

**Premier 33.23-Acre Development Tract - Unrestricted Potential at Poplar Bluff's Edge**  
2462 Roxie Road  
Poplar Bluff, MO 63901

**\$799,000**  
33.23± Acres  
Butler County



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**Poplar Bluff, MO / Butler County**

**SUMMARY**

**Address**

2462 Roxie Road

**City, State Zip**

Poplar Bluff, MO 63901

**County**

Butler County

**Type**

Residential Property, Undeveloped Land, Commercial, Single Family, Business Opportunity

**Latitude / Longitude**

36.761273 / -90.428631

**Taxes (Annually)**

\$883

**Dwelling Square Feet**

2,000

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

33.23

**Price**

\$799,000



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### **PROPERTY DESCRIPTION**

33 m/l Acre Development Tract – Unrestricted Potential at Poplar Bluff's Edge-

An unparalleled opportunity awaits to invest in 33.23 acres of strategic, mixed-use land situated at the highly visible corner of Shelby Road and Roxie Road in Poplar Bluff, Missouri. This property is positioned for immediate, large-scale development and offers a rare combination of superior location and unrestricted flexibility.

Ultimate Development Advantage: This acreage adjoins the city limits, ensuring that municipal utilities are readily available for future connection. Crucially, there are no known restrictions of record (buyer to verify all intended uses), providing maximum flexibility for a developer to execute their vision without the constraints of a traditional HOA. Access is excellent, and the location benefits from high traffic counts, with close proximity to US Highway 67 (soon to be Interstate 57) and the Poplar Bluff Regional Airport. Three-phase power is readily available off Shelby Road, simplifying utility connections for major projects.

Defined Investment Zones: The 33.23 acres offers a split-use strategy:

Approximately 10 acres are primed for high-visibility commercial development at the main intersection.

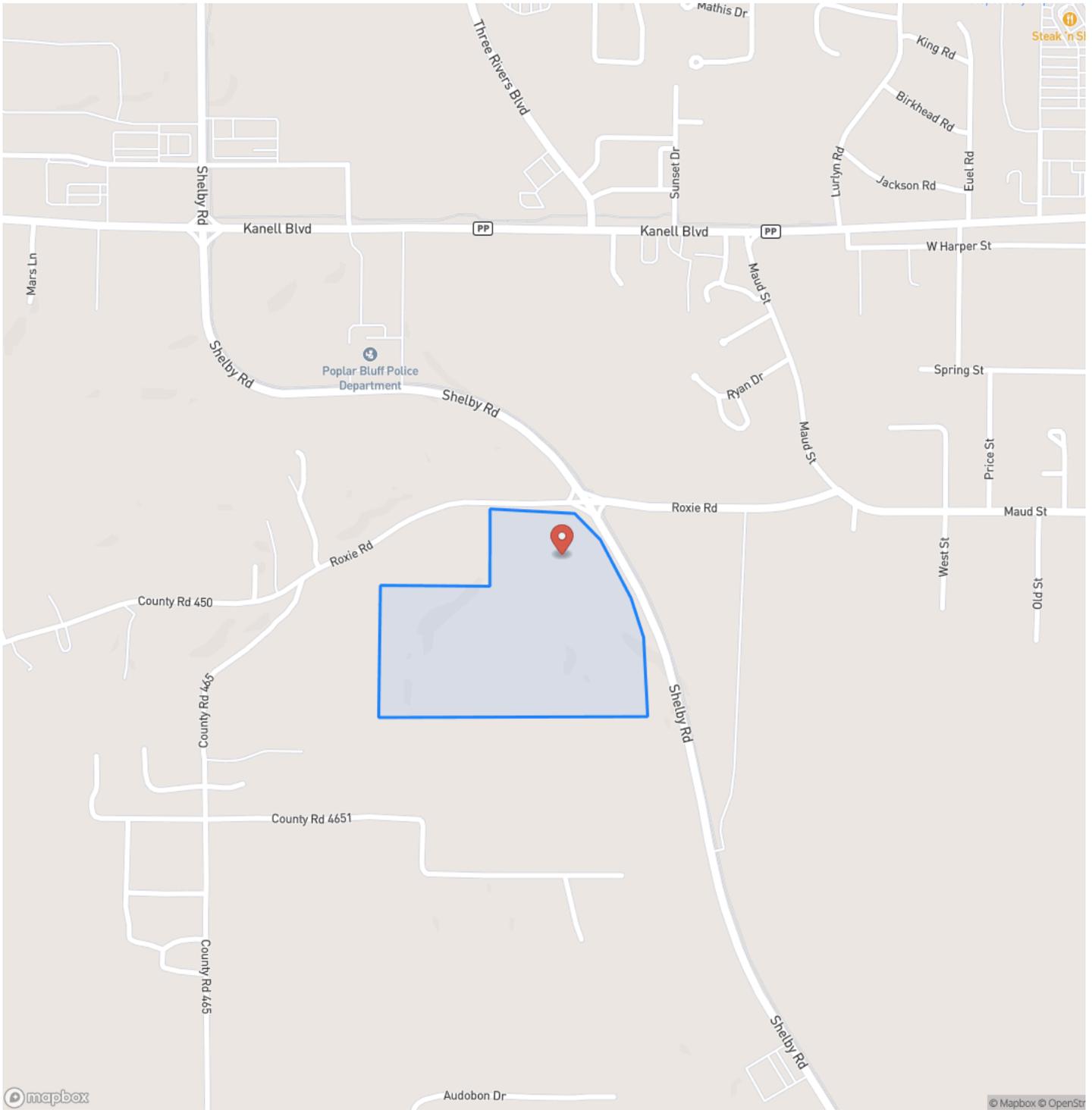
The remaining 23 acres are ideally suited for necessary residential or multi-family housing, addressing the growing demand in the area.

