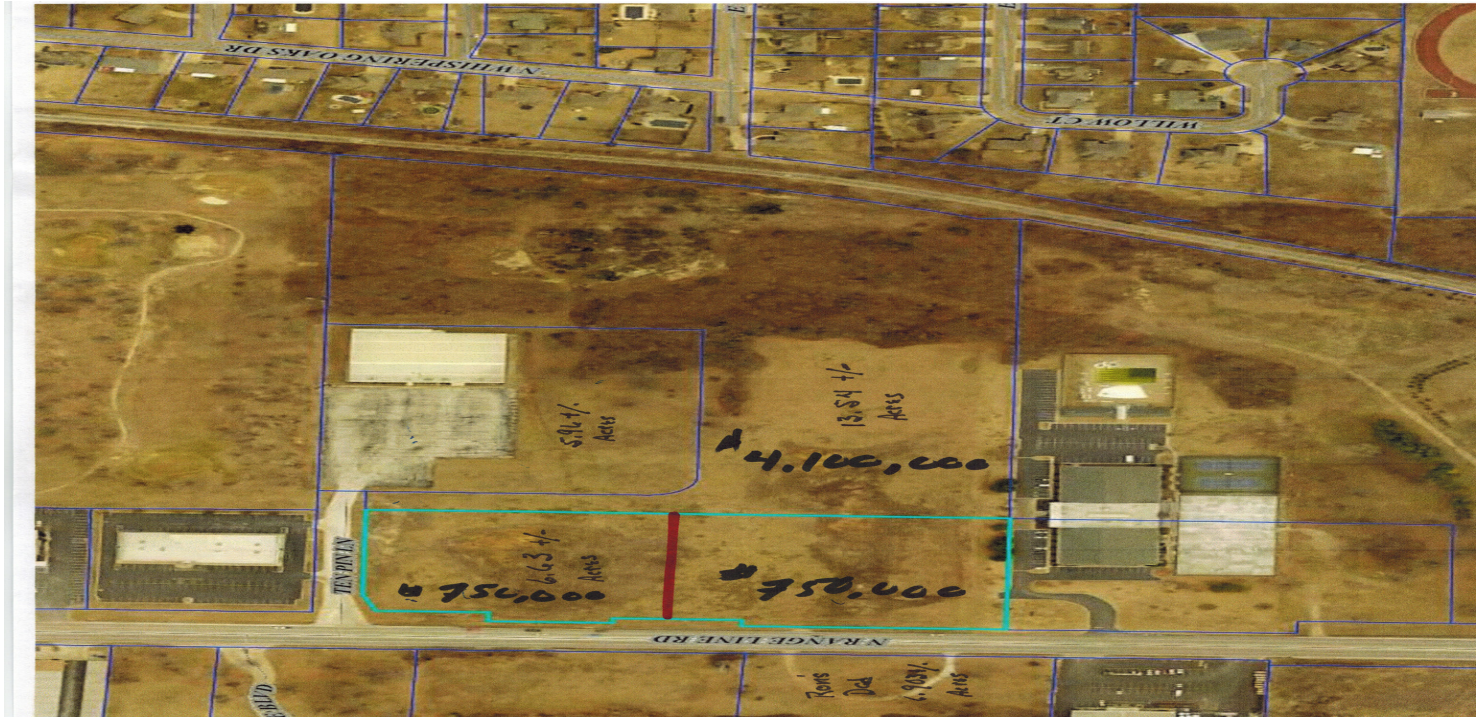


## LAND FOR SALE



Lot 1 TBD N Rangeline Rd, Joplin, MO 64801



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$750,000
<b>LOT SIZE:</b>	3 Acres
<b>ZONING:</b>	C-2
<b>PRICE / SF:</b>	\$5.74

