



SILVER CREEK GALLERIA GROUND

Interstate 44 & Rangeline Road (SWC), Joplin, Missouri



105+/- ACRES | SALE PRICE: \$9,150,000

DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|-----------------------|----------|----------|----------|
| Estimated Population | 3,896 | 31,223 | 63,895 |
| Avg. Household Income | \$95,104 | \$78,546 | \$80,302 |

- Mixed use development - owner will divide
- Looking for Hotel Convention Center Developer
- Opportunity for Travel Plaza, Multi-Family, and Retail
- Great visibility from I-44 & Rangeline Road
- Approved CID and TIF in place
- All utilities to site
- Nearby business include: Sam's Club, Olive Garden, Cheddars, Outback Steak House, Steak N' Shake, Waffle House, 7Brew, Chick-fil-A, Denny's, Fuzzy's, Starbucks, McDonald's, Verizon, AT&T, Sonic, Texas Roadhouse, Old Chicago, Dollar General, Denver Mattress, Cracker Barrel, and Wells Fargo

[CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact: *Exclusive Agents*
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DRONE PHOTOS



DRONE PHOTOS



NEARBY BUSINESSES



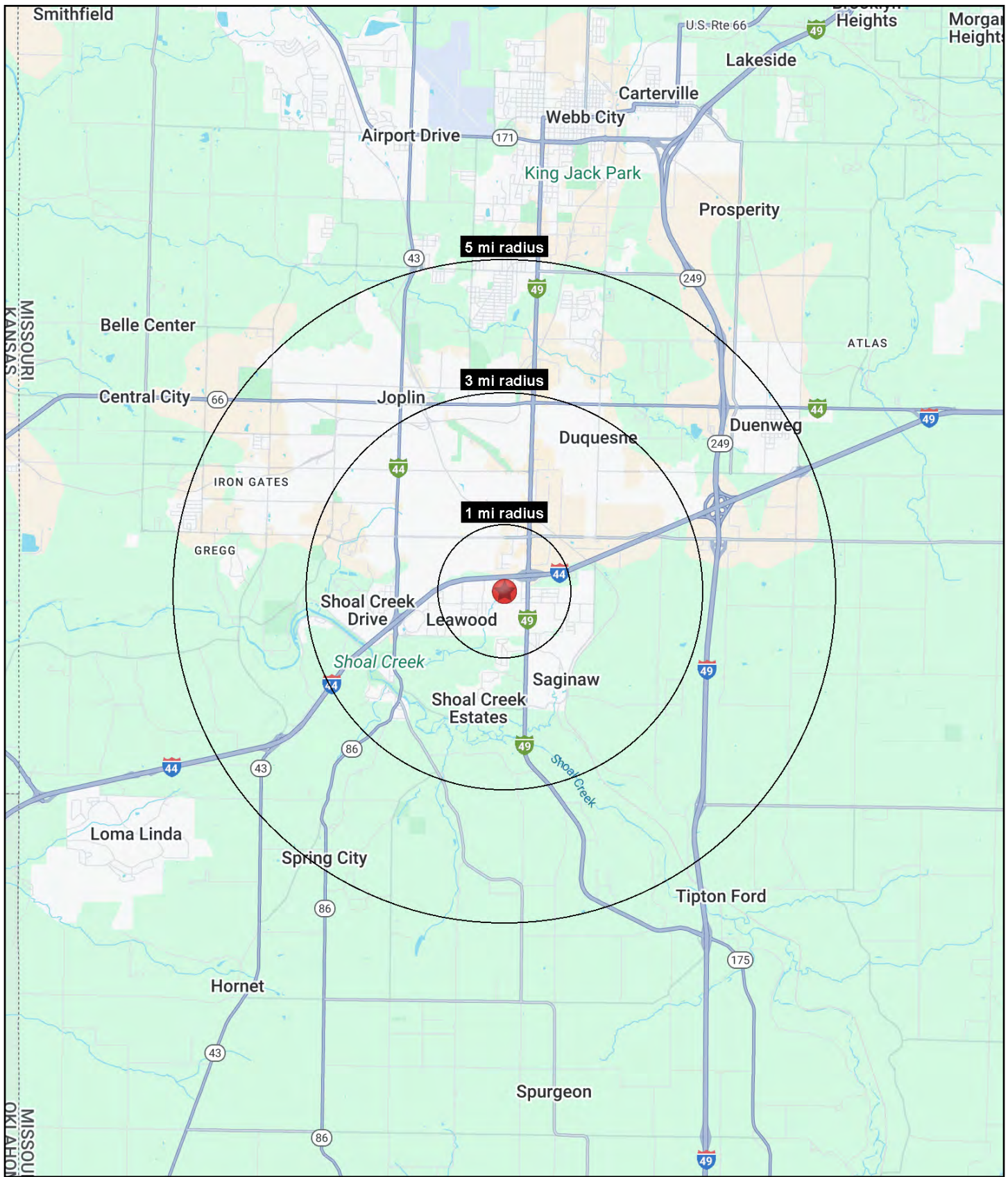
JOPLIN, MISSOURI



Joplin is a city in southern Jasper County and northern Newton County in the southwestern corner of the US state of Missouri. Joplin is the largest city in Jasper County, though it is not the county seat. As of July 2024, the city population was 53,605. In 2024, the surrounding Metropolitan Statistical Area had an estimated population of 218,383.

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| I-44 & Rangeline Road (SWQ) Joplin, MO 64804 | 1 mi radius | 3 mi radius | 5 mi radius |
|---|----------------|----------------|----------------|
| Population | | | |
| 2025 Estimated Population | 3,896 | 31,223 | 63,895 |
| 2030 Projected Population | 4,201 | 32,464 | 66,363 |
| 2020 Census Population | 3,748 | 29,248 | 60,995 |
| 2010 Census Population | 3,507 | 29,637 | 60,198 |
