

FOR SALE - MAJOR PRICE REDUCTION!

NEC 32nd & I-49 - Joplin, MO



GENERAL INFORMATION

PARCEL 1:	
SALE PRICE:	\$895,000 \$749,000
ACREAGE:	7.39 Acres
PARCEL 2:	
SALE PRICE:	SOLD
ACREAGE:	4.93 Acres

PROPERTY INFORMATION

Development parcels immediately adjacent to new QuikTrip Travel Center, zoned C3. Will divide. This high-traffic location is at the crossroads of I-44 & I-49 in southeast Joplin, and has the potential to quickly develop.

Property would be suitable for a wide range of commercial applications.

Seller has placed some usage restrictions on the property. Please contact the listing office for details.

CONTACT
ALAN BUTTRAM / KORTNI JOHNSON
(417) 850-0240 Alan's Cell
(417) 812-2174 Kortni's Cll
alanbuttram@hotmail.com
kortnicommercial@gmail.com

1931 E. 20th, Suite 104
Joplin, MO 64804
(417) 782-4010 Office
www.bcre1.com



Joplin's #1 Commercial MLS Agent
Since 1993

WHY CONSIDER JOPLIN?

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

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