

Vacant Land 224025

5535 W 32nd Tract 2 North, Joplin, MO 64804

Status: Active List Price: \$650,000

**County:** Jasper  
**Land Type:** Commercial  
**Age:**  
**Total SqFt:**  
**List Price/Acre:** 65,000  
**Parcel #:** 18601300000001000a  
**Traffic Count:** 5K -10K; See Remarks  
**Lot Size:** 10 Acres  
**Sale/Rent:** Sale  
**Rent/Month:**  
**Tax Value Available:** No  
**No Tax Value Explanation:** divide

**Area:** 03 - Joplin City - SW  
**Subdivision:** Wildwood Ranch Dev.  
**Drive**  
**Entrances:**  
**Rd Access/** Access - Paved; Curb & Gutter;  
**Maint:** Maint - City  
**Total Acres:** 10  
**Variable**  
**Acres:** Yes  
**In City Limits:** Yes  
**Road** 850  
**Frontage:**  
**Zoning:**  
**Taxes**  
**Assessed:** No  
**Tax Type:** Both  
**Total Tax:**



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

**Utilities on Site:** Public Utilities; Sewer - City; Water - City  
**Docs on File:** Aerial; Environmental Report; Restrictive Covenant

**Easements:** Rec. Right of Way

**Financing:** Cash; Conventional

**Fencing:** None

**Lot Description:** Cleared; Corner Lot; Curb & Gutter; Level; Restrictions; Will Divide

**Outbuildings:** None

**Possession:** At Close

**Rd Access/Maint:** Access - Paved; Curb & Gutter; Maint - City

**Restrictions:** Building/Development; Restrictive Covenants

**Traffic Count:** 5K -10K; See Remarks

**Directions:** West on 32nd St. to Central City Road, right on Central City Road, Property on the west side

**Public Remarks:** Prime corner location of 10 Acres near the entrance to Wildwood Ranch Development. All utilities on site, level, cleared, and ready to build. Would be ideal for Grocery Store, Big Box Retail, Restaurants, Multi-unit Strip Centers or Large Office Facility. Part of a 2064 acre master-planned community. The site is in proximity of several neighborhoods with over 8500 homes and 23,000+ residents living within a 5 mile radius of the site. 100 acre residential development starting in 2022 along with a 300+ unit apartment plaza.

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



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20Ac



7



001



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003



004



006



007



009



024



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55



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