| Projected Annual Growth 2025 to 2030 | 1.6% | 0.8% | 0.8% |
| Historical Annual Growth 2010 to 2025 | 0.7% | 0.4% | 0.4% |
| 2025 Median Age | 41.2 | 36.4 | 36.5 |
| Households | | | |
| 2025 Estimated Households | 1,715 | 13,580 | 27,388 |
| 2030 Projected Households | 1,857 | 14,219 | 28,681 |
| 2020 Census Households | 1,586 | 12,685 | 25,607 |
| 2010 Census Households | 1,450 | 12,592 | 24,969 |
| Projected Annual Growth 2025 to 2030 | 1.6% | 0.9% | 0.9% |
| Historical Annual Growth 2010 to 2025 | 1.2% | 0.5% | 0.6% |
| Race and Ethnicity | | | |
| 2025 Estimated White | 80.7% | 83.2% | 84.0% |
| 2025 Estimated Black or African American | 3.1% | 3.9% | 3.5% |
| 2025 Estimated Asian or Pacific Islander | 3.5% | 2.5% | 2.2% |
| 2025 Estimated American Indian or Native Alaskan | 1.2% | 1.2% | 1.3% |
| 2025 Estimated Other Races | 11.5% | 9.2% | 9.0% |
| 2025 Estimated Hispanic | 8.8% | 7.2% | 7.1% |
| Income | | | |
| 2025 Estimated Average Household Income | \$95,104 | \$78,546 | \$80,302 |
| 2025 Estimated Median Household Income | \$69,617 | \$61,501 | \$62,205 |
| 2025 Estimated Per Capita Income | \$42,070 | \$34,247 | \$34,582 |
| Education (Age 25+) | | | |
| 2025 Estimated Elementary (Grade Level 0 to 8) | 1.4% | 2.1% | 2.3% |
| 2025 Estimated Some High School (Grade Level 9 to 11) | 5.6% | 7.1% | 7.2% |
| 2025 Estimated High School Graduate | 26.8% | 31.0% | 31.8% |
| 2025 Estimated Some College | 25.8% | 27.0% | 25.6% |
| 2025 Estimated Associates Degree Only | 7.3% | 7.2% | 7.0% |
| 2025 Estimated Bachelors Degree Only | 23.3% | 17.5% | 17.2% |
| 2025 Estimated Graduate Degree | 9.8% | 8.2% | 8.9% |
| Business | | | |
| 2025 Estimated Total Businesses | 277 | 1,526 | 2,787 |
| 2025 Estimated Total Employees | 2,903 | 22,360 | 38,474 |
| 2025 Estimated Employee Population per Business | 10.5 | 14.7 | 13.8 |
| 2025 Estimated Residential Population per Business | 14.1 | 20.5 | 22.9 |

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