

Vacant Land 224015

XX 20th Street 125, Joplin, MO 64804

Status: Active List Price: \$2,250,000

County:	Jasper	Area:	03 - Joplin City - SW
Land Type:	Industrial	Subdivision:	
Age:		Drive:	
Total SqFt:		Entrances:	
List Price/Acre:	18,000	Rd Access/	Access - Chip and Seal; Access -
Parcel #:	18601300000001013	Maint:	City
Traffic Count:		Total Acres:	125
Lot Size:	125 Acres	Variable Acres:	Yes
Sale/Rent:	Sale	In City Limits:	No
Rent/Month:		Road Frontage:	
Tax Value Available:	No	Zoning:	
No Tax Value Explanation:	divide	Taxes:	No
		Assessed:	
		Tax Type:	County Taxes
		Total Tax:	



Elementary School (Subject to Change):	Carl Junction	Middle School (Subject to Change):	Carl Junction	School District:	Carl Junction
Manufactured Allowed:	No	Irrigation System:		Rail Spur:	
Utilities on Site:	Natural Gas; Sewer - City; Water - City			REO:	No

Financing: Cash; Conventional; Lease Option

Possession: At Close

Lot Description: Cleared; Level; Will Divide

Rd Access/Maint: Access - Chip and Seal; Access - City

Directions: West on 20th to Central City Road

Public Remarks: 125 Acres located in Wildwood Ranch Development, the Industrial Park is a first class industrial subdivision. It is an ideal opportunity for warehousing, distribution centers, heavy to light manufacturing or industrial, all with unlimited flex space. Site preparation is minimal and available utilities include high-pressure gas, industrial quantities of water & fiber optic head-in and sewer. Part of 1100 contiguous acres that can be subdivided to fit any user. (5 acre minimum). Wildwood Ranch has to date over \$125 Million dollars in development improvements. Please view Comprehensive Diligence Report link in documents.

Listing Provided Courtesy of: Andrew Bright & Associates 620-313-0127, Lic. # 2022014297



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