

SPECIAL PURPOSE FOR SALE



1030 N Rangeline Rd, Joplin, MO 64801



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
AVAILABLE SF:	
LOT SIZE:	2.85 Acres
BUILDING SIZE:	14,000 SF
ZONING:	C-3
MARKET:	Call Center
PRICE / SF:	\$135.71

PROPERTY OVERVIEW

Former owner occupied - Information Tech Building. all wired and ready to go. Whole building generator, 2 storm shelters

KW COMMERCIAL
619 S Florida Avenue
Joplin, MO 64801

GIL STEVENS-THE FLANAGAN GROUP
Broker
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gil_stevens@yahoo.com

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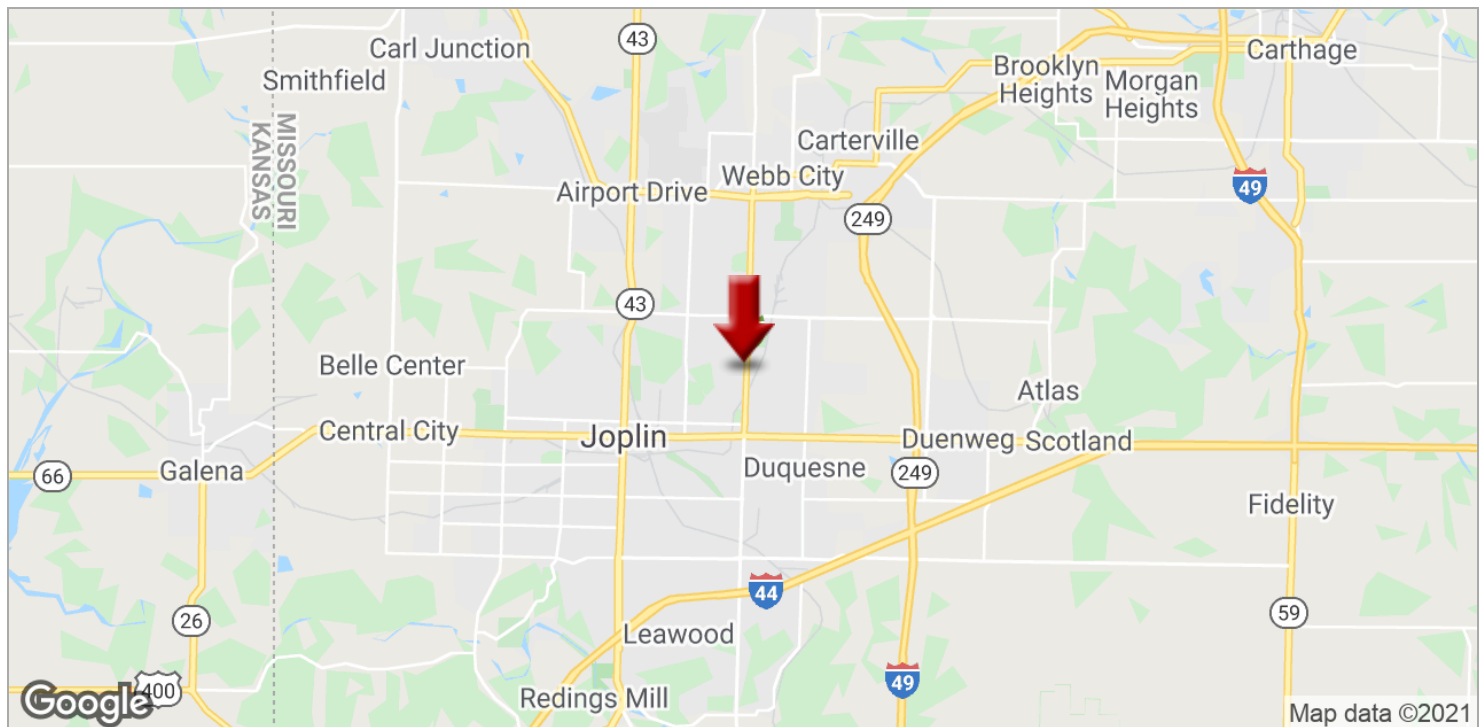
