

**3.5± AC Commercial Corner Lot Available in Poplar
Bluff, MO**
1017 Ridge Avenue
Poplar Bluff, MO 63901

\$189,000
3.5± Acres
Butler County



3.5± AC Commercial Corner Lot Available in Poplar Bluff, MO
Poplar Bluff, MO / Butler County

SUMMARY

Address

1017 Ridge Avenue

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Commercial, Lot, Business Opportunity

Latitude / Longitude

36.765274 / -90.414812

Acreage

3.5

Price

\$189,000

Property Website

<https://www.mossyoakproperties.com/property/3-5-ac-commercial-corner-lot-available-in-poplar-bluff-mo-butler-missouri/116307/>



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Poplar Bluff, MO / Butler County

PROPERTY DESCRIPTION

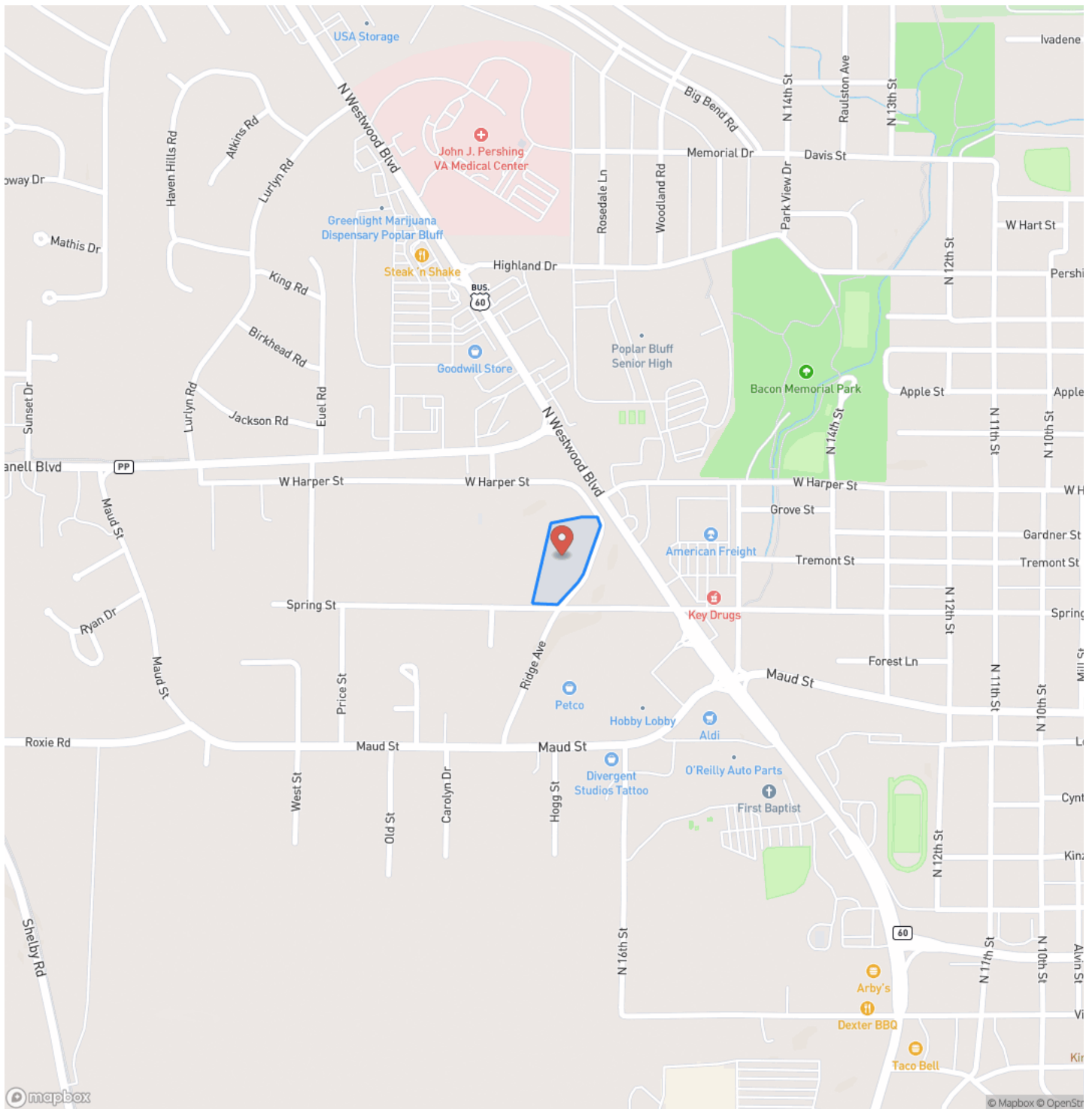
1017 Ridge Ave, Poplar Bluff, MO - 3.5± acre commercial corner lot available in the heart of Poplar Bluff, MO, situated just off high-traffic Westwood Boulevard. Featuring flexible mixed-use potential and full public utility availability, this shovel-ready tract offers ideal corner visibility and dual-road accessibility for retail, office, medical, or multi-family development. Positioned minutes from major regional employers, medical centers, and national retail chains, this prime acreage represents an unmatched development opportunity in Butler County's main commercial corridor.

