

# LAND FOR SALE

Malcom Mosby Dr & Hwy 59, Neosho, MO 64850



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$295,000
<b>LOT SIZE:</b>	4.25 Acres
<b>ZONING:</b>	C-3
<b>PRICE / SF:</b>	\$1.59

## PROPERTY OVERVIEW

Great vacant land approximately 4 acres near business & industrial district in Neosho.

## LOCATION OVERVIEW

From Hwy 60 & Hwy 59, south on Hwy 59, property at corner of Hwy 59 and Malcom Mosby Drive. Property on west side of Hwy 59.

## DEMOGRAPHICS

	5 MILES	10 MILES	25 MILES
Total Households	6,468	12,685	89,686
Total Population	17,153	34,286	233,690
Average HH Income	\$46,321	\$47,374	\$49,899

**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

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## LAND FOR SALE

Malcom Mosby Dr & Hwy 59, Neosho, MO 64850



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

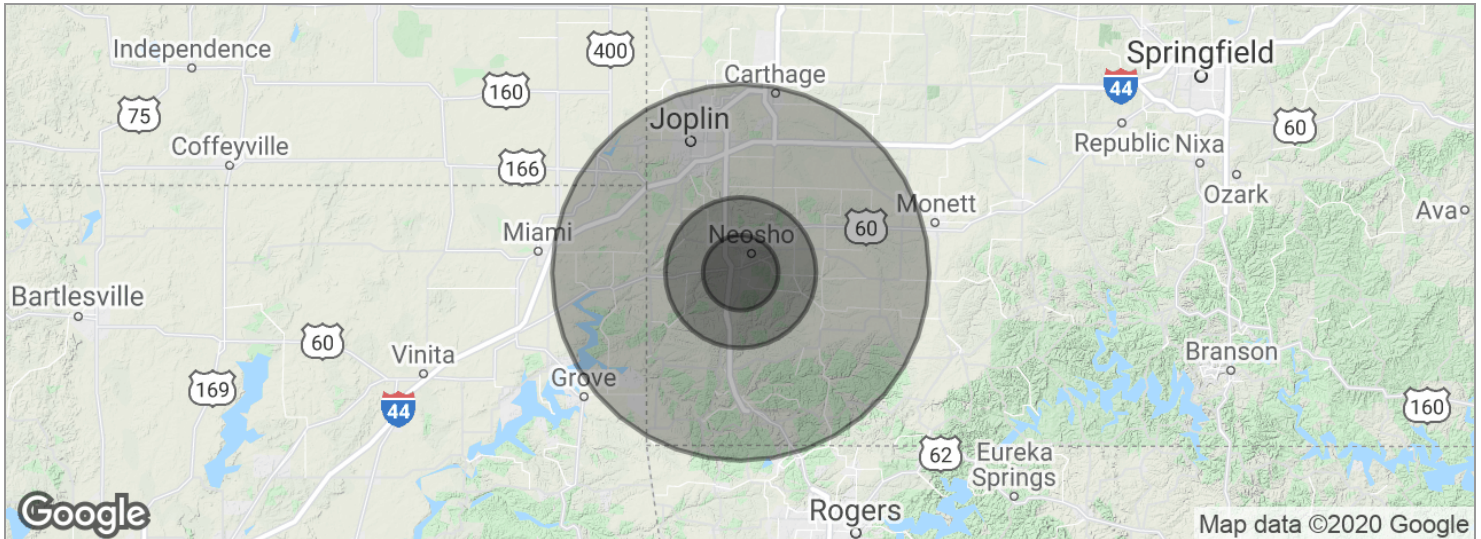
**GIL STEVENS-THE FLANAGAN GROUP**  
Broker  
O: 417.623.9900  
C: 417.437.1061  
gil\_stevens@yahoo.com

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

Malcom Mosby Dr & Hwy 59, Neosho, MO 64850



POPULATION	5 MILES	10 MILES	25 MILES
Total population	17,153	34,286	233,690
Median age	33.6	35.3	37.1
Median age (male)	31.5	33.4	35.8
Median age (Female)	37.0	37.8	38.4
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total households	6,468	12,685	89,686
# of persons per HH	2.7	2.7	2.6
Average HH income	\$46,321	\$47,374	\$49,899
Average house value	\$115,215	\$120,779	\$123,161

