



**VACANT LOT... SHOVEL READY**  
**WILSON CREEK MARKET PLACE DEVELOPMENT LOT 2-A**  
**4015 WILSON CREEK MARETPLACE ROAD**



Offered Exclusively By:  
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**REEECE COMMERCIAL REAL ESTATE:** 3600 S. National, Building-B Springfield, MO 65807 Office: 417.882.5710 / Fax: 417.888.6607



**SUMMARY LOT 2-A**

<b>Zoned:</b>	<b>C-2, will cooperate in re-zoning</b>
<b>Acres:</b>	<b>+/- 6.279</b>
<b>Square Feet:</b>	<b>+/-273,513</b>
<b>R.E. Taxes &amp; NID:</b>	<b>\$61,124</b>
<b>VPD:</b>	<b>+/- 15,000 per day</b>
<b>Price:</b>	<b>+/- \$1.45 sq. ft. / \$395,000</b>



Anchor lot in the center of Wilson Creek Market Place Development; at the intersection of Highway M (West Republic Road) and Highway FF. Ingress and egress off M Highway and FF onto W. Wilderness St, and Market Place Rd.. Development is shovel ready, has access to all utilities, with storm detention in place, and 15,000 vehicles per day. Adjoins new Russel Cellular 40,000 sq. ft. office building. Currently zoned C-2, however Seller will assist Buyer in gaining approval for re-zoning. Minutes away from the new 78,000 sq. ft. Veterans Clinic. RE Taxes on lot 2-A

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#### **DISCLAIMER**

**The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty.**

**You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision.**

**It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters.**

**Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.**

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