



**2462 Roxie Rd , Poplar Bluff , MO 63901 -- \$949,000**

Listing Courtesy of: Young Real Estate LLC



Built	33.43 Lot	1000 Building	Owner Occupied Status
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### Trammell and Son Realty

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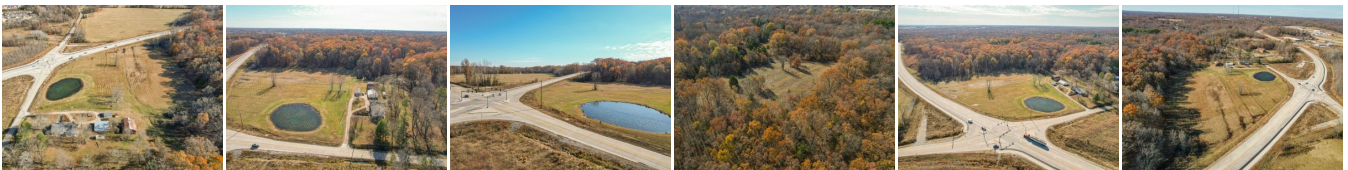
**ESqFt(Above):** 00  
**Zoning:** Rural  
**Size:** 1000  
**Status:** Owner Occupied

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

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

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



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