



111 BEAR HOLLOW ROAD

Pineville, MO 64856



PROPERTY DESCRIPTION

Fantastic re-development opportunity just 0.1 miles from Highway 71, ideally located near the Missouri/Arkansas border. This +/- 1 to 1.5 Acre lot is situated in front of the Walmart North Star Facility and adjacent to the Walmart North Data Facility, offering excellent visibility and accessibility. Key features include, location advantage of only 1.3 miles from the Pineville Walmart Supercenter, High traffic area with Hwy 71 seeing approx. 12,000 VPD, and a natural setting with Bear Creek running behind the Walmart North Star and Data facilities. This location is perfect for building your office, retail space, or other commercial ventures. Don't miss out on this prime real estate opportunity.

PROPERTY HIGHLIGHTS

- +/- 1 to 1.5 Acres
- Excellent Re-Development Opportunity
- Situated in Front of Walmart North Star Facility
- 1.3 Miles from Pineville's Walmart Supercenter
- Near the Missouri/Arkansas Border

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OFFERING SUMMARY

Sale Price:	\$550,000 - \$800,000
Lot Size:	1 - 1.5 Acres

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Households	5,672	12,316	40,161
Total Population	13,137	28,856	103,609
Average HH Income	\$104,256	\$110,366	\$119,615

SALMONSEN GROUP

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+/- 1 TO 1.5 ACRES WITH DEVELOPMENT POTENTIAL FOR SALE



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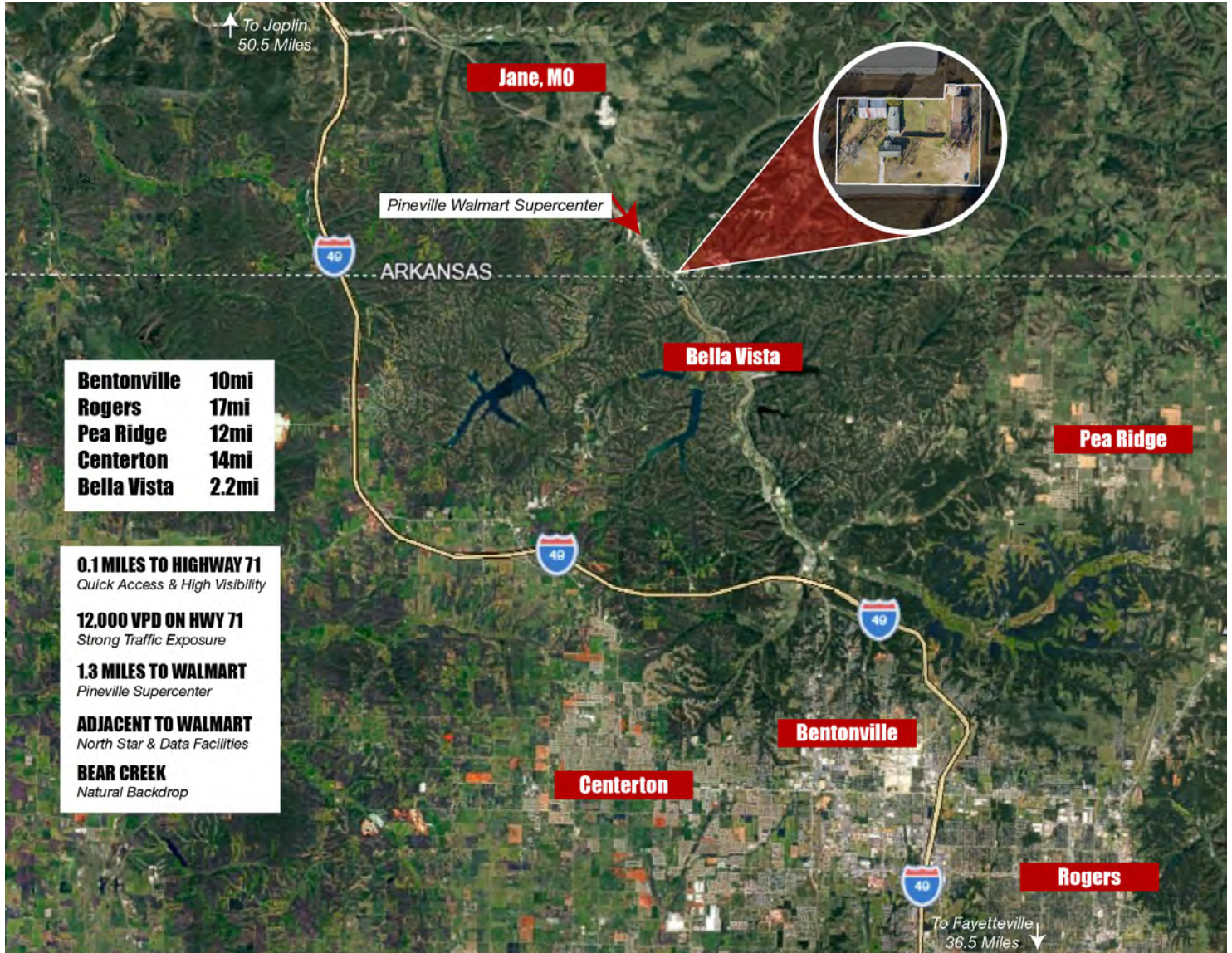
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111 BEAR HOLLOW ROAD - 1 ACRE SPLIT

