



# 31 ACRE LOT

PALMYRA, MO 63461-3634

FOR SALE

Presented By:

**MATT HUBER**

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## PROPERTY SUMMARY

### LOCATION DESCRIPTION

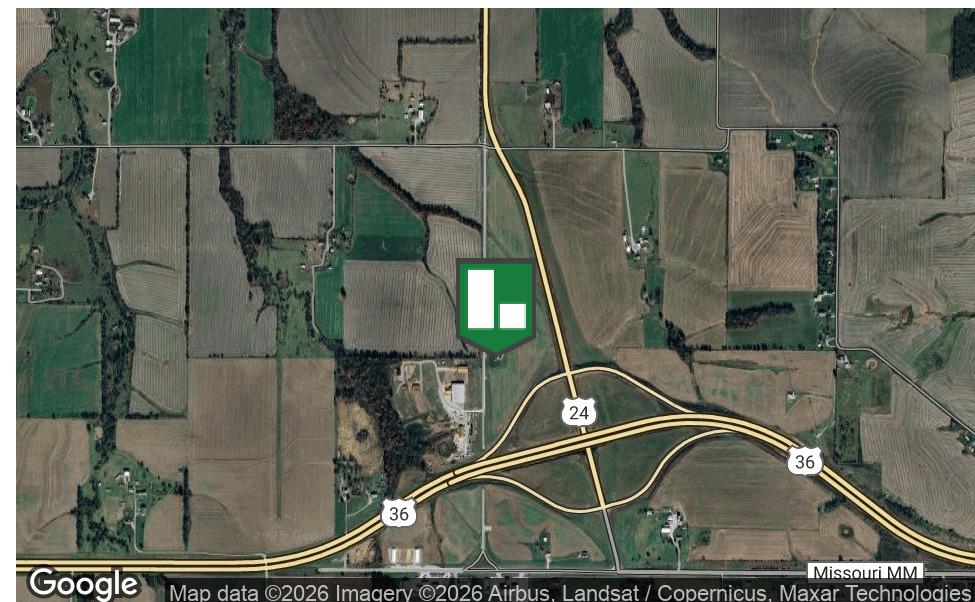
The property is located at 6801 Highway 24 in Palmyra, MO, a strategically positioned community in Marion County serving Northeast Missouri. Highway 24 is a well-traveled east–west corridor connecting the region to Hannibal, Interstate 72, and other key transportation routes.

The immediate area is characterized by industrial, agricultural, and transportation-related users, including trailer businesses, tractor and implement dealers, and trucking operations—creating a strong synergy for similar or complementary uses. Palmyra offers a business-friendly environment, lower operating costs compared to metro markets, and convenient access to regional labor and transportation networks.

This location provides an ideal balance of highway exposure, operational efficiency, and long-term growth potential for industrial and commercial users.

### PROPERTY HIGHLIGHTS

- Excellent frontage along Highway 24
- Ideal for light industrial or commercial development
- Strong visibility and easy access for trucks and heavy equipment
- Located near established industrial and transportation-related businesses
- Room for yard storage, parking, and future expansion
- Suitable for:
  - Trucking and logistics companies
  - Equipment, tractor, or implement dealers
  - Trailer sales or service operations
  - Light manufacturing or fabrication
  - Warehousing and distribution
  - Potential truck stop or travel center