### PROPERTY OVERVIEW

395 Ft of Rangeline frontage. Prime for Development

**KW COMMERCIAL**  
619 S Florida Avenue  
Joplin, MO 64801

**GIL STEVENS-THE FLANAGAN GROUP**  
Broker  
O: 417.623.9900  
C: 417.437.1061  
gil\_stevens@yahoo.com

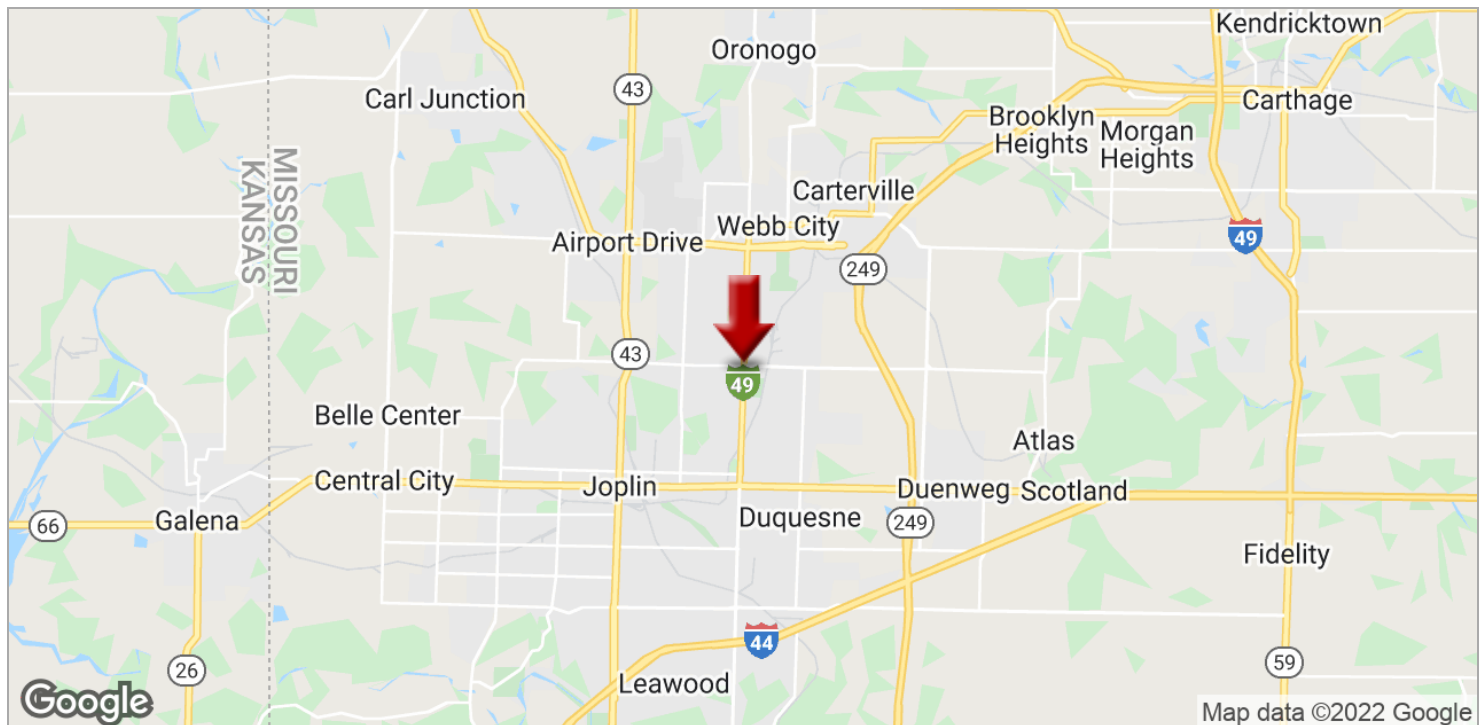
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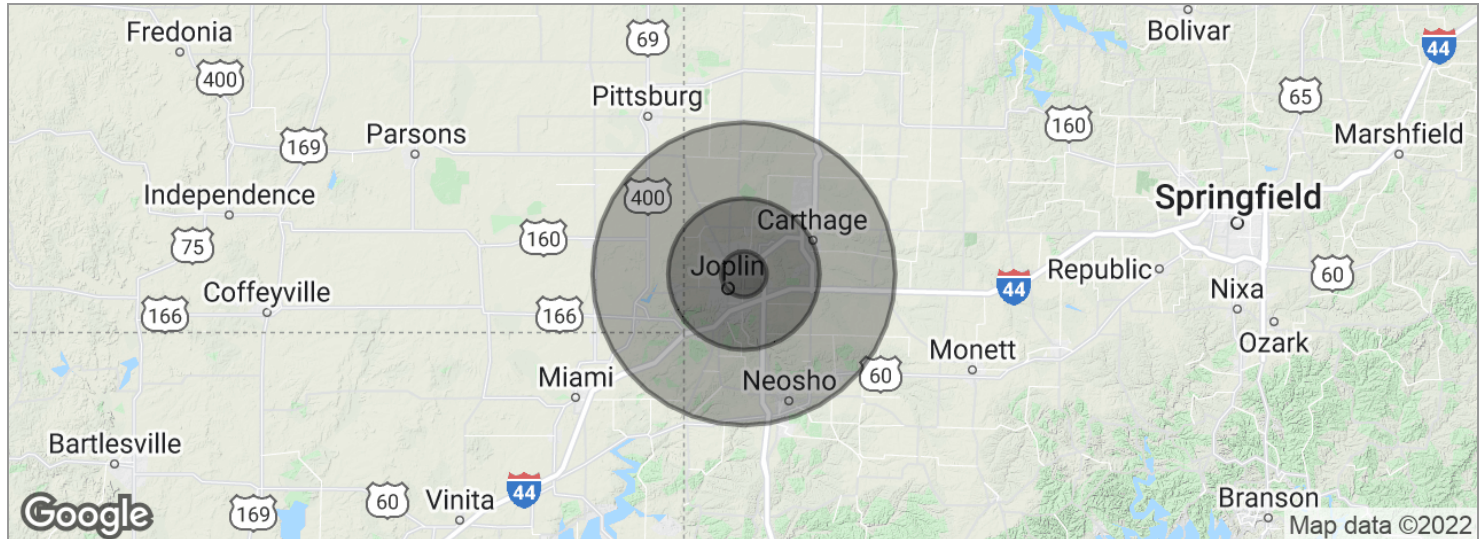
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POPULATION	3 MILES	10 MILES	20 MILES
Total population	26,902	125,621	203,444
Median age	32.8	35.5	36.2
Median age (male)	30.6	34.4	35.1
Median age (Female)	35.0	36.7	37.2
HOUSEHOLDS & INCOME	3 MILES	10 MILES	20 MILES
Total households	10,744	49,555	78,077
# of persons per HH	2.5	2.5	2.6
Average HH income	\$47,044	\$52,172	\$51,971
Average house value	\$116,455	\$129,531	\$127,651