The property includes an existing structure ( a farmhouse built in 1932), which offers potential as a temporary office, residence during construction, or a source of immediate rental income. This is a crucial investment for any developer, builder, or business looking to capitalize on Poplar Bluff's expanding infrastructure. Don't miss this phenomenal opportunity to acquire unrestricted land with city utilities and maximum future value.

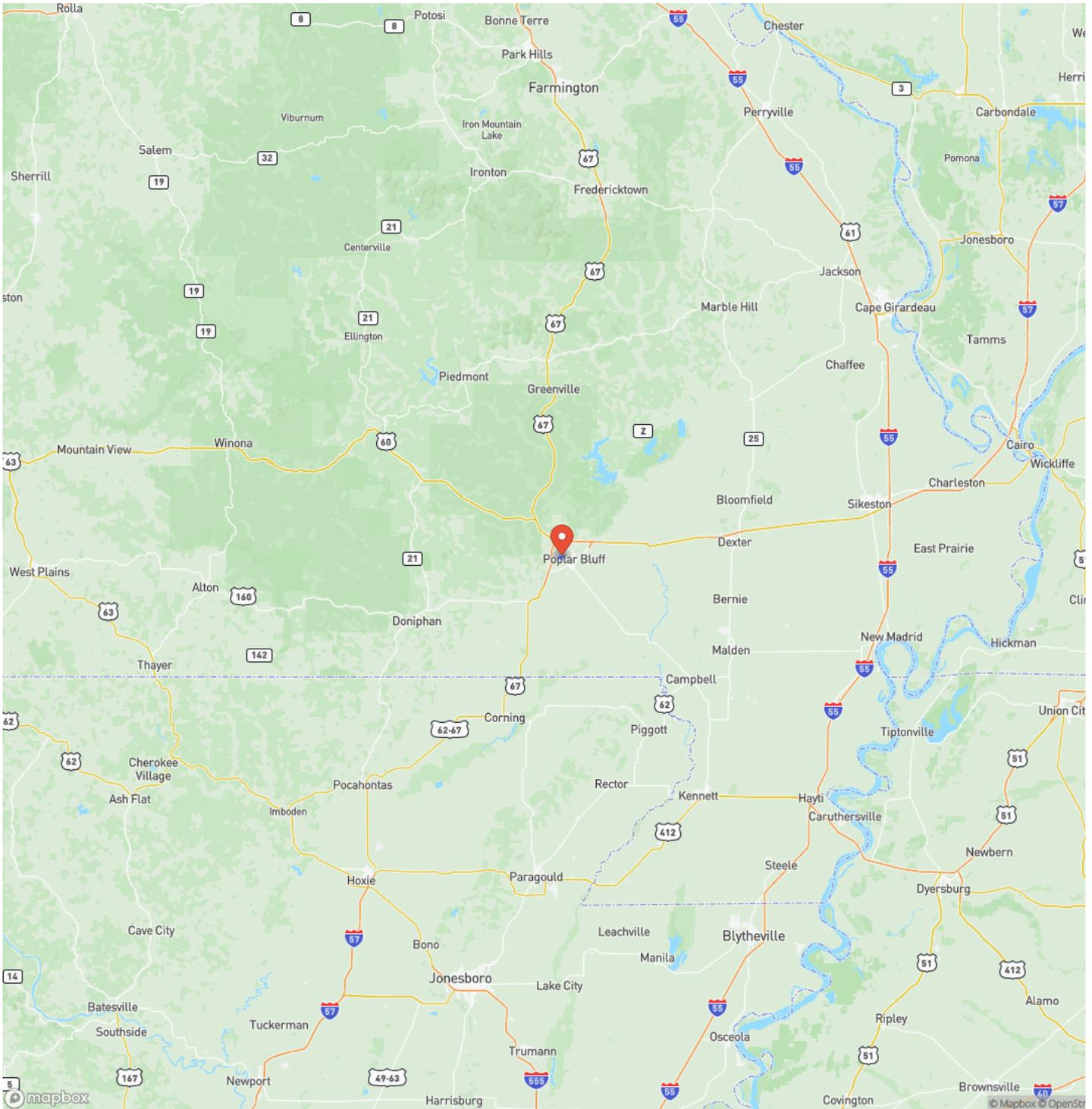
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## Locator Map



# Locator Map



## Satellite Map







## **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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