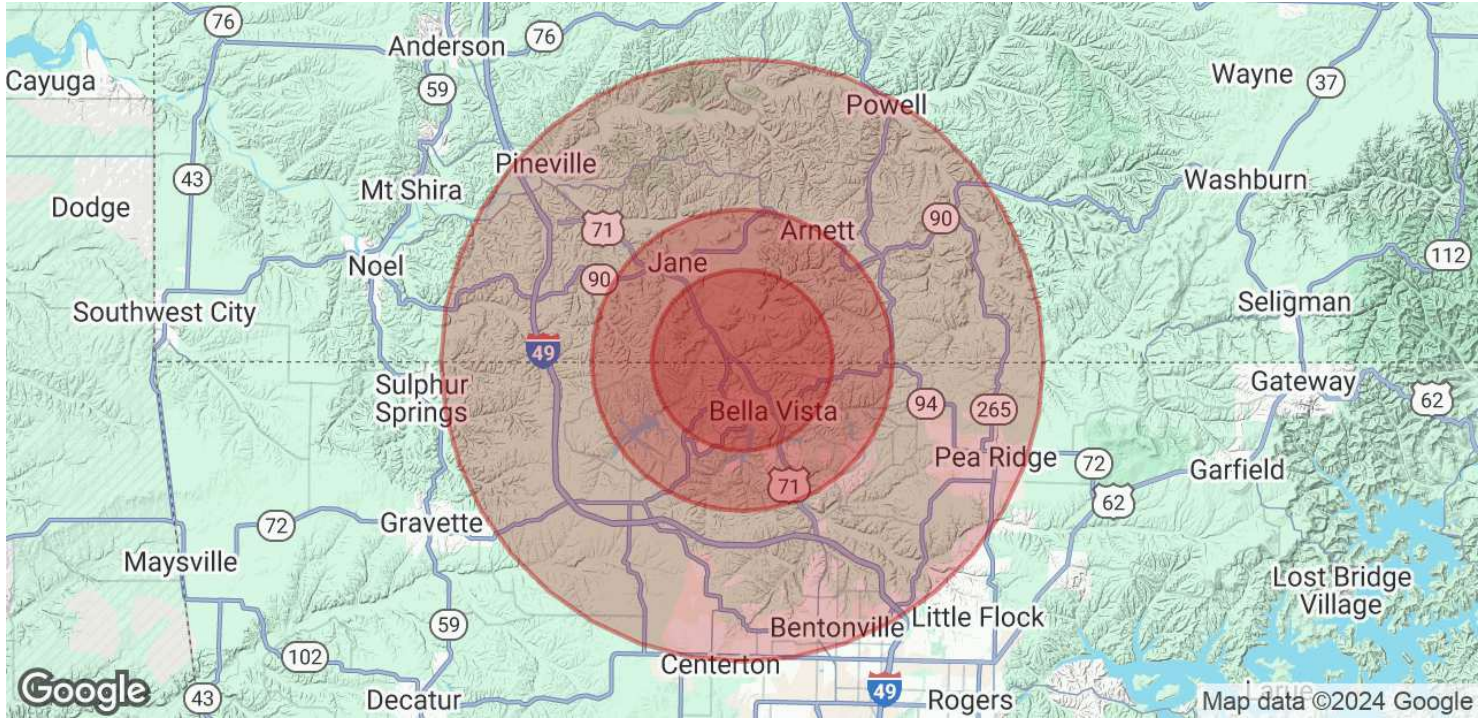
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<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	13,137	28,856	103,609
Average Age	47	48	40
Average Age (Male)	46	47	39
Average Age (Female)	48	49	40

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	5,672	12,316	40,161
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$104,256	\$110,366	\$119,615
Average House Value	\$300,589	\$343,552	\$369,178

*Demographics data derived from AlphaMap*

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