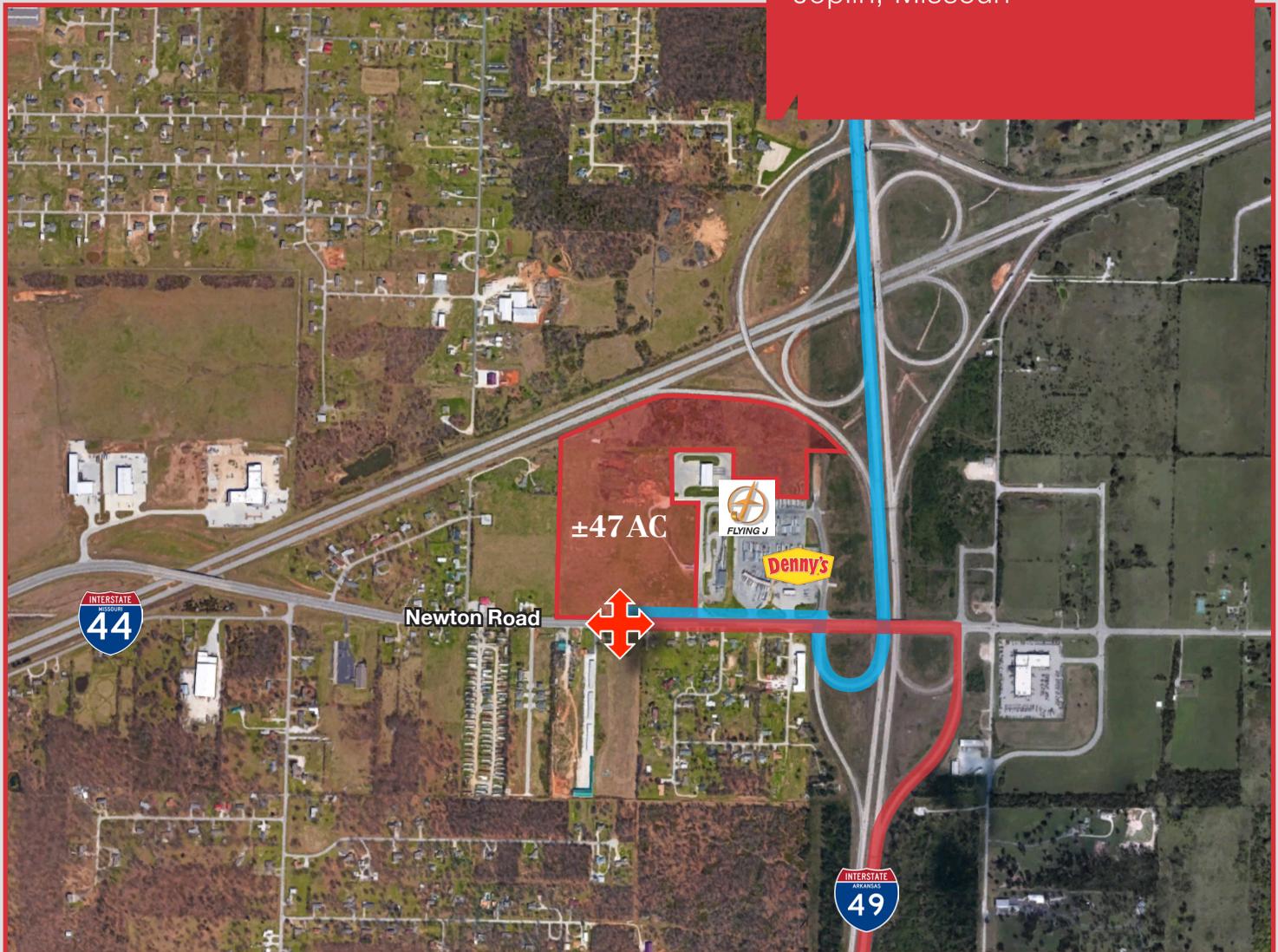


For sale
Land
SW Corner of I-44 & I-49
Joplin, Missouri



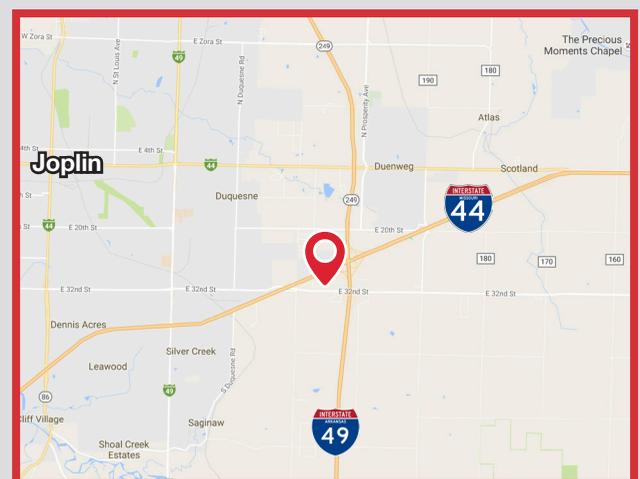
Property Features

- Zoned Agricultural
- Easy Access from I-44 & I-49
- +/- 2,300 ft. I-44/I-49 Interchange Frontage
- +/- 1,000 ft. Newton Road Frontage
- Suggested use: Industrial/Retail

Sale Price: \$5,500,000 (will consider ground lease)

Size: +/- 47 Acres

Available: Immediate



For more information:

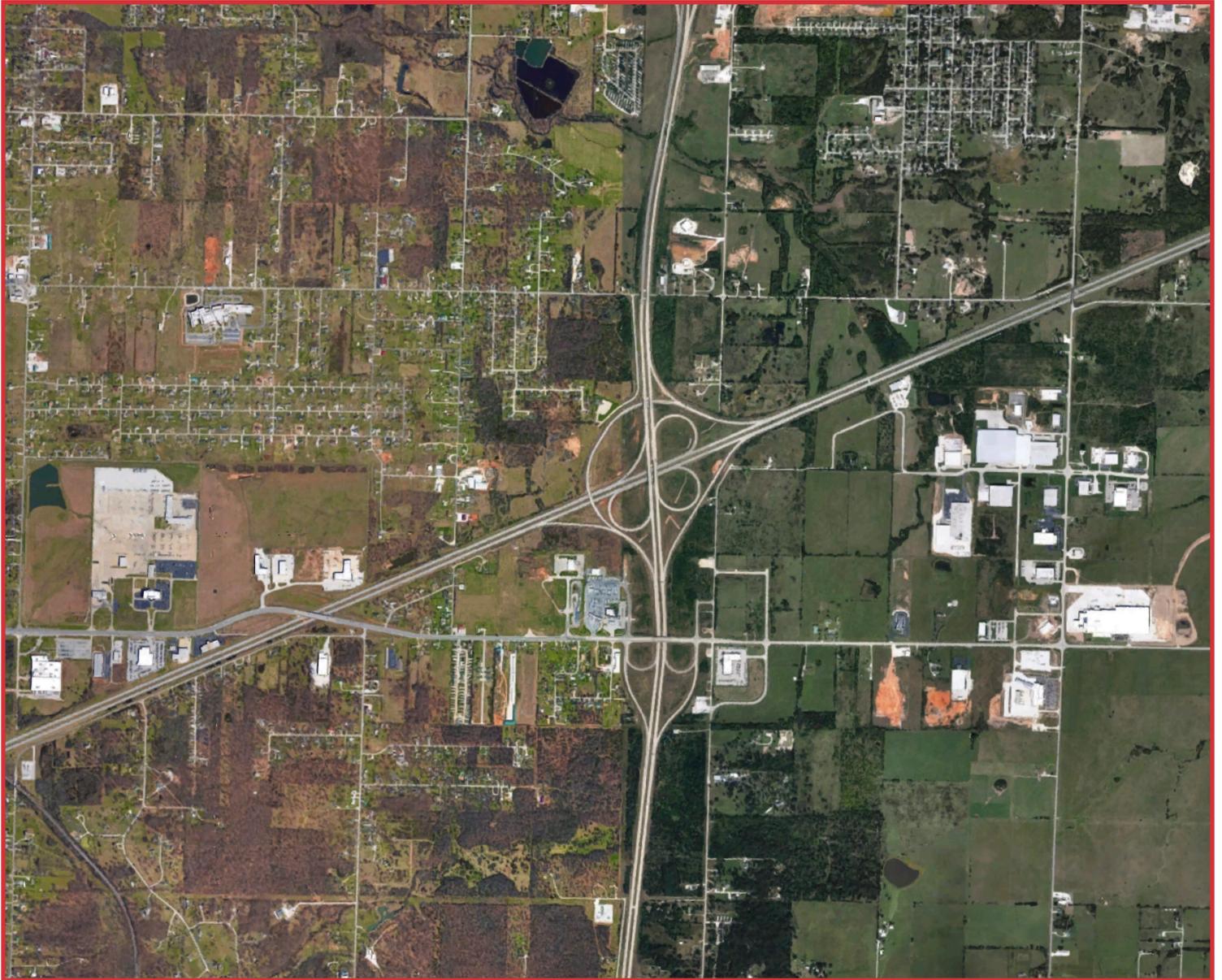
Hannah Cicioni

+1 479 270 4982 • hcicioni@NAIcapstone.com

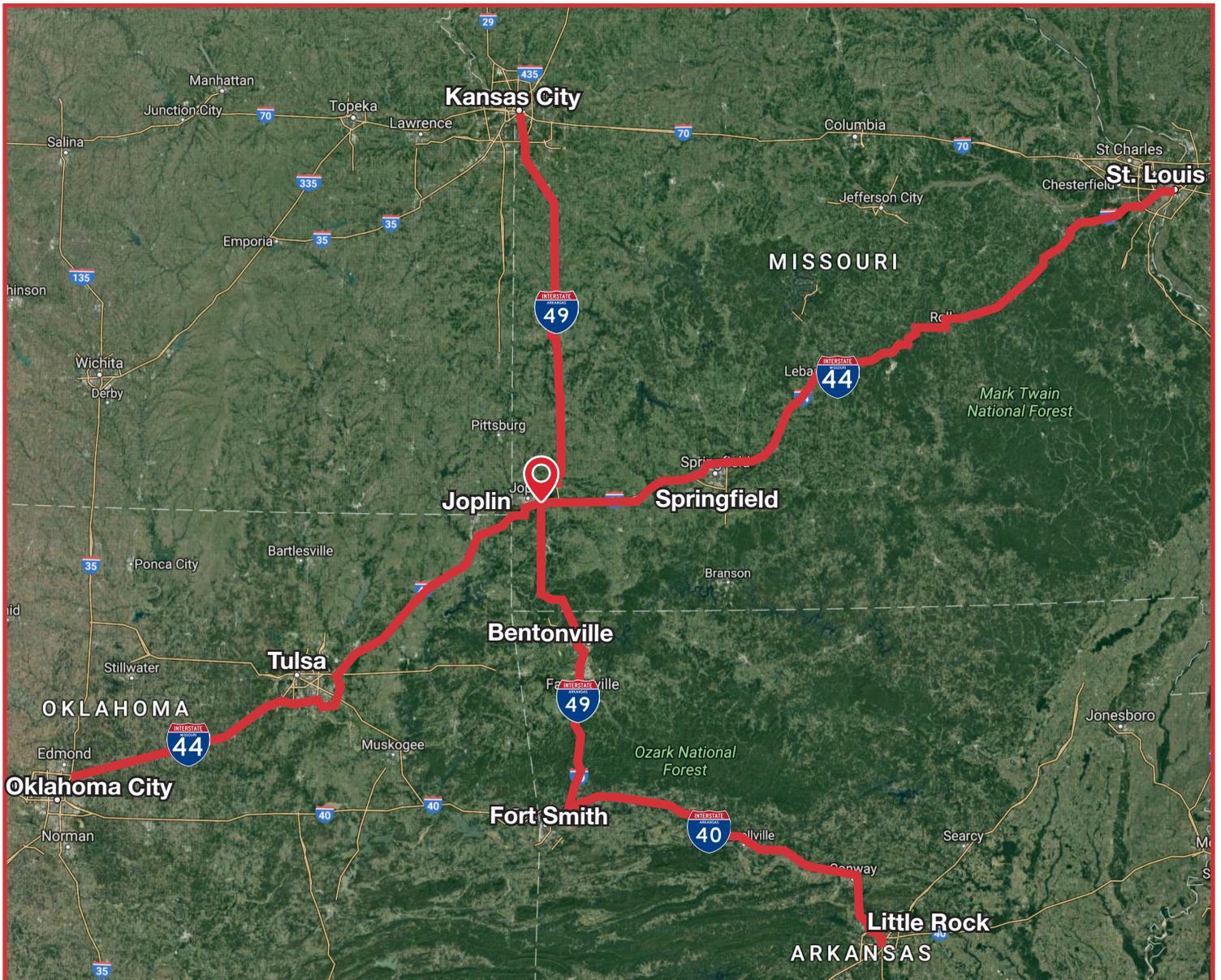
Josh Shelley

+1 870 321 0829 • jshelley@NAIcapstone.com

Zoom out Aerial



Regional Aerial



Distances from site to:

| | |
|---------------------|-----------|
| • Bentonville, AR | 59 miles |
| • Springfield, MO | 67 miles |
| • Tulsa, OK | 101 miles |
| • Fort Smith | 130 miles |
| • Kansas City, MO | 147 miles |
| • Oklahoma City, OK | 208 miles |
| • Little Rock, AR | 257 miles |
| • St. Louis, MO | 266 miles |



Hannah Cicioni

Comercial Advisor

Hannah Cicioni joins NAI Capstone as a commercial advisor bringing 6 years experience in the real estate industry. Prior to NAI Capstone, Hannah has been involved in land development and wildlife management consulting on large scale hunting operations. Hannah is also the founder and Managing Member of Cicioni & Co. a real estate Development and Consulting firm that specializes in historic preservation, residential, retail and mixed-use developments in and around historic downtown settings nation wide.