\* Demographic data derived from 2010 US Census

**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

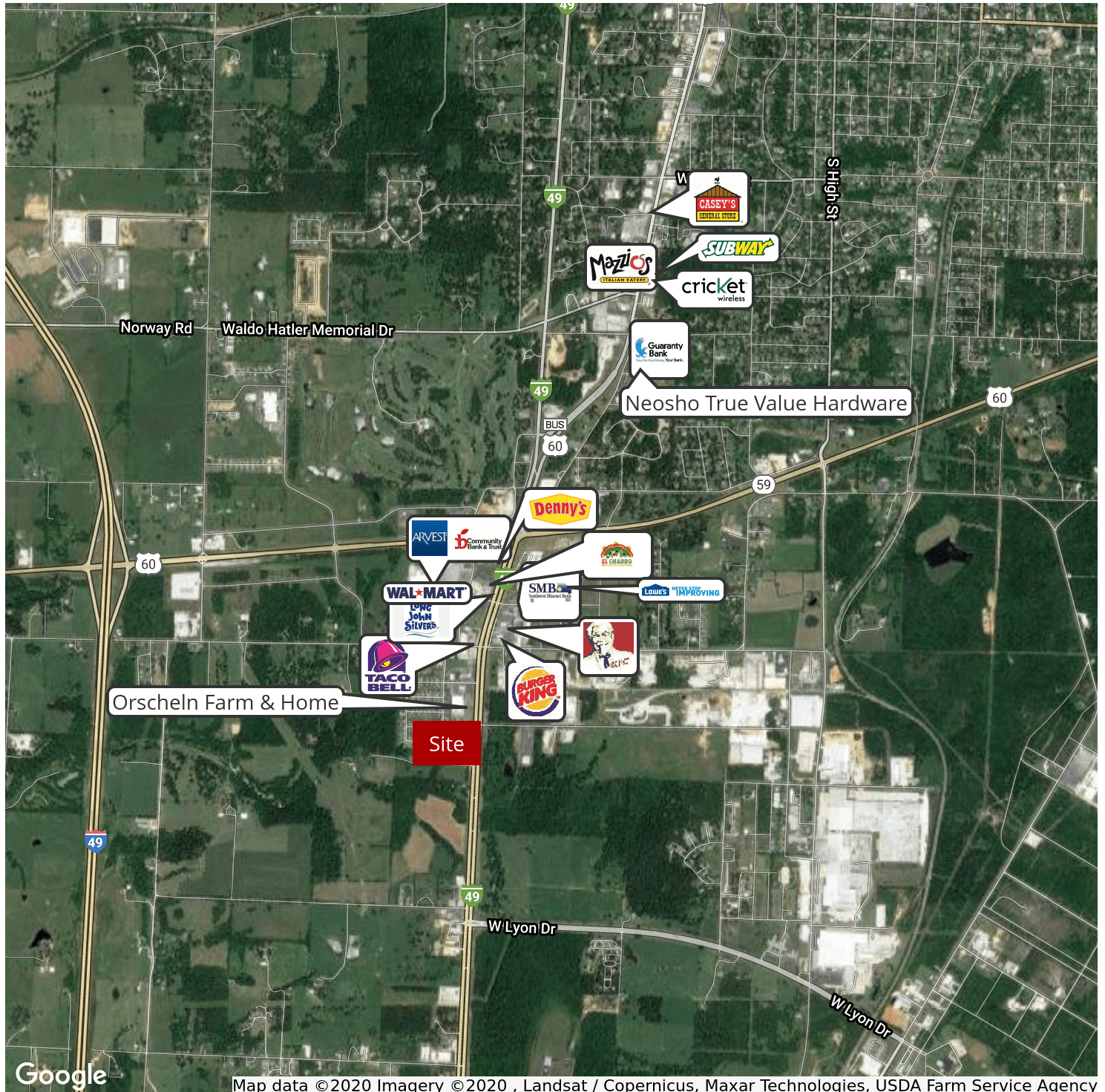
Keller Williams of Southwest Missouri 417.623.9900 We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## LAND FOR SALE

Malcom Mosby Dr & Hwy 59, Neosho, MO 64850



**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

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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)