LORIMONT
COMMERCIAL REAL ESTATE

STATE HIGHWAY C

JACKSON (FRUITLAND), MO 63755

FOR SALE

Presented By:

CHRIS COLE, JD, CCIM

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PROPERTY DESCRIPTION

Development land for sale on State Highway C, in Jackson (Fruitland), MO. This property offers a strategic location midway between Fruitland and Pocahontas. This expansive site presents a versatile canvas for numerous types of development, commercial/industrial or residential, in an increasingly busy area. Excellent opportunity to secure a nice piece of land in this desirable area.

PROPERTY HIGHLIGHTS

- - 10.4 acre tract
- - No zoning, offering versatile opportunities
- - Strategic location between Fruitland and Pocahontas
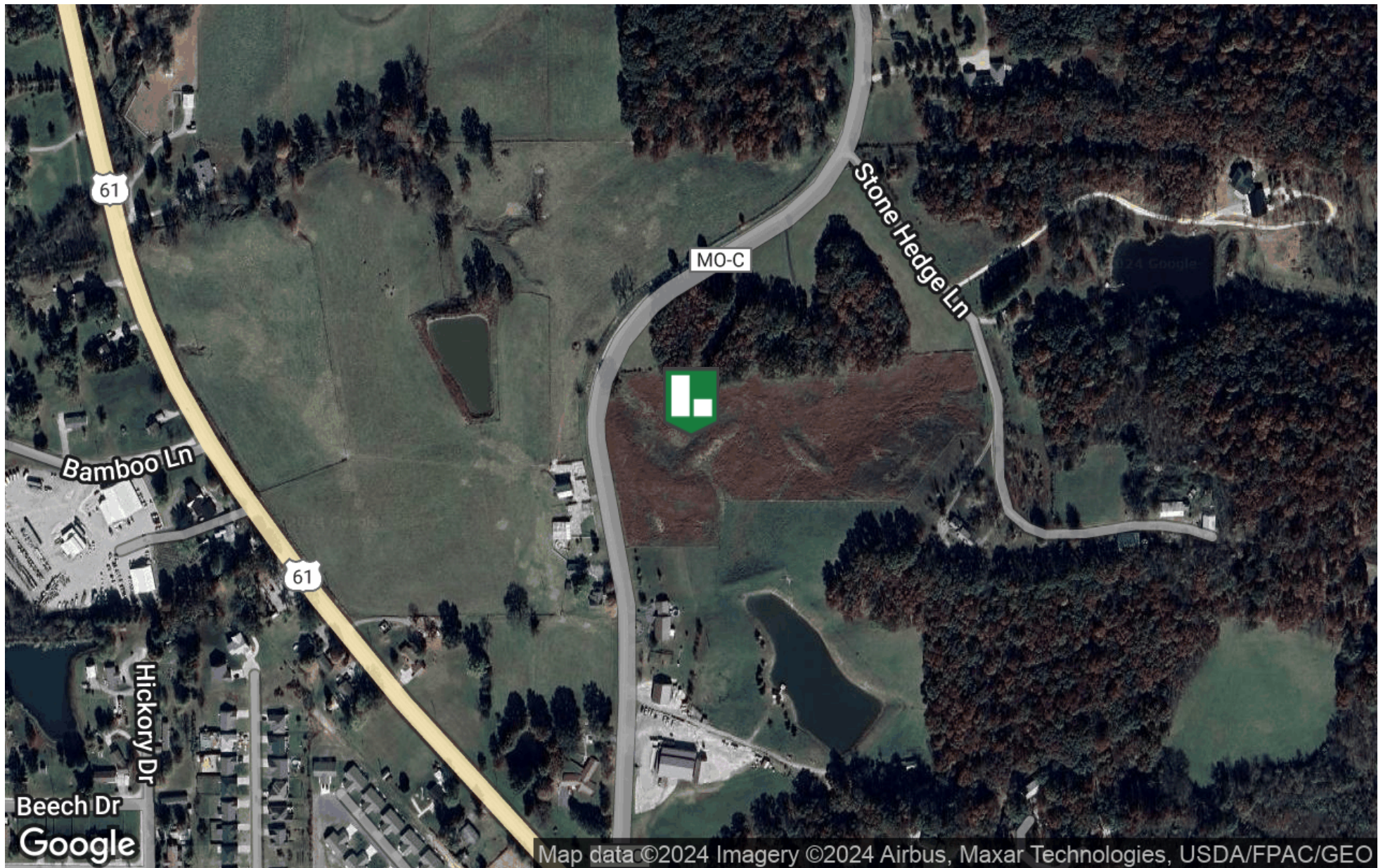- - Expansive site with ample space for development
- - Priced at $550,000