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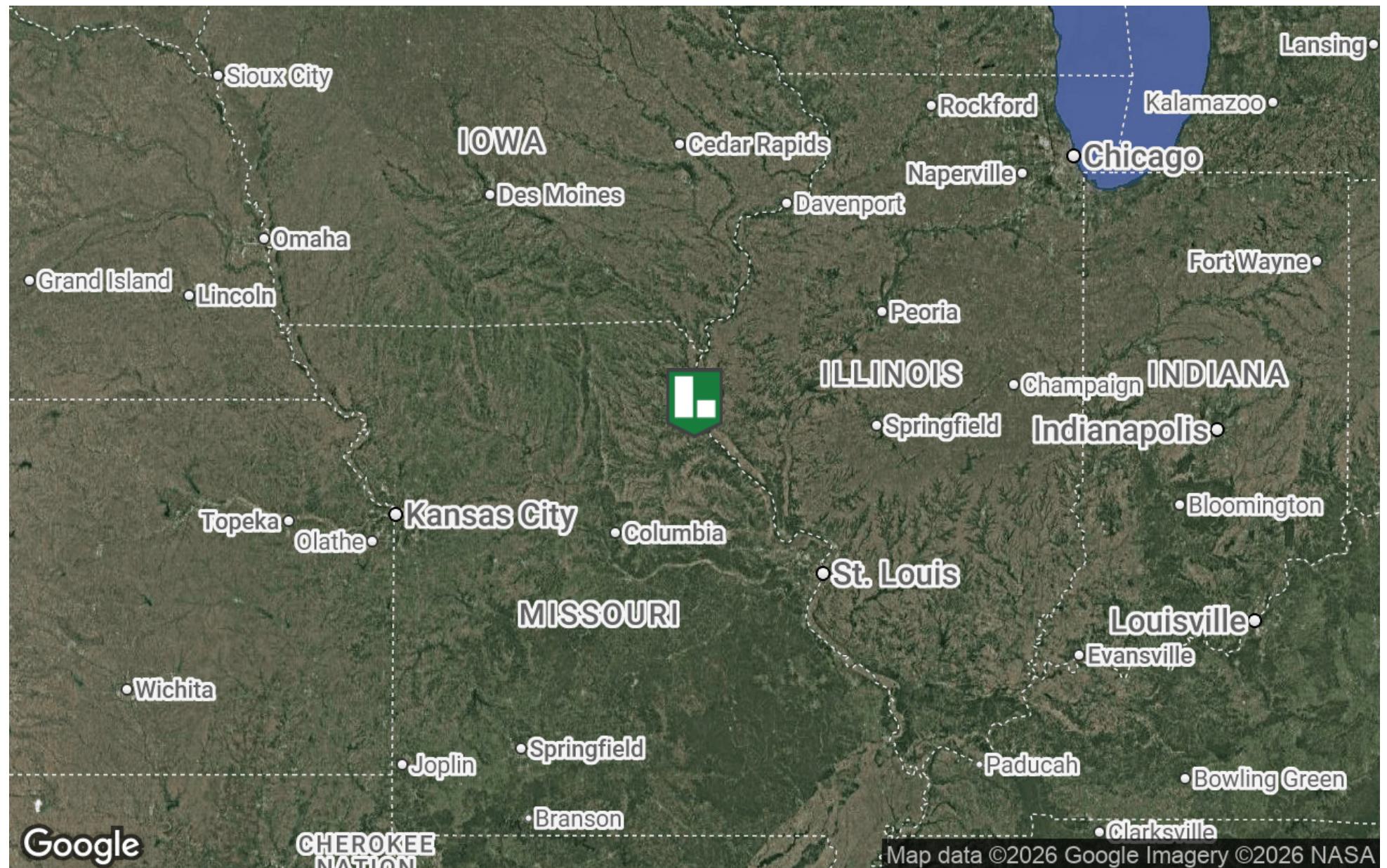
This 31 acre lot near Palmyra and Hannibal Missouri presents a compelling land opportunity positioned for light industrial and commercial development. Located along a key regional corridor with strong highway exposure, the site is surrounded by established industrial and transportation-oriented businesses, making it a natural fit for users seeking visibility, access, and room to grow.

The property is well suited for a range of uses including light manufacturing, equipment sales, trucking operations, distribution, or service-oriented industrial users. Given its highway frontage and proximity to existing trucking and trailer-related businesses, the site also offers strong potential for a truck stop or travel-oriented commercial development.

### OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,240,000 |
| Lot Size:   | 31 Acres    |

## LOCATION MAP



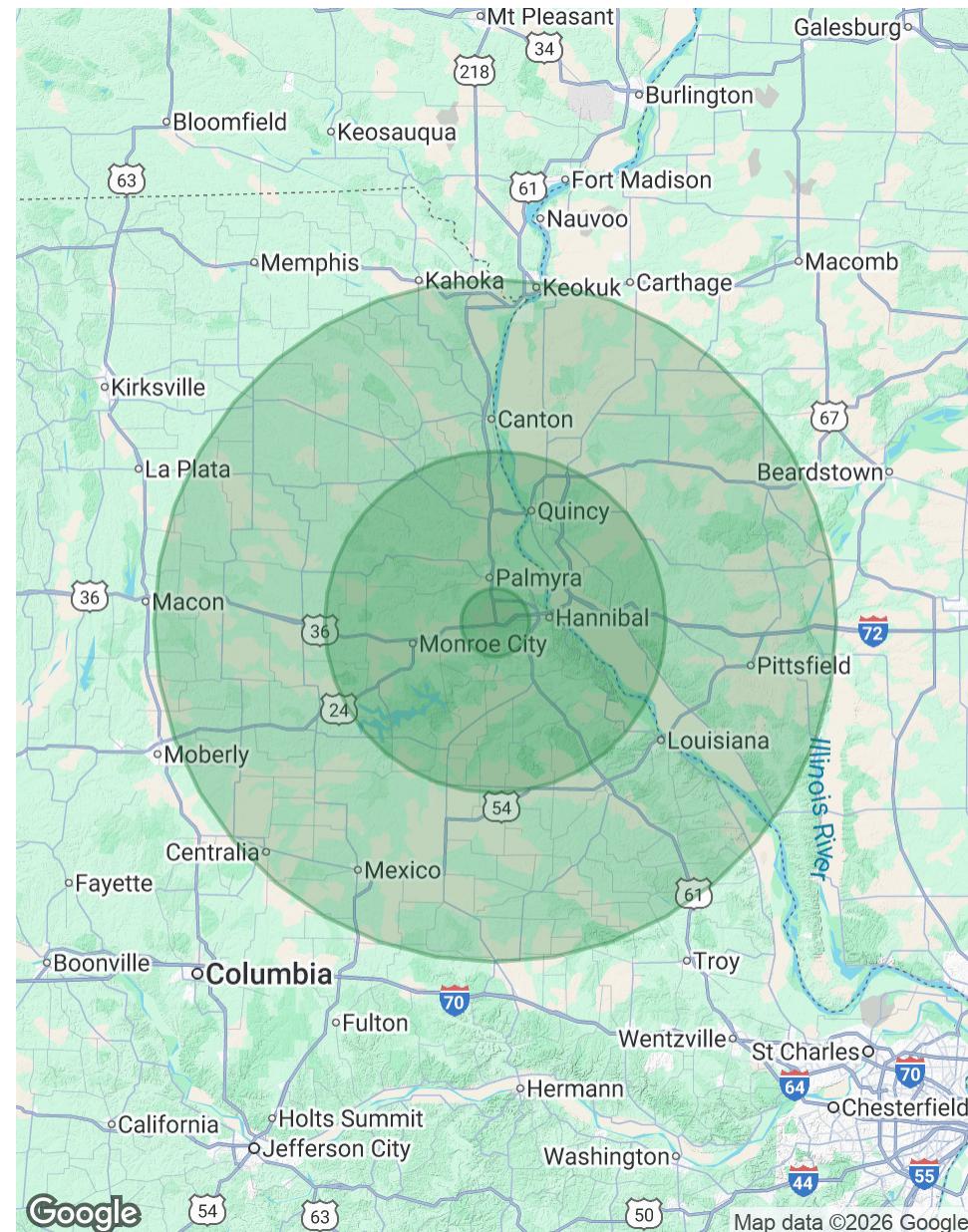
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## DEMOGRAPHICS MAP &amp; REPORT

| POPULATION           | 5 MILES | 25 MILES | 50 MILES |
|----------------------|---------|----------|----------|
| Total Population     | 2,231   | 103,918  | 228,987  |
| Average Age          | 42      | 42       | 42       |
| Average Age (Male)   | 42      | 41       | 41       |
| Average Age (Female) | 43      | 43       | 43       |

| HOUSEHOLDS & INCOME | 5 MILES   | 25 MILES  | 50 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 890       | 42,884    | 92,041    |
| # of Persons per HH | 2.5       | 2.4       | 2.5       |
| Average HH Income   | \$99,906  | \$85,220  | \$82,426  |
| Average House Value | \$280,194 | \$193,113 | \$186,007 |

Demographics data derived from AlphaMap



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## RETAILER MAP

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## ADDITIONAL PHOTOS



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**MATT HUBER**

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**PROFESSIONAL BACKGROUND**

Matt Huber has been active in economic and business development, sales, customer service, and residential and commercial real estate investing for over 10 years.

Matt began his commercial real estate career with Lorimont in 2023. In 2008, Matt graduated with a Master of Business Administration focused on Entrepreneurship from Southeast Missouri State University's Harrison College of Business. Matt's wife, Amanda, has been an area real estate broker for 10 years, and together they have invested in several residential and commercial projects.

Matt has extensive work experience in the utility field, where he has been a territory manager and business and economic development specialist. He graduated from the University of Oklahoma Economic Development Institute (EDI) in 2019, and in his business and economic development career, Matt has been a part of bringing many new corporate accounts into his territory, working hand-in-hand with local and regional governmental, chamber of commerce, and private investor stakeholders in recruiting new businesses to the area.

It is this well-rounded skillset that Matt brings to the Lorimont team. Matt focuses on assisting investors, businesses, and developers in site selection, excess property sales, and tenant and landlord representation.

**Lorimont Commercial Real Estate**

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