Hannah's scope of Service Experience include Buyer & Tenant Representation (National, Regional, Local), Focuses on the Purchase/Sell or lease of industrial, investment and multi-family development among others. She specializes in the sales and leasing of retail, office and downtown mixed-use properties in Northwest Arkansas. She is also a Northwest Arkansas Business Journal Fast 15 member 2016.

Hannah belongs to the Board of Realtors, the Arkansas Realtor Association and the National Association of Realtors.

Contact Information:

o 479 899 6840 c 479 270 4982
hcicioni@naicapstone.com
www.naicapstone.com



Josh Shelley

Comercial Advisor

Josh Shelley joins Capstone as a Commercial Real Estate Advisor. Formerly working in the corporate real estate sector, Josh focused on Retail and Sales Strategy as a Corporate Real Estate Manager for the expanding German Retail Grocer, Lidl, based out of Washington DC. He helped to organize and develop Lidl's core processes and systems including: market analysis, expansion strategy, portfolio management, land acquisition, as well as land development.

Before moving to Washington DC, he spent three years in Fayetteville, Arkansas working in Sales and Strategy for a vendor of Walmart Stores, Inc.

Josh holds a Bachelor of Science degree from Palm Beach Atlantic University, in Business Administration and Psychology. As a native of Mountain Home, Arkansas, Josh is glad to be back in Northwest Arkansas where he is passionate about working with both large and small businesses while serving new and old clients.

Contact Information:

o 479 899 6840 c 870 321 0829
jshelley@naicapstone.com
www.naicapstone.com

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NAICapstone

214 S. First Street Suite 202

Rogers, AR 72756

o: 479 899 6840 f: 479 899 6841

www.NAIcapstone.com