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Lot lines are approximate.

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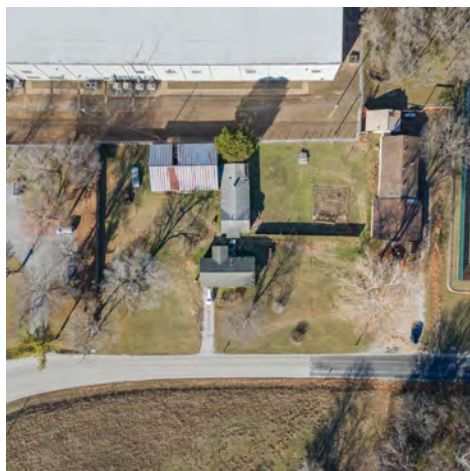
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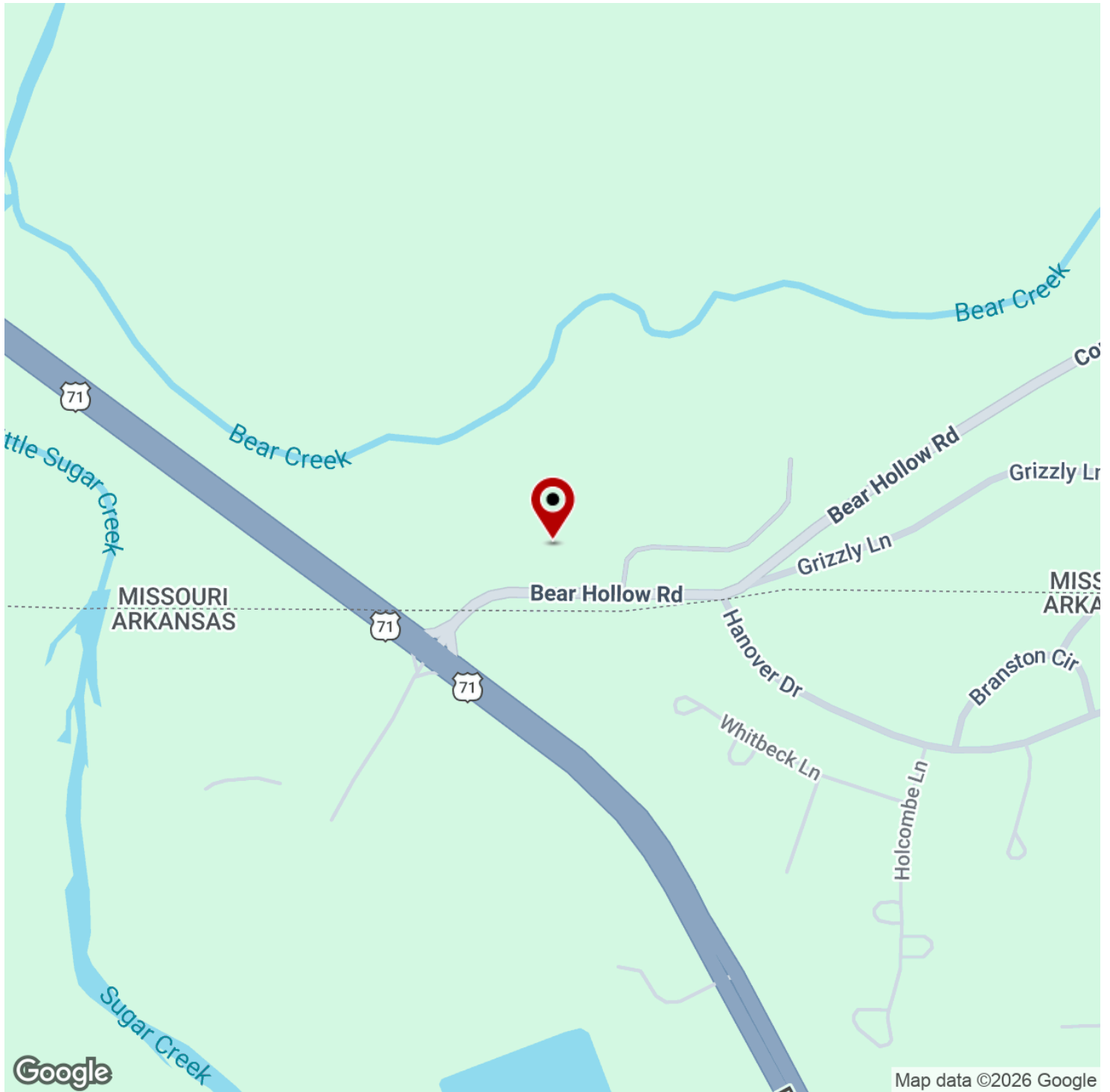
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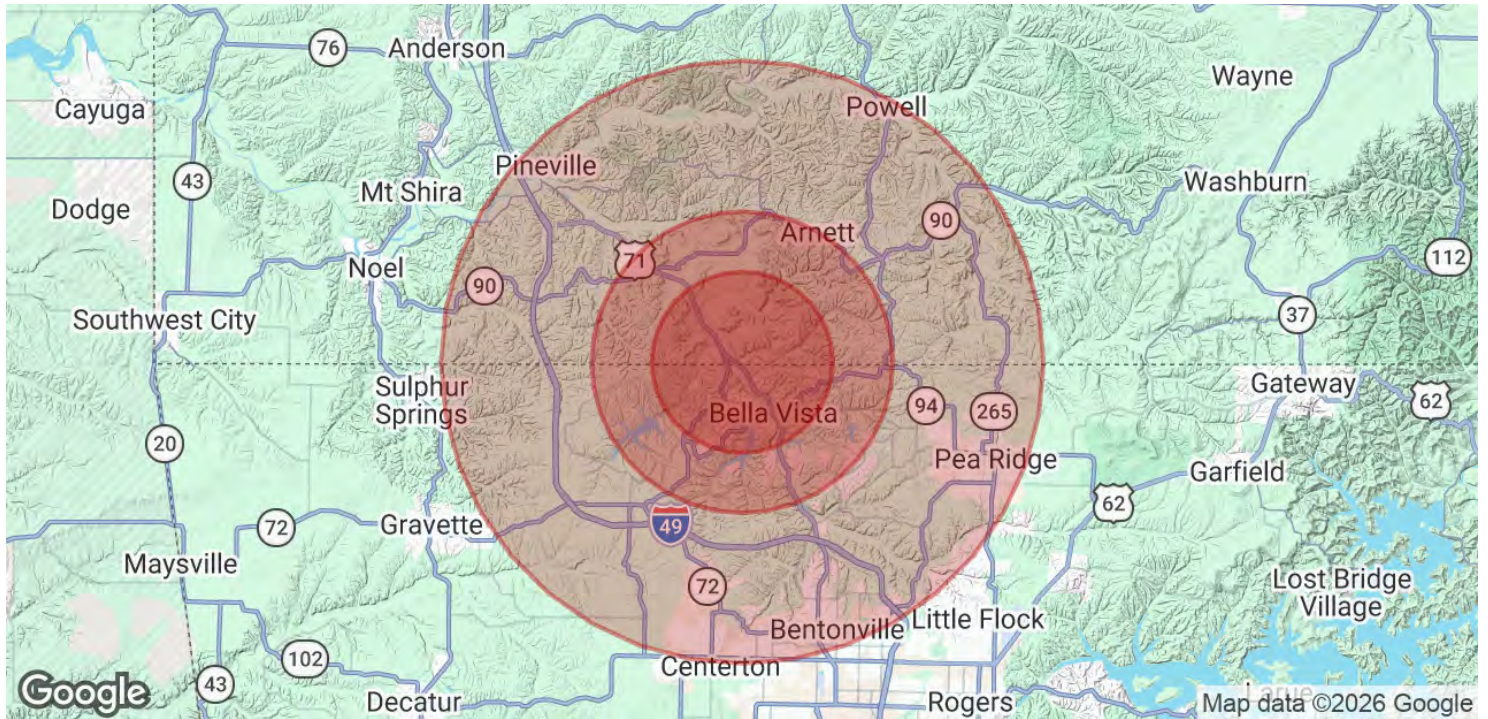
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	13,137	28,856	103,609
Average Age	47	48	40
Average Age (Male)	46	47	39
Average Age (Female)	48	49	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	5,672	12,316	40,161
# of Persons per HH	2.3	2.3	2.6
Average HH Income	\$104,256	\$110,366	\$119,615
Average House Value	\$300,589	\$343,552	\$369,178

2020 American Community Survey (ACS)

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