

LAND FOR SALE



TBD Lot 34, 35 & 36 Fairlawn, Carthage, MO 64836



OFFERING SUMMARY

SALE PRICE:	\$405,000
AVAILABLE SF:	
LOT SIZE:	1.9 Acres
PRICE / SF:	\$4.89

PROPERTY OVERVIEW

Business area of Carthage, MO

DEMOGRAPHICS

	5 MILES	10 MILES	20 MILES
Total Households	9,098	16,879	70,101
Total Population	25,135	46,279	181,891
Average HH Income	\$44,884	\$48,538	\$50,892

KW COMMERCIAL
619 S Florida Avenue
Joplin, MO 64801

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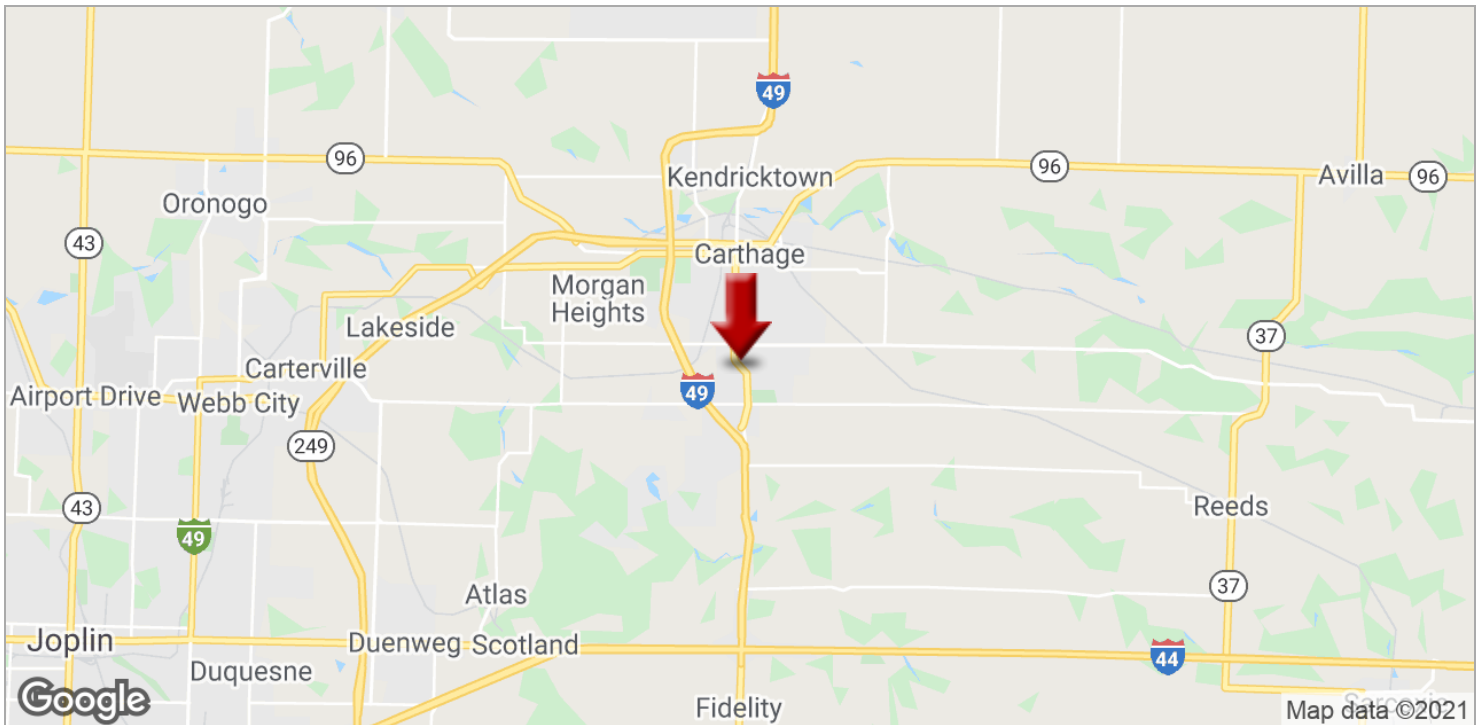
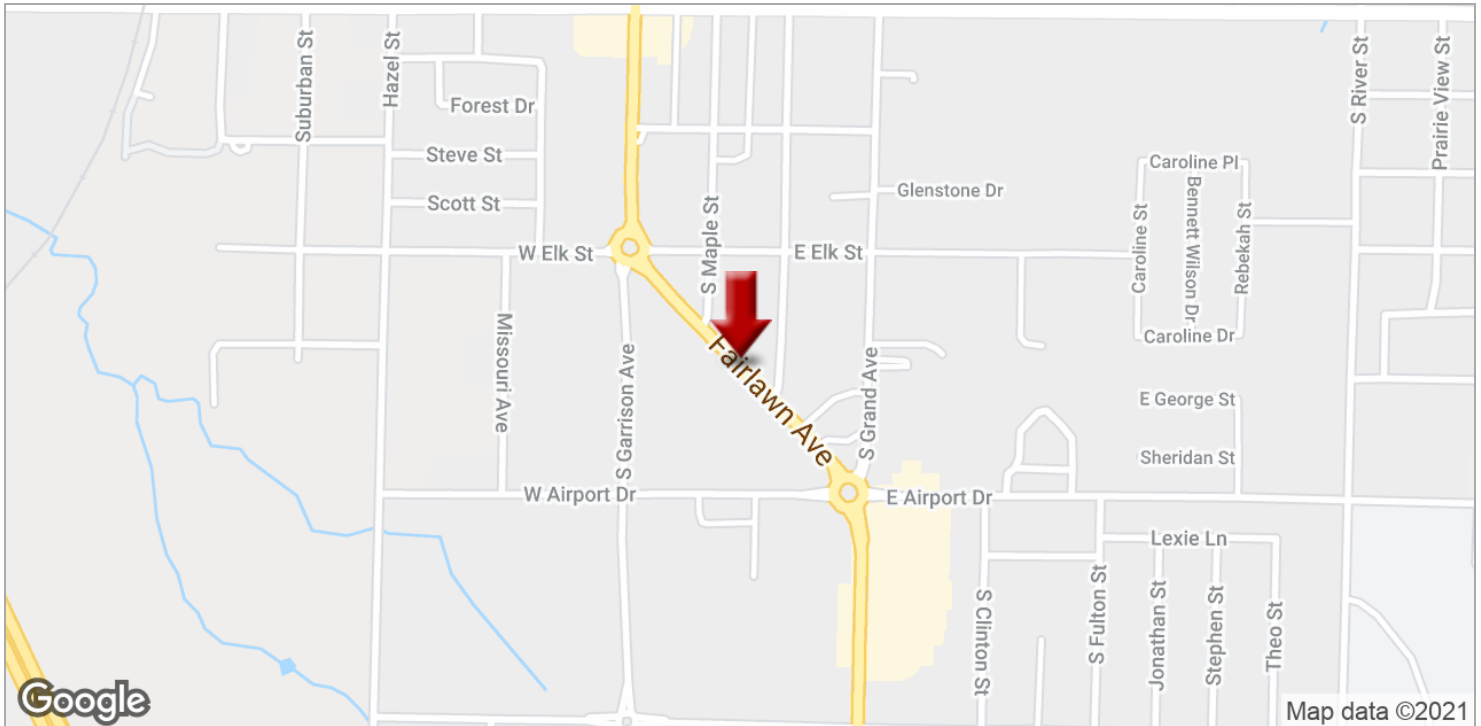
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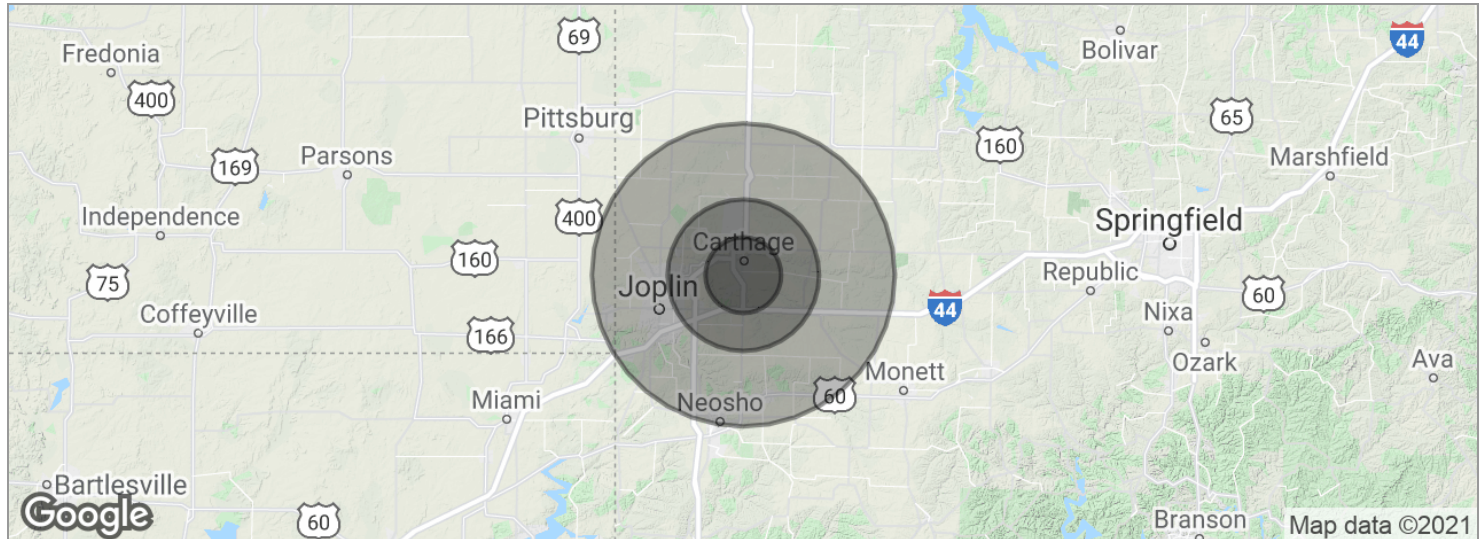
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POPULATION	5 MILES	10 MILES	20 MILES
Total population	25,135	46,279	181,891
Median age	34.9	35.3	36.1
Median age (male)	34.0	34.9	35.1
Median age (Female)	35.1	35.3	37.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total households	9,098	16,879	70,101
# of persons per HH	2.8	2.7	2.6
Average HH income	\$44,884	\$48,538	\$50,892
Average house value	\$109,356	\$120,426	\$126,987

