

LAND FOR SALE



Lot 2 TBD N Rangeline Rd, Joplin, MO 64801



OFFERING SUMMARY

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

PROPERTY OVERVIEW

395 Ft of Rangeline Frontage

KW COMMERCIAL  
619 S Florida Avenue  
Joplin, MO 64801

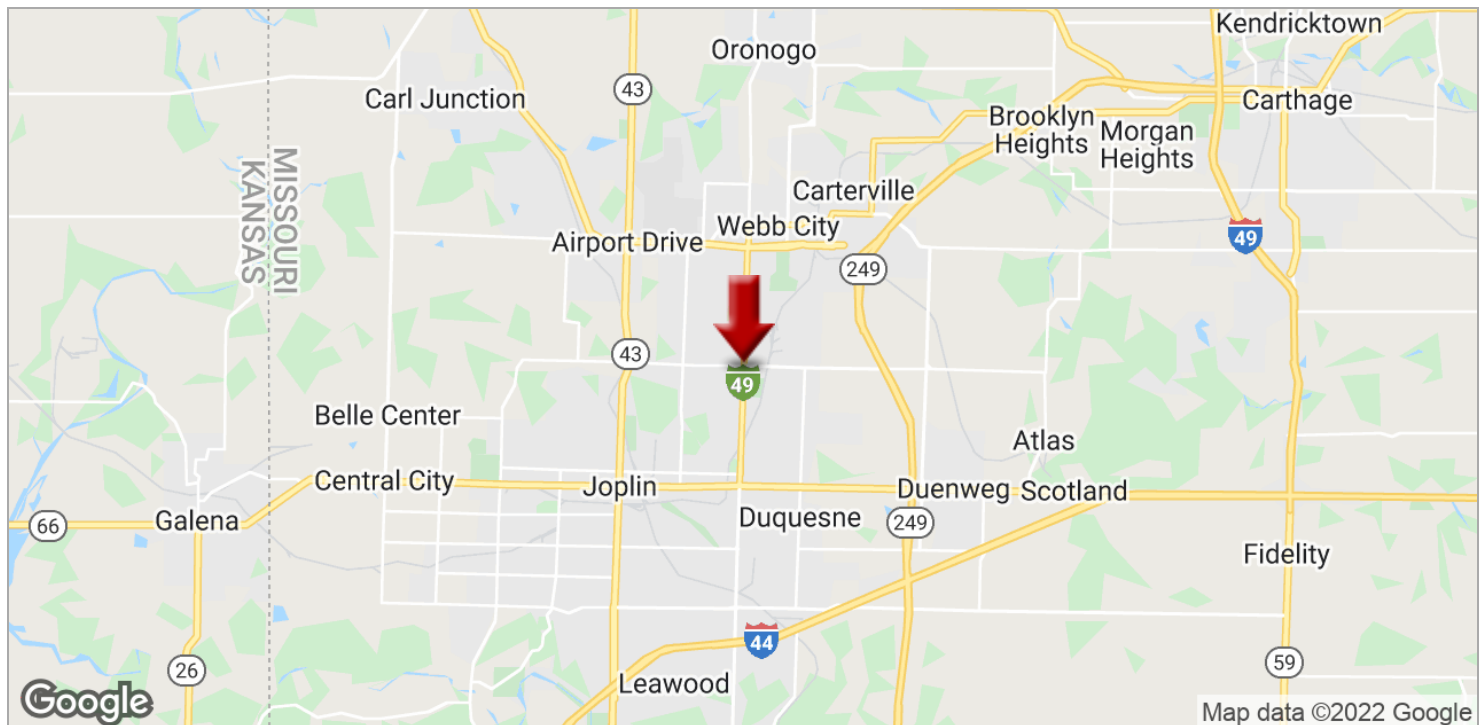
GIL STEVENS-THE FLANAGAN GROUP  
Broker  
O: 417.623.9900  
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gil\_stevens@yahoo.com

Keller Williams of Southwest Missouri 417.623.9900 We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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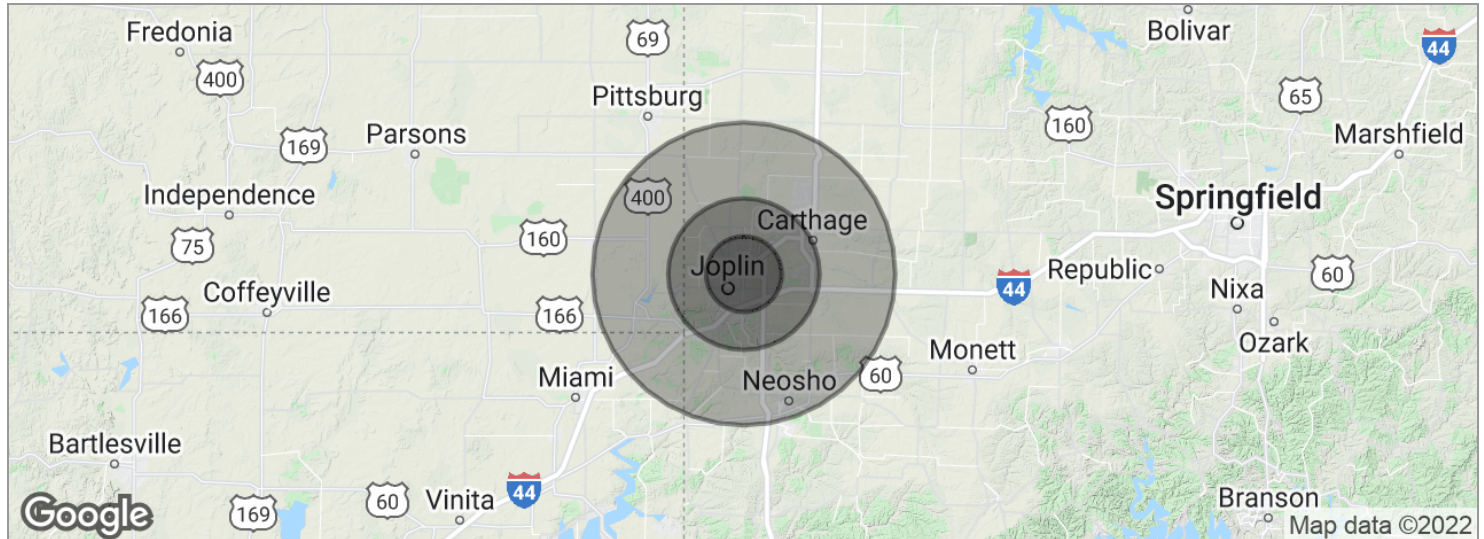
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	70,499	125,621	203,444
Median age	34.1	35.5	36.2
Median age (male)	32.4	34.4	35.1
Median age (Female)	35.7	36.7	37.2
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	28,645	49,555	78,077
# of persons per HH	2.5	2.5	2.6
Average HH income	\$46,964	\$52,172	\$51,971
Average house value	\$113,261	\$129,531	\$127,651

