

# FOR SALE

## 1510 Joplin, Sarcoxie, MO



### GENERAL INFORMATION:

|                |               |
|----------------|---------------|
| BUILDING SIZE: | 14,000 SQ FT. |
| ACRES:         | 63.4 acres    |
| PRICE:         | \$1,595,000   |

### PROPERTY INFORMATION:

Originally the location of Sarcoxie Nursery, this 63.4 acres parcel includes the original buildings supporting the operation plus a newer, high-end 14,000 sq. ft. building constructed for a specialty business use. Includes geothermal well for heat/air and a large, deep water well which supplies significant water to the property. Major electrical is also on the property and will support additional expansion.

#### CONTACT

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#### ADDITIONAL INFORMATION

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[INTERACTIVE MAP](#)



#### WHY CONSIDER JOPLIN?

- 5th Largest MSA in Missouri: 208,000 People
- Daytime Population: 250,000 People
- 40-mile Trade Area: 466,000 People

This information is subject to change without notice; it has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, dimensions, square footage, income, and expenses are approximate Buyers are urged to conduct their own independent investigations and to rely only on those results.