

Executive Summary



Property Overview

Exceptional investment opportunity featuring the Super 7 Inn located on highly traveled South Rangeline Road in Joplin, Missouri. This operating motel property includes 111 guest rooms situated on approximately 2.2 acres with over 31,000 square feet of improvements. The property is being sold with the existing motel business, offering immediate operational potential for investors or hospitality operators.

Built in 1983, the property features ample parking with 126 spaces, city utility services, natural gas, central and wall-unit HVAC systems, ceramic and vinyl flooring, and strong frontage visibility along one of Joplin's busiest commercial corridors. Zoned C-3 Commercial, the site offers flexibility for continued hospitality use or future redevelopment opportunities.

Conveniently located near Interstate 44, the property benefits from strong daily traffic counts estimated between 20,000 and 25,000 vehicles per day, supporting excellent exposure and accessibility.

Property Highlights

- Operating Super 7 Inn motel property
- 111 guest rooms
- Approx. 31,868 SF building size
- 2.2-acre site
- Zoned C-3 Commercial
- Built in 1983
- 126 private parking spaces
- High-visibility South Rangeline Road frontage
- Traffic count estimated at 20K-25K vehicles daily
- Convenient access to Interstate 44
- City water and sewer utilities
- Natural gas service
- Central, multi-unit, and wall-unit HVAC systems
- Existing motel business included in sale
- Located within a major retail and commercial corridor

Price:	\$3,500,000
Rooms:	111
Building SF:	31,868
Price / SF:	109.83
Total Acres:	2.20 Acres
Year Built:	1983
Lot Size:	229 x 418
Parcel #:	20-4.0-18-000-000-040.000

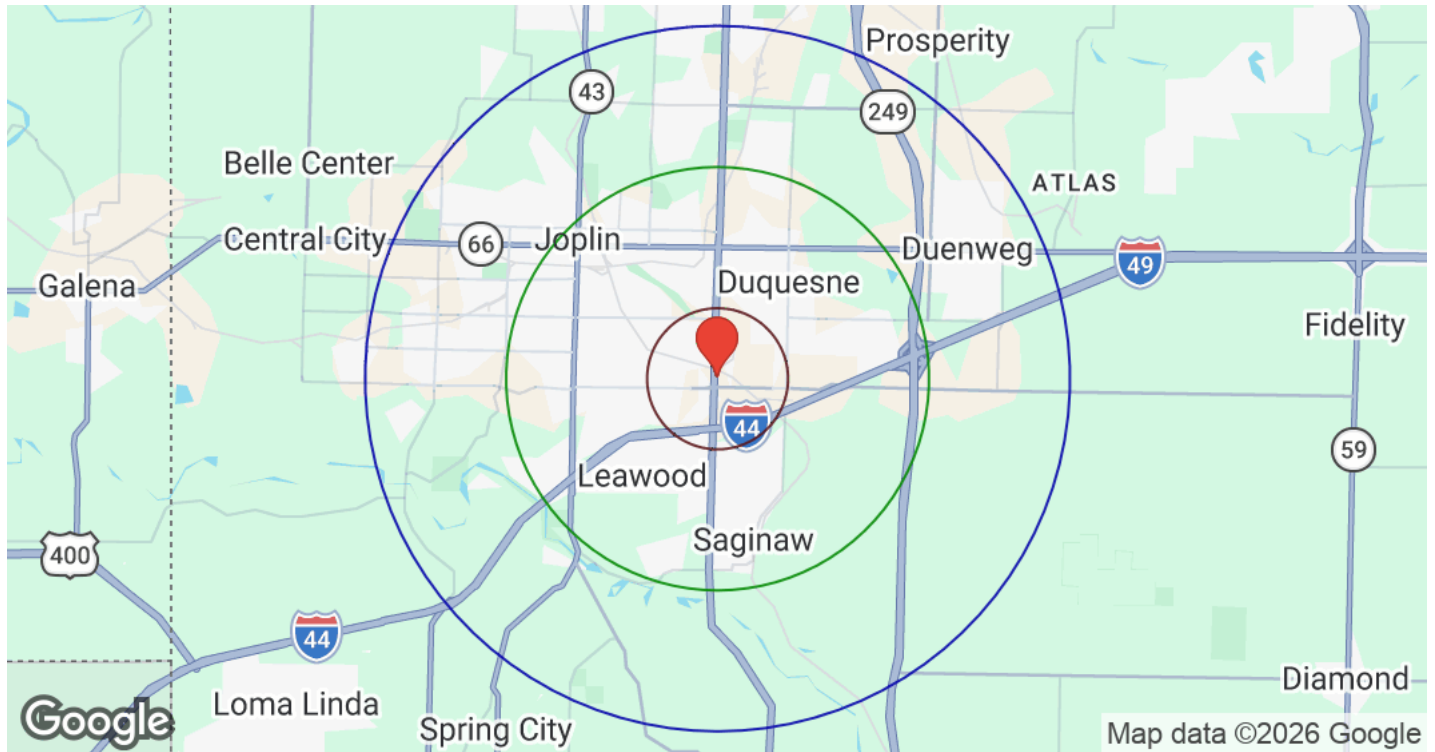
Property Photos



Business Map



Demographics



Distance: ○ 1Mile ○ 3Miles ○ 5Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	1,964	18,089	32,541
	Female	2,033	18,342	32,214
	Total Population	3,997	36,431	64,755
Race / Ethnicity	White	3,013	28,974	52,115
	Black	167	1,556	2,325
	Am In/AK Nat	40	361	641
	Hawaiian	22	138	207
	Hispanic	441	2,823	5,025
	Asian	112	772	1,256
	Multiracial	201	1,792	3,167
	Other	1	15	26
Housing	Total Units	1,994	17,540	30,938
	Occupied	1,837	15,928	28,014
	Owner Occupied	886	7,987	14,953
	Renter Occupied	951	7,941	13,061
	Vacant	156	1,613	2,924
Age	Ages 0 - 14	741	6,883	11,906
	Ages 15 - 24	540	5,317	9,748
	Ages 25 - 54	1,516	13,922	24,383
	Ages 55 - 64	441	3,978	7,366
	Ages 65+	758	6,331	11,353
Income	Median	\$48,442	\$52,984	\$57,536
	Under \$15k	217	1,595	2,823
	\$15k - \$25k	159	1,603	2,693
	\$25k - \$35k	180	1,731	2,751
	\$35k - \$50k	383	2,655	4,133
	\$50k - \$75k	291	2,922	5,436
	\$75k - \$100k	183	1,767	3,388
	\$100k - \$150k	303	2,285	3,861
	\$150k - \$200k	22	650	1,155
	Over \$200k	100	719	1,775