

**Vacant Land 224022** **7114 W 20th Street, Joplin, MO 64804** **Status: Active List Price: \$4,800,000**

**County:** Jasper  
**Land Type:** Commercial  
**Age:**  
**Total SqFt:**  
**List Price/Acre:** 15,000  
**Parcel #:** 18601300000001012  
**Traffic Count:** See Remarks  
**Lot Size:** 320 Acres  
**Sale/Rent:** Sale  
**Rent/Month:**  
**Tax Value Available:** No  
**No Tax Value Explanation:** TBD

**Area:** 03 - Joplin City - SW  
**Subdivision:** Wildwood Ranch Dev.  
**Drive Entrances:**  
**Rd Access/Maint:** Access - Paved; Maint - City  
**Total Acres:** 320  
**Variable Acres:** Yes  
**In City Limits:** No  
**Road Frontage:**  
**Zoning:**  
**Taxes Assessed:** Yes  
**Tax Type:** Both  
**Total Tax:**



**Elementary School (Subject to Change):** Carl Junction  
**Manufactured Allowed:** No  
**Middle School (Subject to Change):** Carl Junction  
**Irrigation System:**  
**School District:** Carl Junction  
**Rail Spur:**  
**REO:** No

**Utilities on Site:** Elec - Liberty; Natural Gas; Public Utilities; Sewer - City; Water - City  
**Docs on File:** Aerial

**Financing:** Cash; Conventional  
**Fencing:** None  
**Lot Description:** Cleared; Rolling; Will Divide

**Outbuildings:** None  
**Possession:** At Close  
**Rd Access/Maint:** Access - Paved; Maint - City  
**Restrictions:** Building/Development  
**Traffic Count:** See Remarks

**Directions:** 20th street & Central City Road West

**Public Remarks:** 320 acres in Wildwood Ranch Industrial park. BNSF certified site with rail service east to west throughout the industrial park. Wildwood Ranch's mixed-use design features a well planned development with opportunities for warehousing, distribution operations or manufacturing with unlimited flex space. Development of this land would be relatively easy given the intelligent design and infrastructure already in place. The development has an annexation agreement with the city of Joplin expediting construction process. The parcel lies north of the BNSF rail.

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



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aerial

