



\$949,000

SemoMLS #: 14831 • Agency Listing #:

Built	33.43 Lot	1000 Building	Owner Occupied Status
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Young Real Estate LLC

1516 W Bus Hwy 60
Dexter, MO 63841
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<http://www.YRELLC.com>

Phenomenal opportunity to join in development along Shelby Road in Poplar Bluff Mo. 33 total acres! 10 acres Potential Commercial Development Site and 23 acres Residential/Multi family Development Site. Very close proximity to US 67 soon to be I-57 and Poplar Bluff Regional Airport.

- * Located outside City limits in Butler County
- * Premium Location at Intersection of Shelby & Roxie Rd
- * High Visibility from Shelby Rd
- * High Daily Traffic count & Growing
- * 3 Phase Power Available off Shelby Road
- * Priced under recent Appraised Value

ESqFt(Above): 00
Zoning: Rural
Size: 1000
Status: Owner Occupied

Utilities: Public
Water: Well
Waste: Sewer
Rural: No

Acres: 33.43
Flood Zone: Undetermined
School: Poplar Bluff
County: Butler
County Taxes: 935



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