

PRIME MULTI USE DEVELOPMENT PARCEL

DEVELOPMENT PROPERTY FOR SALE

213 Acres Hwy 60 & Hwy 125, Rogersville, MO 65742



SALE PRICE: \$2,280,000

PRICE PER ACRE: \$10,704

LOT SIZE: 213.0 Acres

APN #: 882021200011 & 882021100007

ZONING: A-1

CROSS STREETS: Hwy 125 & Hwy 60

TRAFFIC COUNT: 30,000

PROPERTY OVERVIEW

Approx 213 acres of prime development property fronting on Hwy 60 just 6 min from Hwy 65 interchange (Springfield). Over 4,450 ft frontage on Hwy 60 with nearly 27,000 daily traffic count; over 1,300 ft frontage on Hwy 125 with nearly 3,400 daily traffic count and approx 4,500 ft frontage on FR 182. Excellent linkage to all surrounding cities and services. Gently rolling topography is suitable for mixed use planned development or commercial/industrial development.

Utilities include natural gas main on south side of Hwy 60. Sewer avail NE of Hwy 125 and Hwy 60 intersection. Electric and telephone avail.

PROPERTY FEATURES

- Ideal for Master Planned Development or Rural Subdivisions
- Both Commercial and Residential Uses
- Excellent Linkage To All Surrounding Cities and Services
- See Video of Property: https://youtu.be/ov_STZx966c