\* Demographic data derived from 2010 US Census

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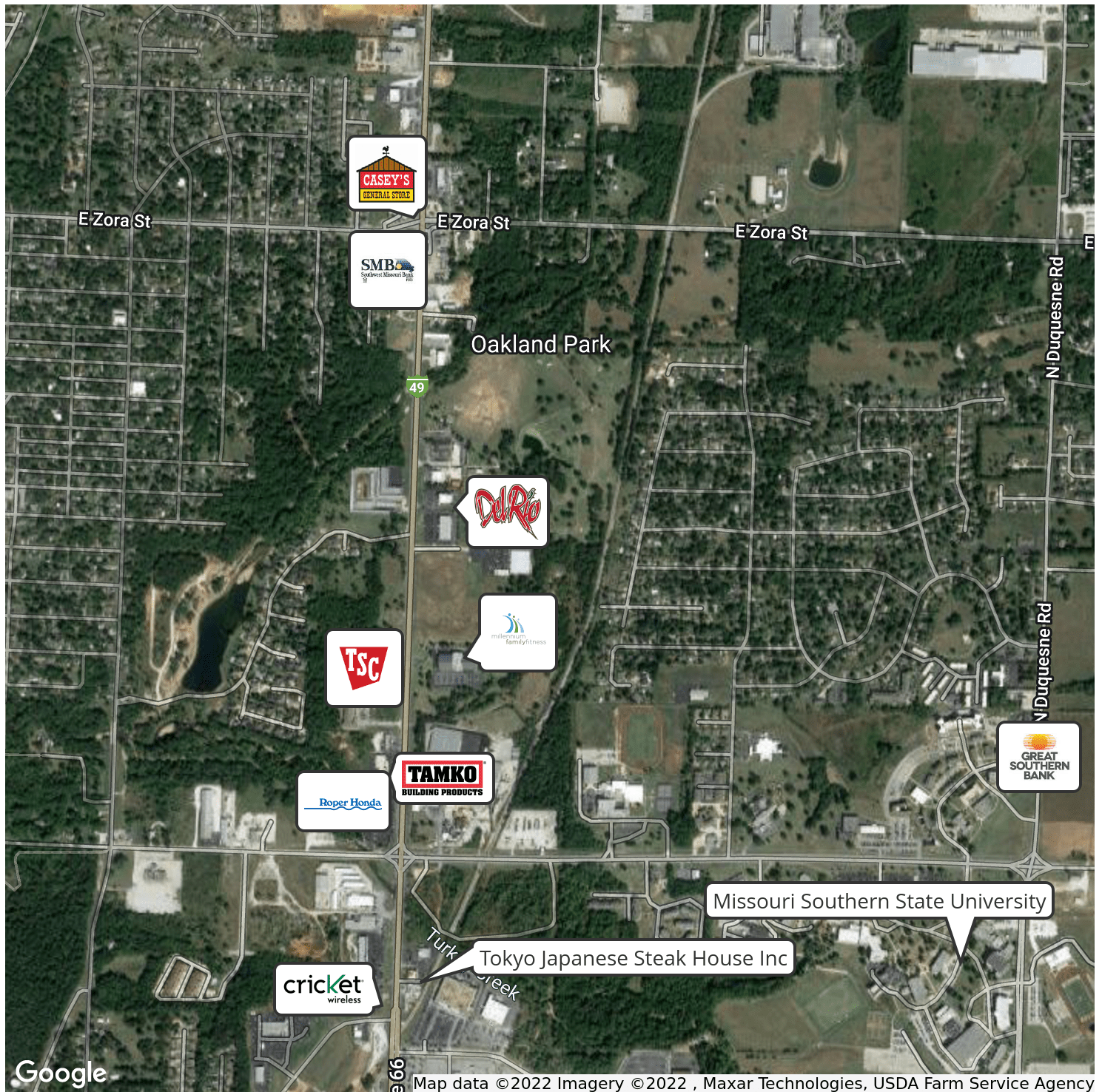
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## Rangeline Average Traffic Counts



### 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](https://modot.org/traffic-volume-maps)