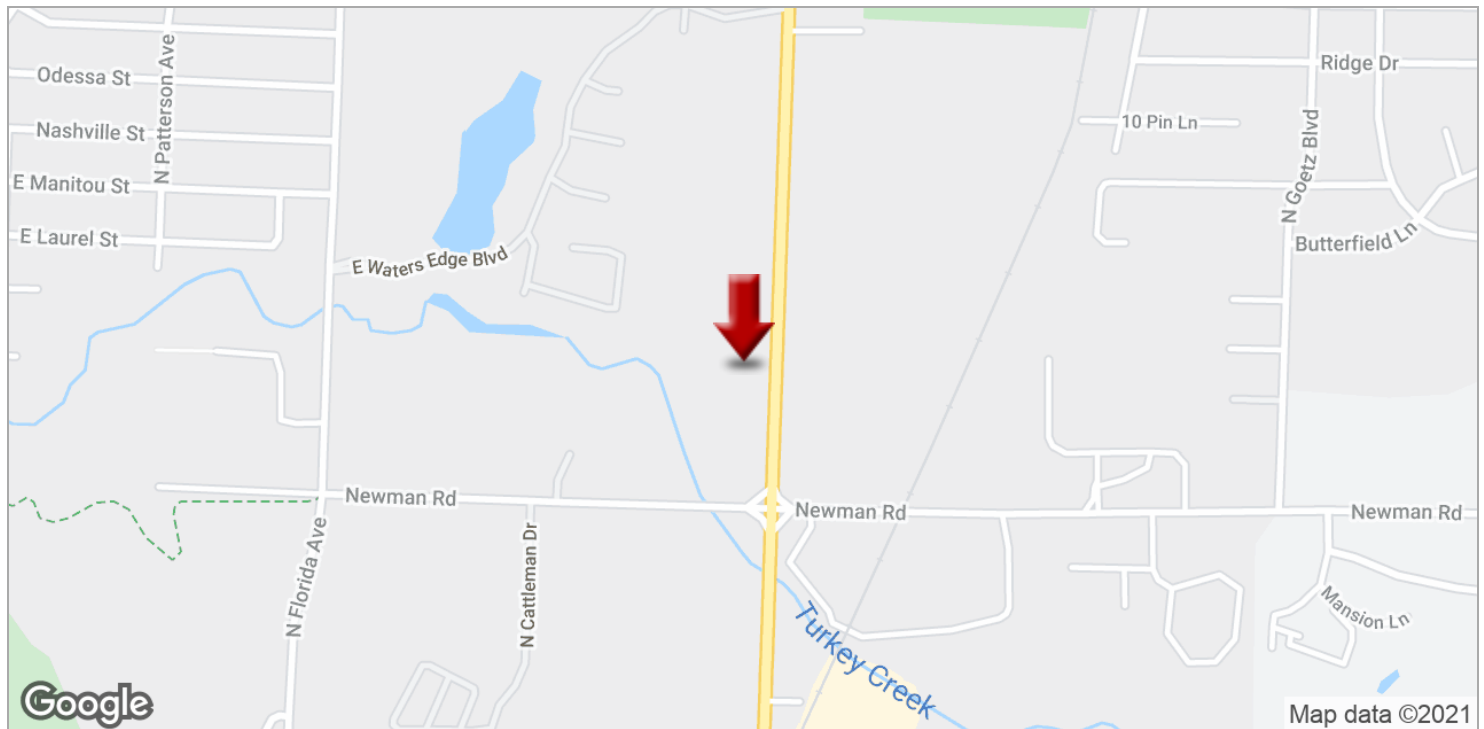
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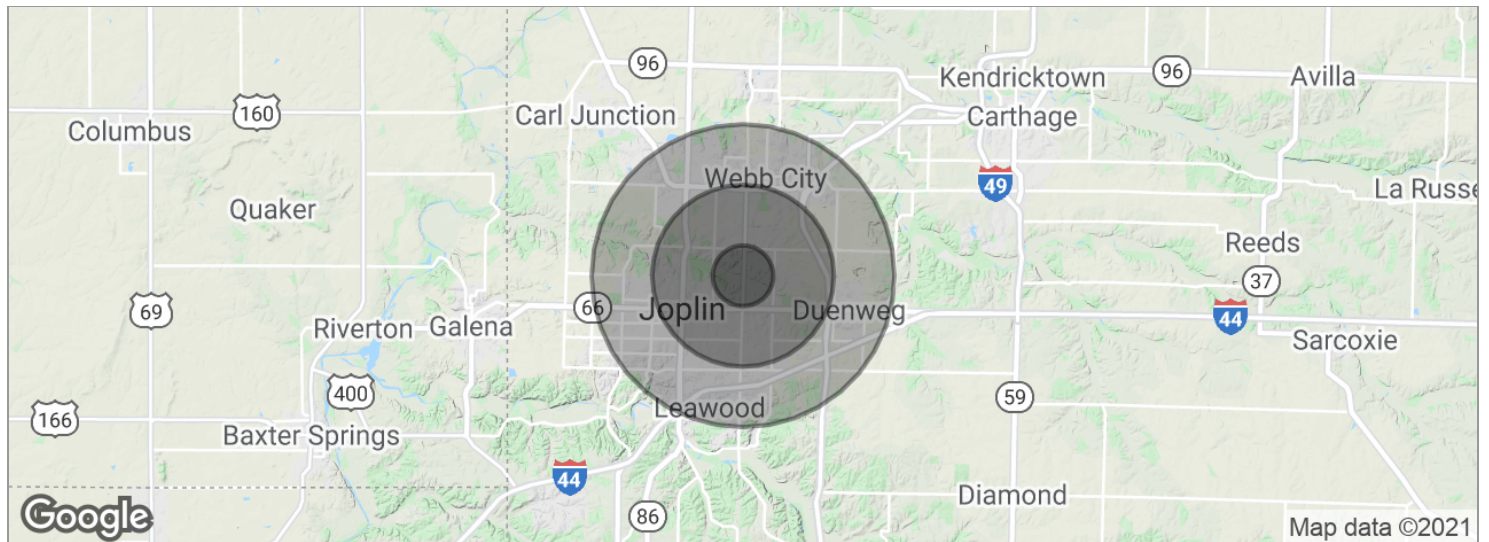
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,288	33,163	71,019
Median age	34.2	32.4	34.6
Median age (male)	31.3	30.5	33.0
Median age (Female)	36.8	34.6	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,297	13,512	28,921
# of persons per HH	2.5	2.5	2.5
Average HH income	\$46,971	\$46,547	\$47,724
Average house value	\$120,871	\$109,979	\$115,483

* Demographic data derived from 2010 US Census

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Rangeline Average Traffic Counts



Hwy 171 - 8th

Average Annual
Weekday Traffic
10,630

8th - Mt. Hope

Average Annual
Weekday Traffic
10,353

Mt. Hope - Zora

Average Annual
Weekday Traffic
13,742

Zora - Newman

Average Annual
Weekday Traffic
11,493

Newman - 7th

Average Annual
Weekday Traffic
10,517

7th - 12th

Average Annual
Weekday Traffic
14,623

12th - 20th

Average Annual
Weekday Traffic
17,620

20th - 32nd

Average Annual
Weekday Traffic
13,478

32nd - 36th

Average Annual
Weekday Traffic
10,293

MODOT shows Rangeline with an Average
Annual Daily Traffic Count over 20,000 for 2020



Source - modot.org/traffic-volume-maps