

Tract 2 Joplin, MO



RANGELINE RD, JOPLIN, MO 64804

COVER PAGE

For Sale

An aerial photograph of a commercial area in Joplin, MO. A red rectangular box highlights a specific tract of land. The text '4 ACRES +/- (can divide)' is overlaid on this box. The surrounding area includes various commercial buildings, parking lots, and roads.

**4 ACRES +/-
(can divide)**

For more information please contact:

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Senior Broker

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com





For Sale



PROPERTY OVERVIEW

4 Acre +/- lot for sale in Joplin, MO. Can be divided.

PROPERTY HIGHLIGHTS

- Prime lot Visible & Accessible from Rangeline Rd.
- Surrounded by Restaurants & Hotel.
- Access to 32nd & Rangeline.
- All Utilities to Site.
- Can be Divided.

PROPERTY SUMMARY

Sale Price: \$849,000

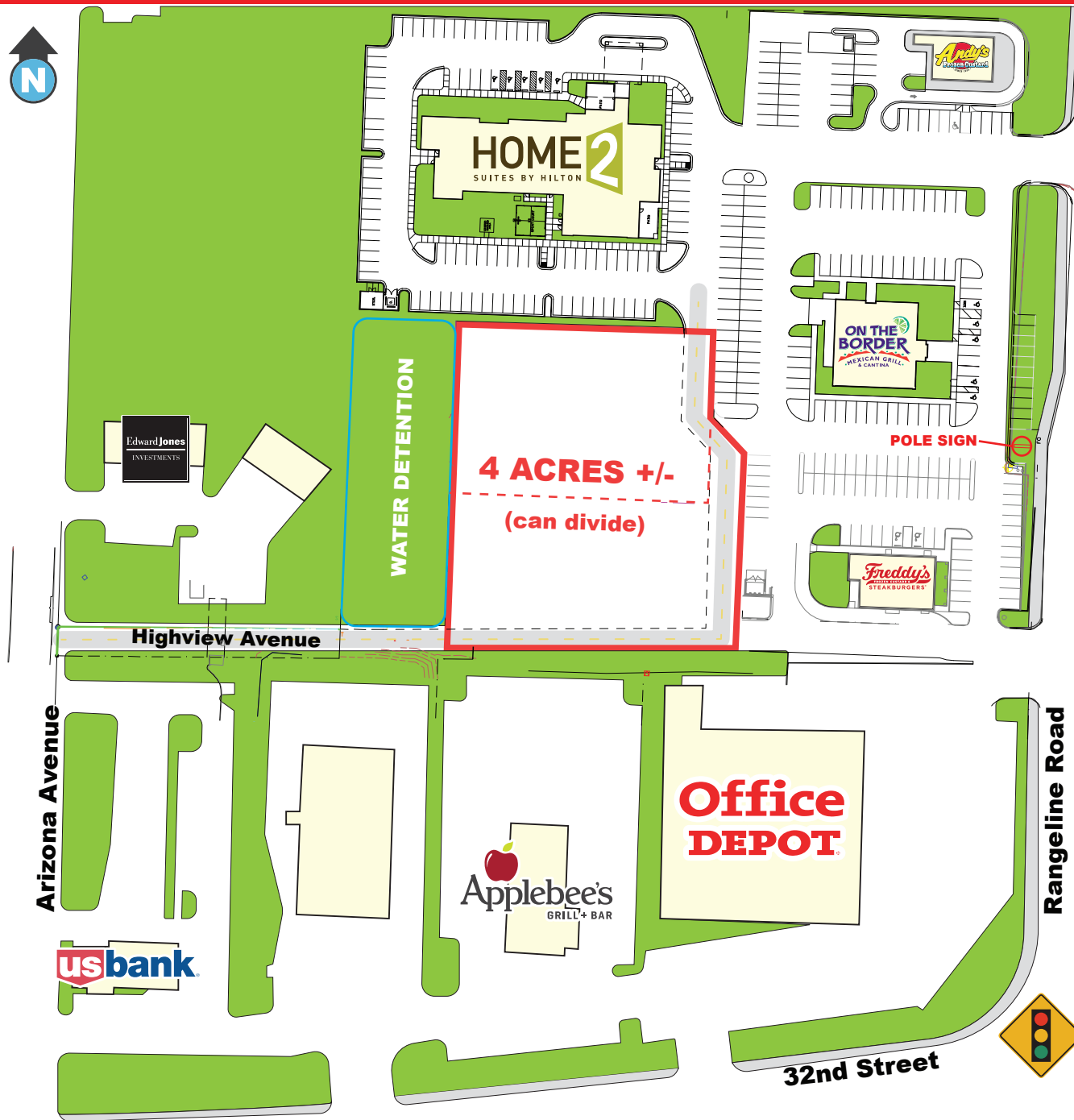
Lot Size: 4 Acres

APN #:

Zoning: Commercial

Market: Joplin, MO

Cross Streets: 32nd Street



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RETAILER MAP

For Sale



Map data ©2019 Google Imagery ©2019 DigitalGlobe, USDA Farm Service Agency

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LOCATION MAPS

For Sale



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,986	60,419	116,071
MEDIAN AGE	37.2	36.6	36.3
MEDIAN AGE (MALE)	36.9	35.2	35.0
MEDIAN AGE (FEMALE)	39.0	38.3	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,291	24,864	45,966
# OF PERSONS PER HH	2.3	2.4	2.5
AVERAGE HH INCOME	\$56,696	\$49,792	\$52,471
AVERAGE HOUSE VALUE	\$187,202	\$124,127	\$132,115

PROPERTY HIGHLIGHTS

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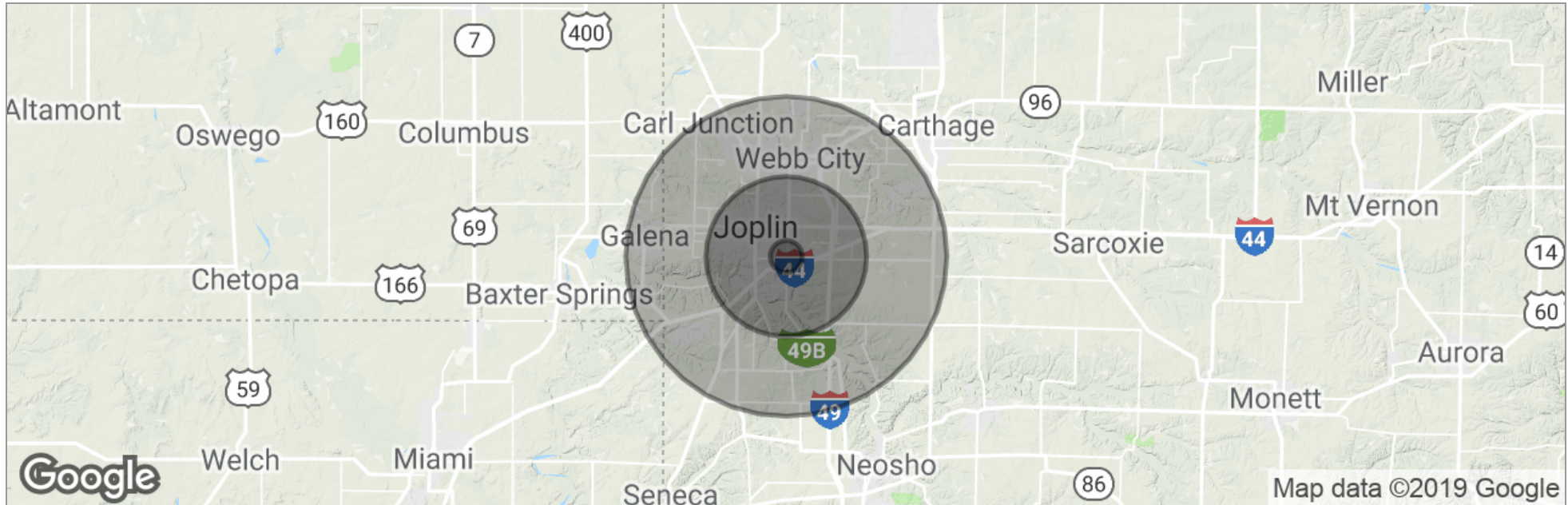
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DEMOGRAPHICS MAP

For Sale



	1 Mile	5 Miles	10 Miles
Total Population	2,986	60,419	116,071
Population Density	950	769	369
Median Age	37.2	36.6	36.3
Median Age (Male)	36.9	35.2	35.0
Median Age (Female)	39.0	38.3	37.5
Total Households	1,291	24,864	45,966
# of Persons Per HH	2.3	2.4	2.5
Average HH Income	\$56,696	\$49,792	\$52,471
Average House Value	\$187,202	\$124,127	\$132,115

* Demographic data derived from 2010 US Census

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ADVISOR

For Sale



DAVID HAVENS

Senior Broker

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MO #2015037234

EDUCATION

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR

MEMBERSHIPS

CCIM, ICSC, NAR, MAR.

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