* Demographic data derived from 2010 US Census

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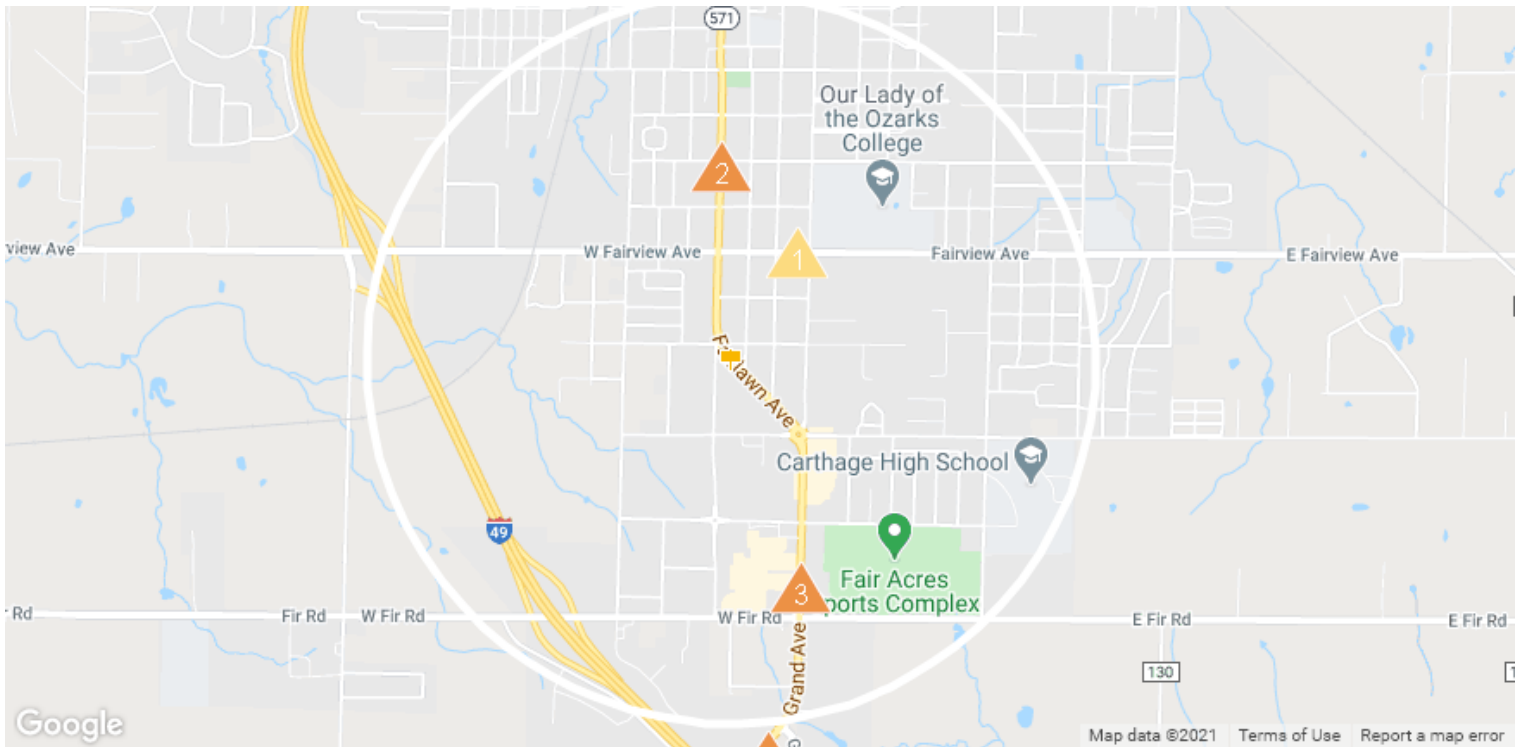
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Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

3,587

2018 Est. daily traffic counts

Street: E Fairview Ave

Cross: S Main St

Cross Dir: W

Dist: 0.06 miles

Historical counts

Year	Count	Type
2012	3,352	AADT
2011	3,386	AADT
2010	3,528	AADT
2005	4,118	AADT
2004	4,208	AADT

2

8,108

2018 Est. daily traffic counts

Street: S Garrison Ave

Cross: W Highland Ave

Cross Dir: N

Dist: 0.02 miles

Historical counts

Year	Count	Type
2010	8,439	AADT
2009	8,241	AADT
2006	9,086	AADT
2005	9,140	AADT
2004	9,636	AADT

3

10,141

2018 Est. daily traffic counts

Street: S Grand Ave

Cross: W Fir Rd

Cross Dir: S

Dist: 0.08 miles

Historical counts

Year	Count	Type
2008	10,078	AADT
2005	12,152	AADT
2004	12,412	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)