KW COMMERCIAL

1619 E Independence S

Springfield, MO 65804

DAVID WALN

Commercial Broker Associate

O: 417.447.2853

C: 417.839.8532

dwaln@kwcommercial.com

MO #2014037840

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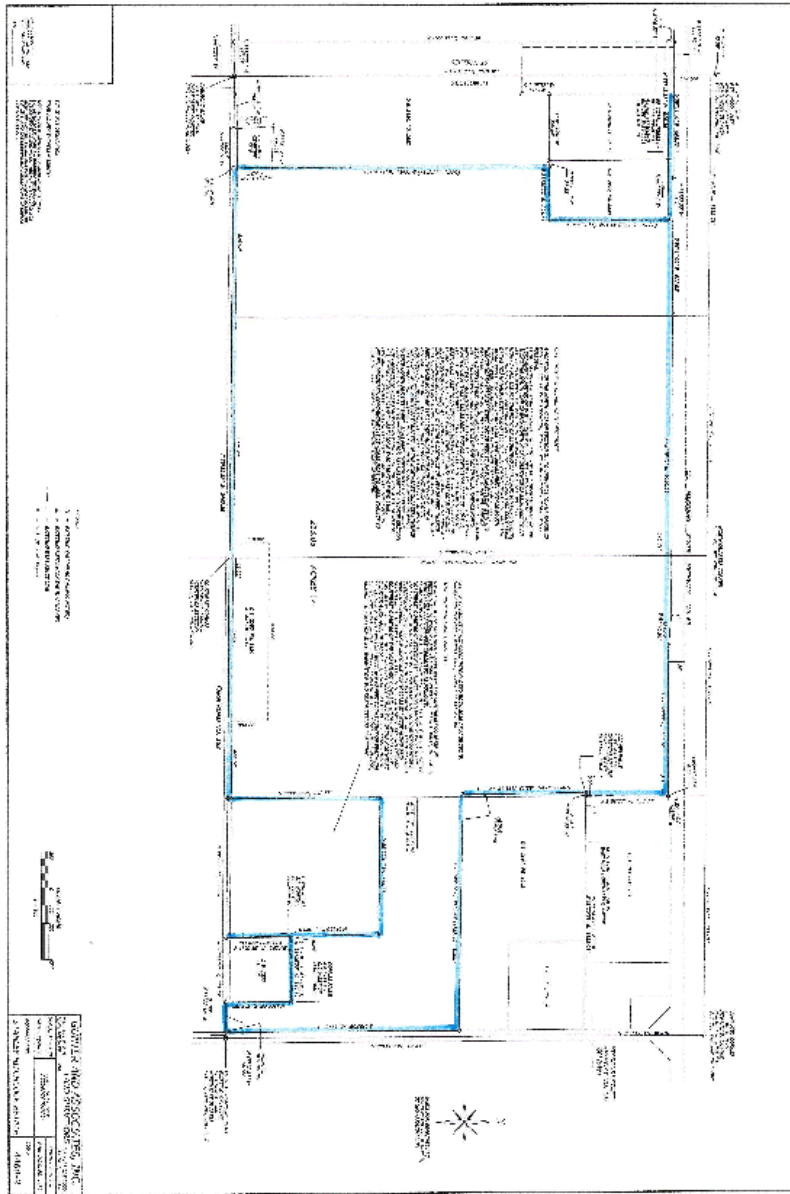
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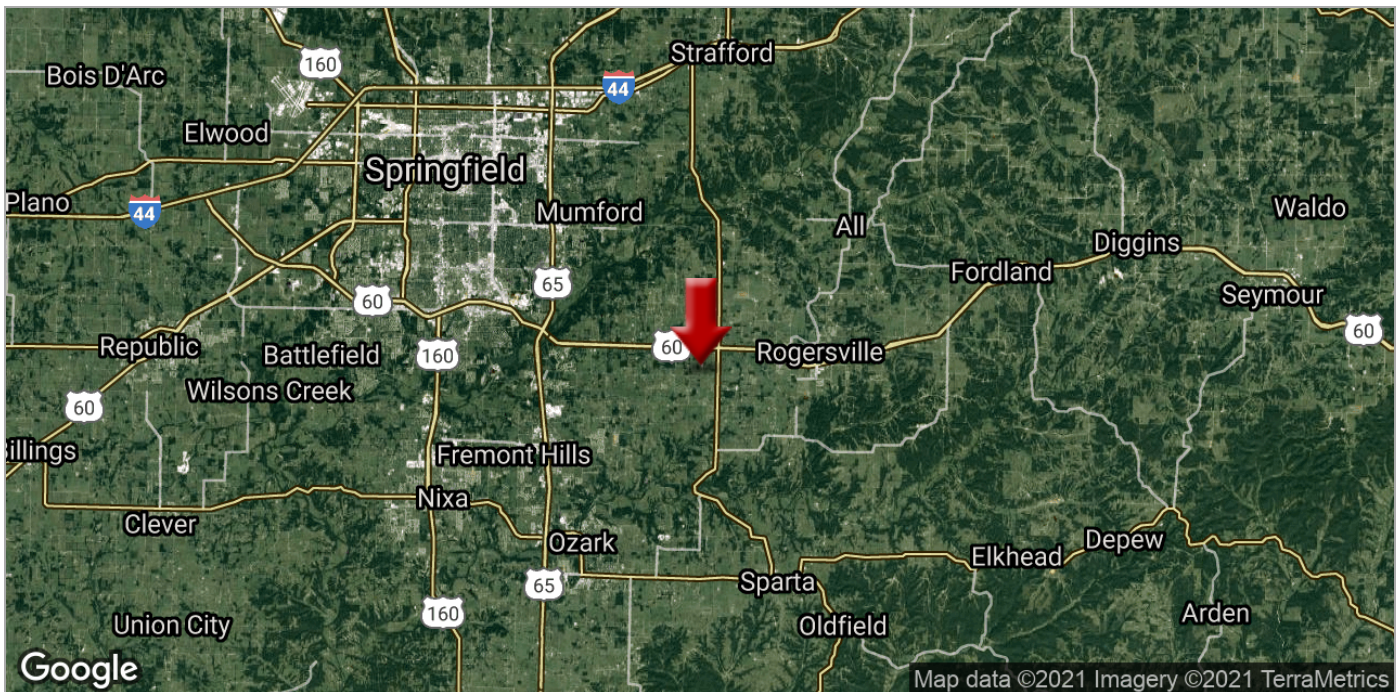
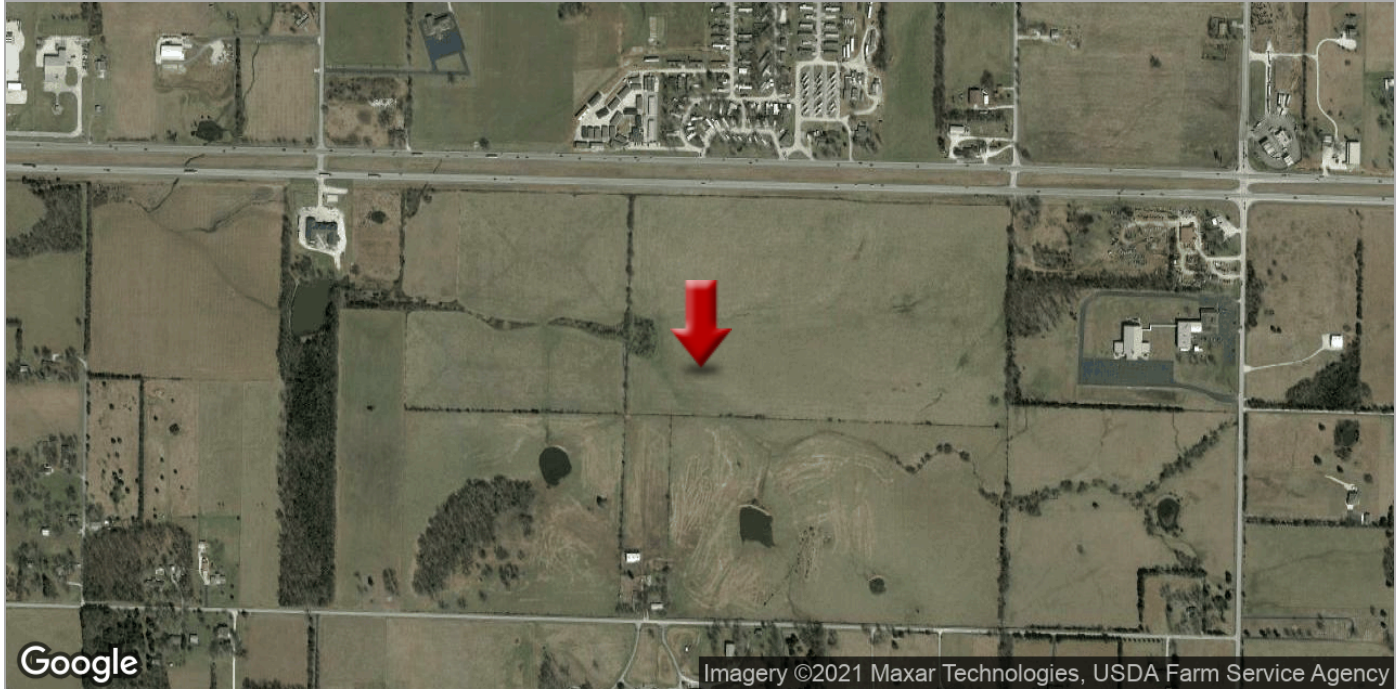
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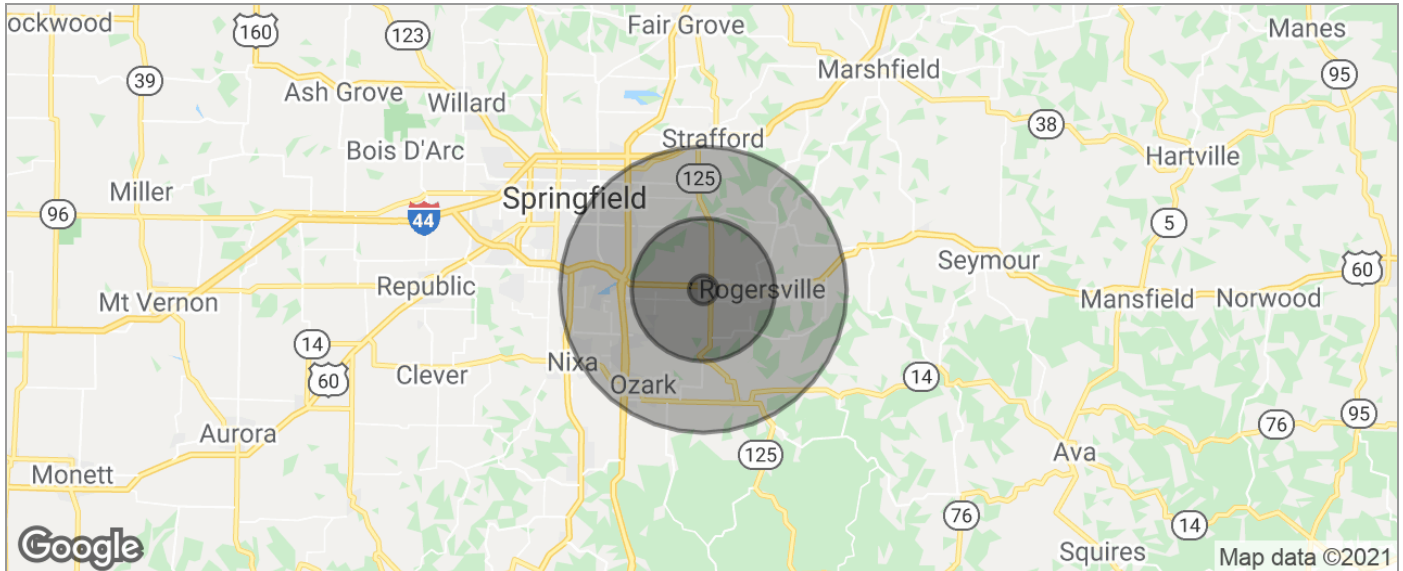
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	250	11,065	99,630
MEDIAN AGE	44.3	42.0	39.9
MEDIAN AGE (MALE)	44.7	42.0	38.7
MEDIAN AGE (FEMALE)	44.1	42.1	40.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	103	4,378	41,727
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$76,114	\$91,062	\$73,276
AVERAGE HOUSE VALUE		\$287,104	\$220,285

* Demographic data derived from 2010 US Census

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