\* Demographic data derived from 2010 US Census

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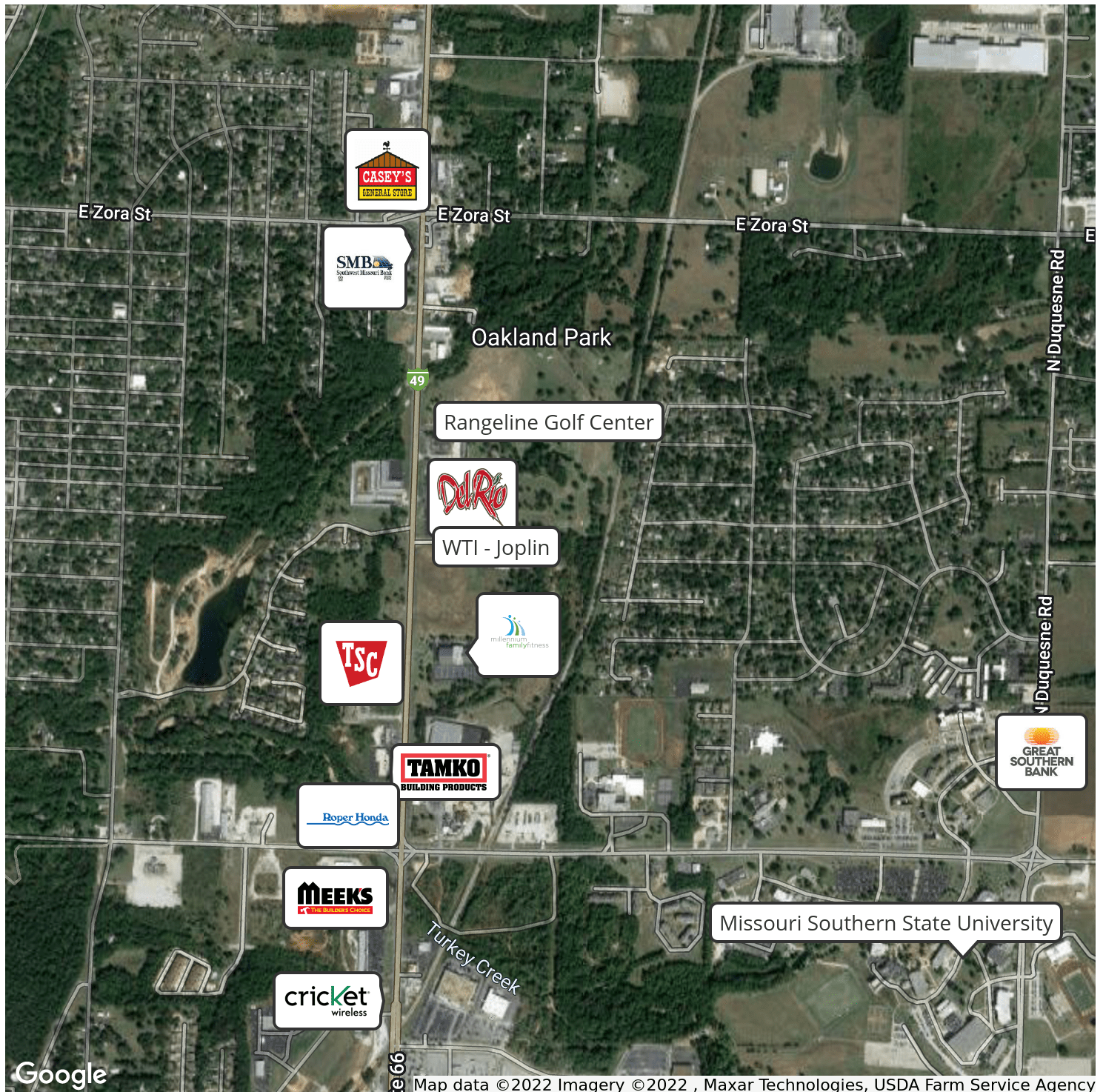
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## Rangeline Average Traffic Counts



### 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)