OFFERING SUMMARY

Sale Price:	$550,000
Lot Size:	10.4 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	57	3,105	14,335
Total Population	143	7,812	35,080
Average HH Income	$62,751	$74,831	$72,908

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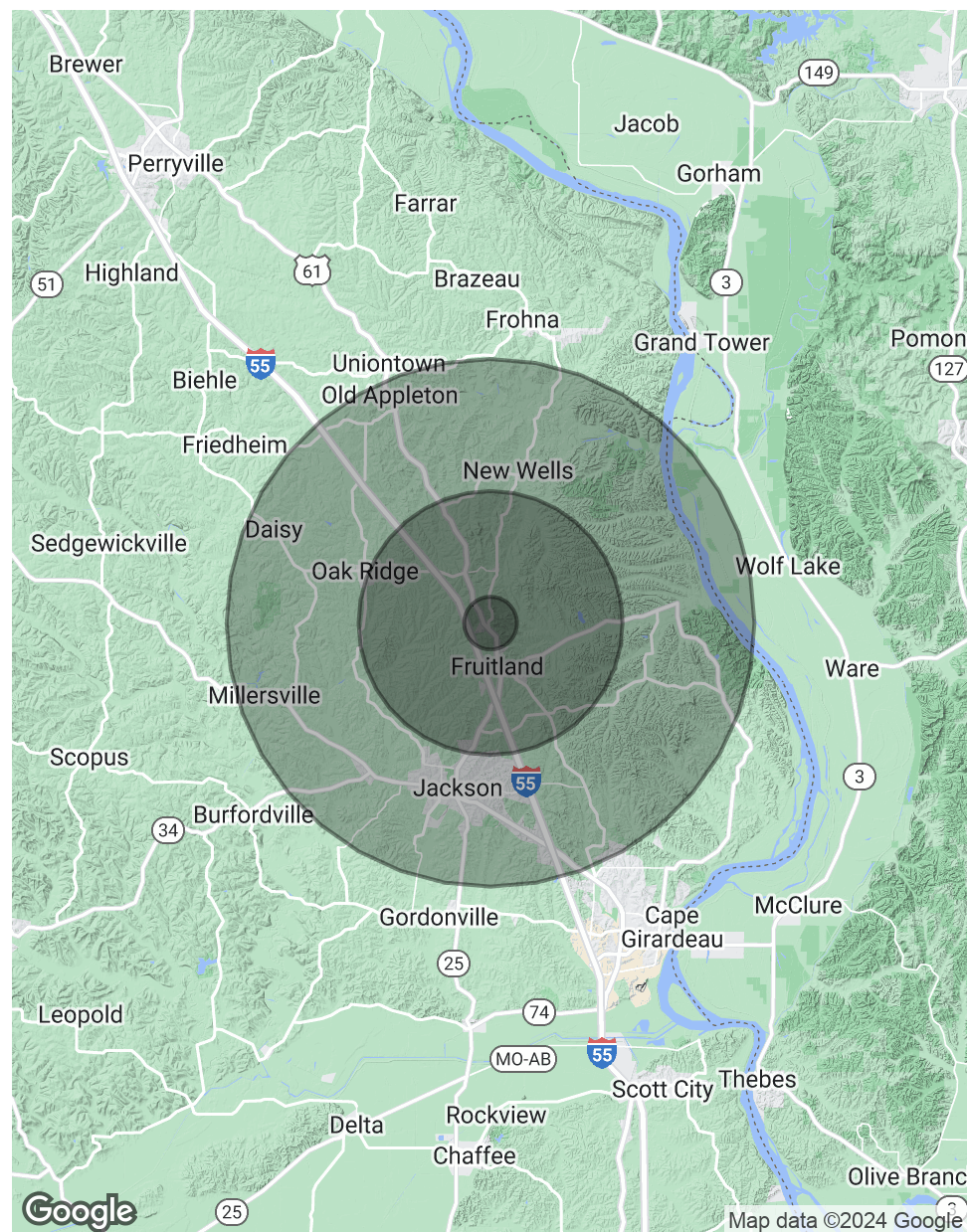

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DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	143	7,812	35,080
Average Age	34.1	38.5	38.6
Average Age (Male)	37.8	39.9	38.5
Average Age (Female)	35.1	38.1	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	57	3,105	14,335
# of Persons per HH	2.5	2.5	2.4
Average HH Income	$62,751	$74,831	$72,908
Average House Value	$175,458	$190,292	$187,955

* Demographic data derived from 2020 ACS - US Census

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