Prime Commercial Opportunity in Northern Poplar Bluff
2250, 2604 Russell Road
Poplar Bluff, MO 63901

$329,000
0.01± Acres
Butler County







Prime Commercial Opportunity in Northern Poplar Bluff
Poplar Bluff, MO / Butler County

SUMMARY

Address
2250, 2604 Russell Road

City, State Zip
Poplar Bluff, MO 63901

County
Butler County

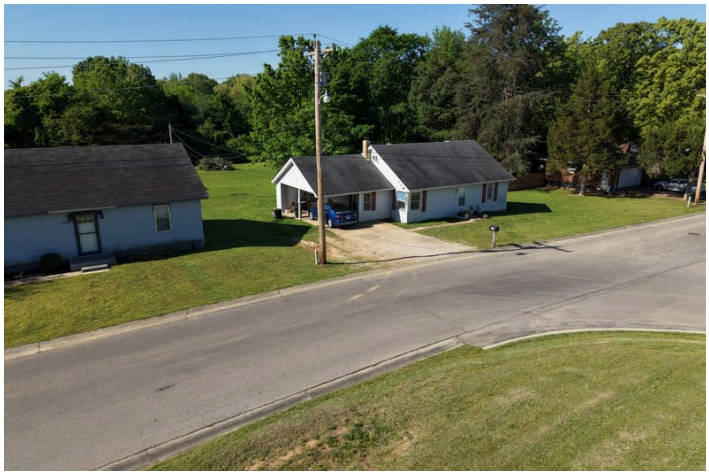
Type
Business Opportunity, Commercial

Latitude / Longitude
36.78578 / -90.430919

Acreage
0.01

Price
$329,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Prime Commercial Opportunity in Northern Poplar Bluff! Adjacent to high-traffic corridor of Westwood Blvd., this nearly 1 acre property offers precious visibility and accessibility in one of the city's fastest-growing areas. Located on the expanding north end of Poplar Bluff, this site is a canvas ready for your next investment venture.

With a flexible layout and ample space, the possibilities are endless - develop storage units, commercial rentals, multi-family townhomes or condos, retail space, a car wash, banking facility, or bring your own vision to life. Surrounded by growth and steady traffic, this location is ideal for investors and developers looking to capitalize on a thriving market.

Whether you are expanding your portfolio or launching a new business concept, this property delivers the exposure, space, and potential you need to succeed. Opportunities like this do not come around often, secure your spot in one of Poplar Bluff's most promising commercial zones today!





