

LAND FOR SALE

5401 S Main , Joplin, MO 64804



OFFERING SUMMARY

SALE PRICE: \$1,350,000

AVAILABLE SF:

LOT SIZE: 8.69 Acres

PRICE / SF: \$3.57

PROPERTY OVERVIEW

Great Location - Property just south of I-44 and Mercy Hospital

PROPERTY HIGHLIGHTS : ELECTRIC, WATER & SEWER AVAILABLE

DEMOGRAPHICS

	5 MILES	15 MILES	25 MILES
Total Households	22,361	63,783	94,455
Total Population	54,591	163,375	247,391
Average HH Income	\$50,414	\$52,193	\$51,000

KW COMMERCIAL
619 S Florida Avenue
Joplin, MO 64801

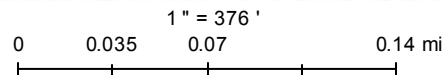
GIL STEVENS-THE FLANAGAN GROUP
Broker
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Keller Williams of Southwest Missouri 417.623.9900 We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation 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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Date: 2/19/2020



- | | | |
|--------------------|----------------|--------------------|
| DUQ_Roads | Newton Parcels | JoplinSewer |
| Joplin City Limits | Joplin Streets | GRAVITY |
| Jasper Parcels | Manholes | PRESSURE |

DISCLAIMER

This drawing is neither a legally recorded map or a survey and is not intended to be used as one. This map is compilation of records, information, and data located from the City of Joplin, Jasper and Newton Counties, and other State and Federal Offices, and other sources, affecting the area shown, and is to be used for reference purposes only. The City is not responsible for any inaccuracies herein.

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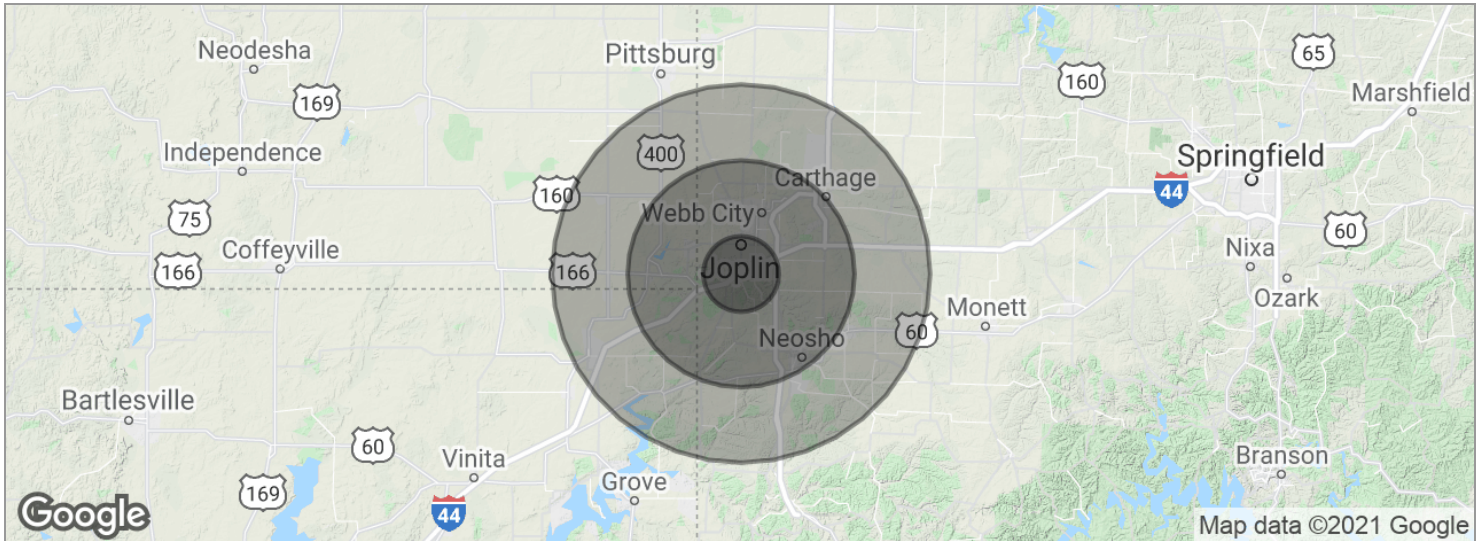
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POPULATION	5 MILES	15 MILES	25 MILES
Total population	54,591	163,375	247,391
Median age	37.1	36.2	36.5
Median age (male)	35.7	35.1	35.1
Median age (Female)	39.0	37.3	37.8
HOUSEHOLDS & INCOME	5 MILES	15 MILES	25 MILES
Total households	22,361	63,783	94,455
# of persons per HH	2.4	2.6	2.6
Average HH income	\$50,414	\$52,193	\$51,003
Average house value	\$128,612	\$129,217	\$123,778

* Demographic data derived from 2010 US Census

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TMS Data Zone - 2019 Average Annual Daily Traffic (AADT) - Help

MO 43 N (Year: 2019)

CST HEARNES BLVD S (Year: 2019)

Name	Quantity
AADT	9219
AAWDT	9515
MOTORCYCLE VOLUME	66
PASSENGER CAR VOLUME	6046
PU/PANEL TRUCK VOLUME	2753
BUS VOLUME	11
SINGLE UNIT TRUCK VOLUME	242
COMB SEMI TRAILER VOLUME	102
PEAK HOUR VOLUME AM	1172
PEAK HOUR VOLUME PM	594

[Show Traffic Daily Volume](#)

Note: Volumes represent one direction only.
Select other direction to see opposing volumes.

CST HEARNES BLVD S (Year: 2019)

MO 43 N (Year: 2019)

RP MO86 TO IS44E E (Year: 2019)

MO 86 E (Year: 2019)

MO 86 E (Year: 2019)

RP IS44E TO MO86 W (Year: 2019)

RP MO43S TO IS44E E (Year: 2019)

RP MO43S TO IS44E E (Year: 2019)

RP IS44E TO MO86 W (Year: 2019)

LP 44 W (Year: 2019)

2019 AADT Legend

- 1 to 399
- 400 to 999
- 1,000 to 1,699
- 1,700 to 2,499
- 2,500 to 4,999
- 5,000 to 9,999
- 10,000 to 19,999
- Over 20,000

POWERED BY **esri**

RP MO86 TO IS44E E (Year: 2019)

Name	Quantity
AADT	9193
AAWDT	10111
MOTORCYCLE VOLUME	142
PASSENGER CAR VOLUME	6623
PU/PANEL TRUCK VOLUME	1879
BUS VOLUME	25
SINGLE UNIT TRUCK VOLUME	248
COMB SEMI TRAILER VOLUME	276
PEAK HOUR VOLUME AM	1013
PEAK HOUR VOLUME PM	706

LP 44 W (Year: 2019)

Name	Quantity
AADT	9219
AAWDT	9515
MOTORCYCLE VOLUME	66
PASSENGER CAR VOLUME	6046
PU/PANEL TRUCK VOLUME	2753
BUS VOLUME	11
SINGLE UNIT TRUCK VOLUME	242
COMB SEMI TRAILER VOLUME	102
PEAK HOUR VOLUME AM	1172
PEAK HOUR VOLUME PM	594



Google Earth

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2000 ft