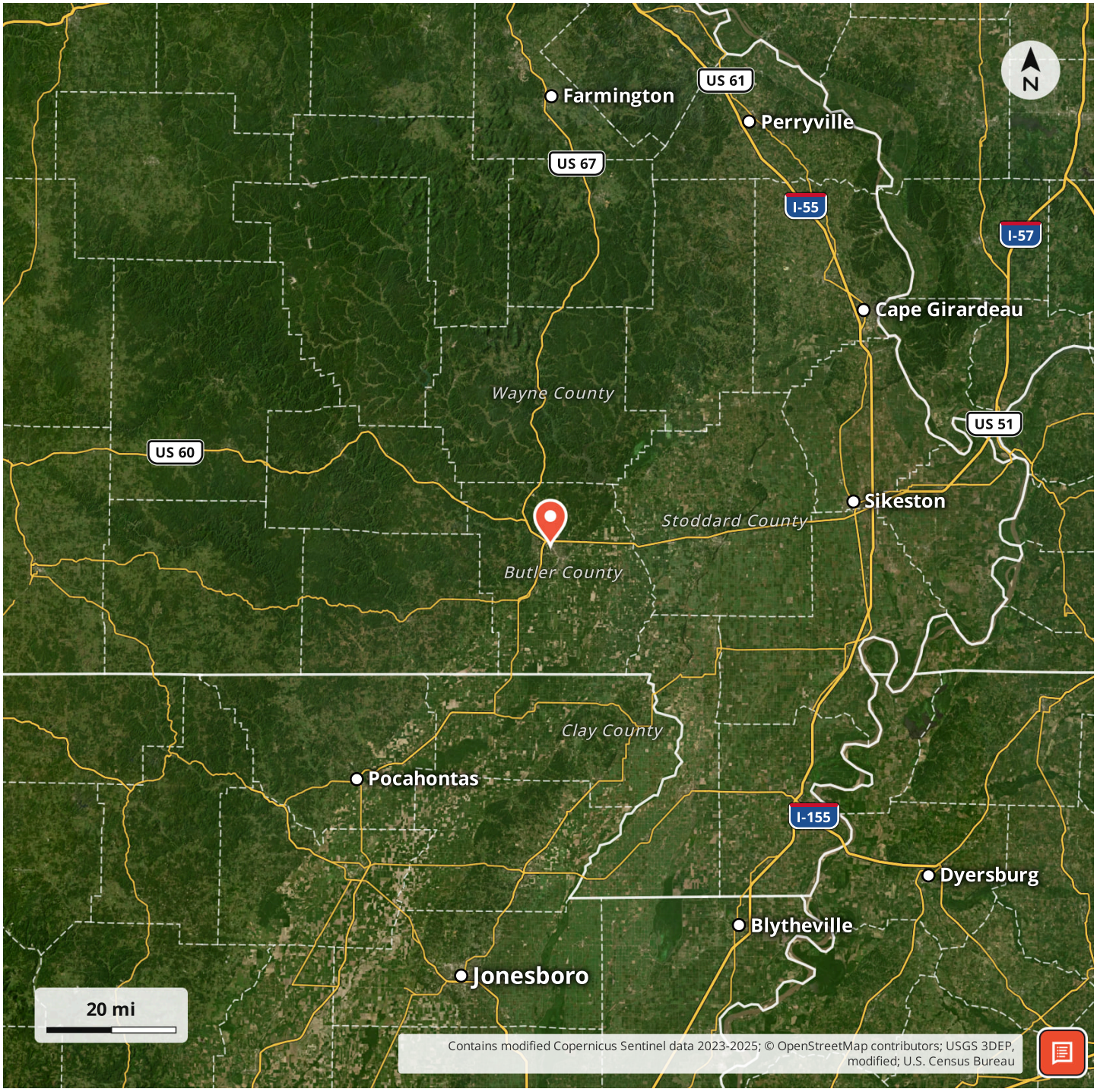








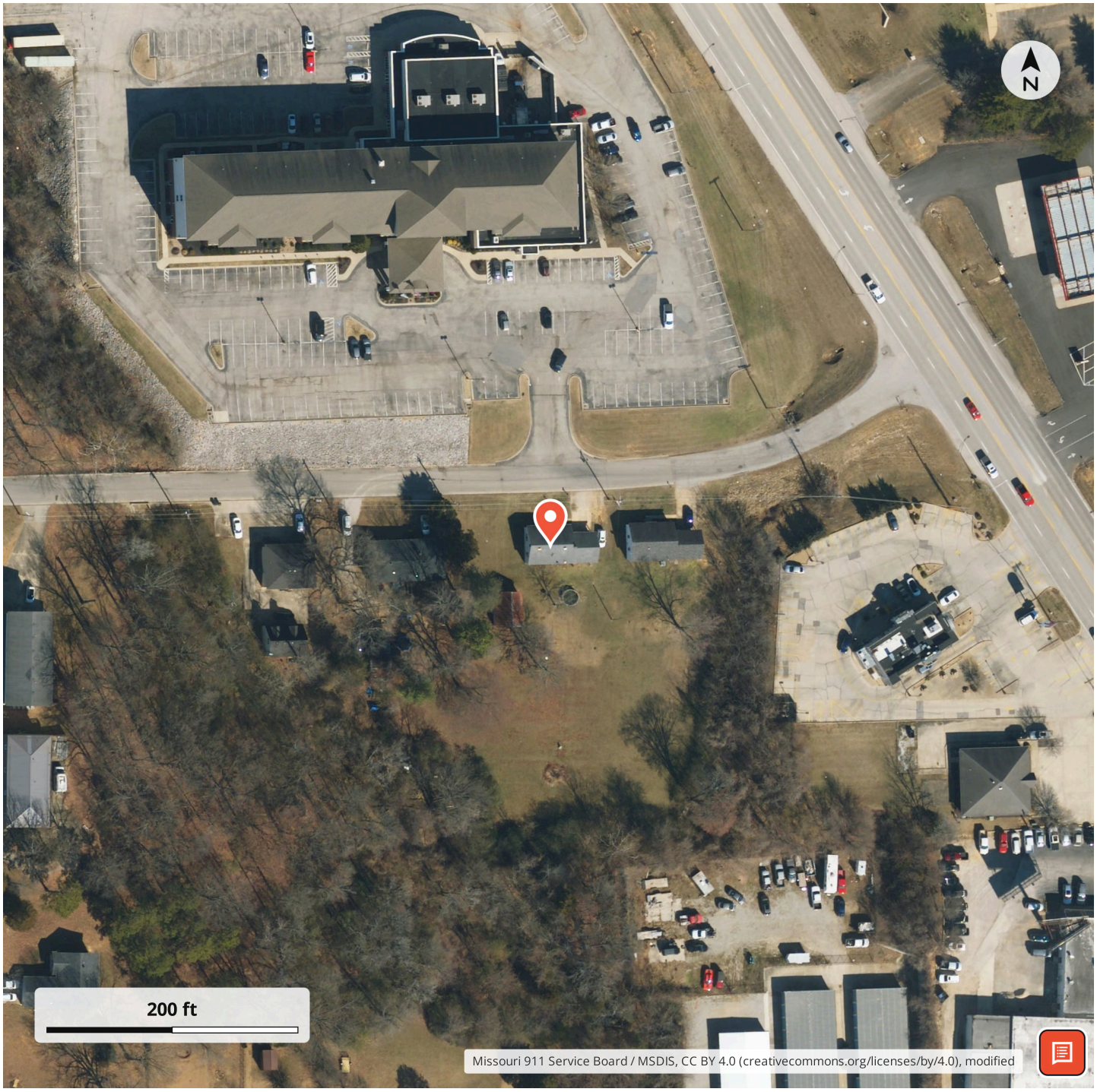
Regional Map



Locator Map


US Hwy 67 Bus
Barron Rd
Morrison Rd
Vaughn Ave
N
State Hwy P
US Hwy 60 Bus
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
200 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified

LISTING REPRESENTATIVE

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City / State / Zip
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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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