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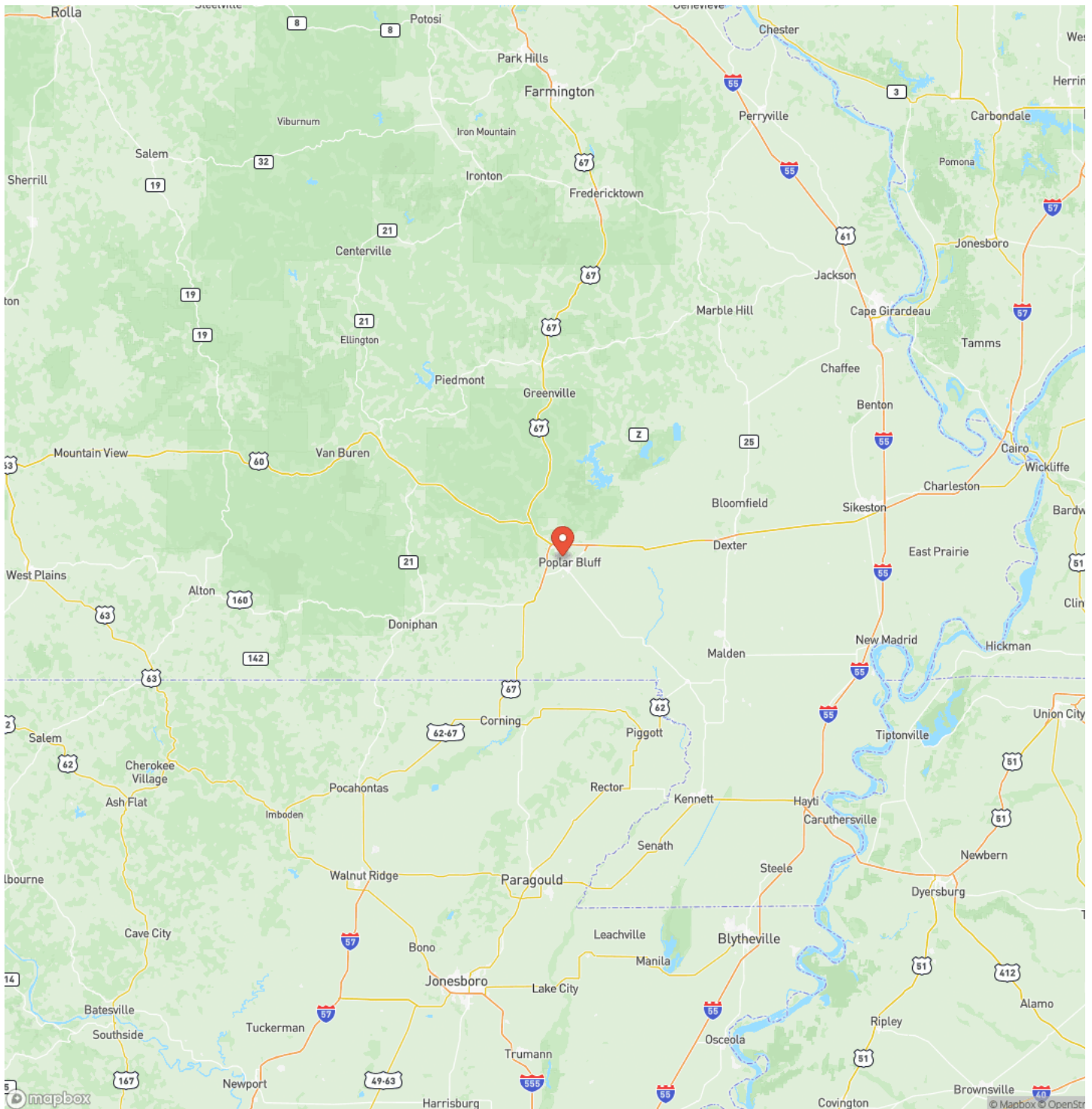
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Locator Map



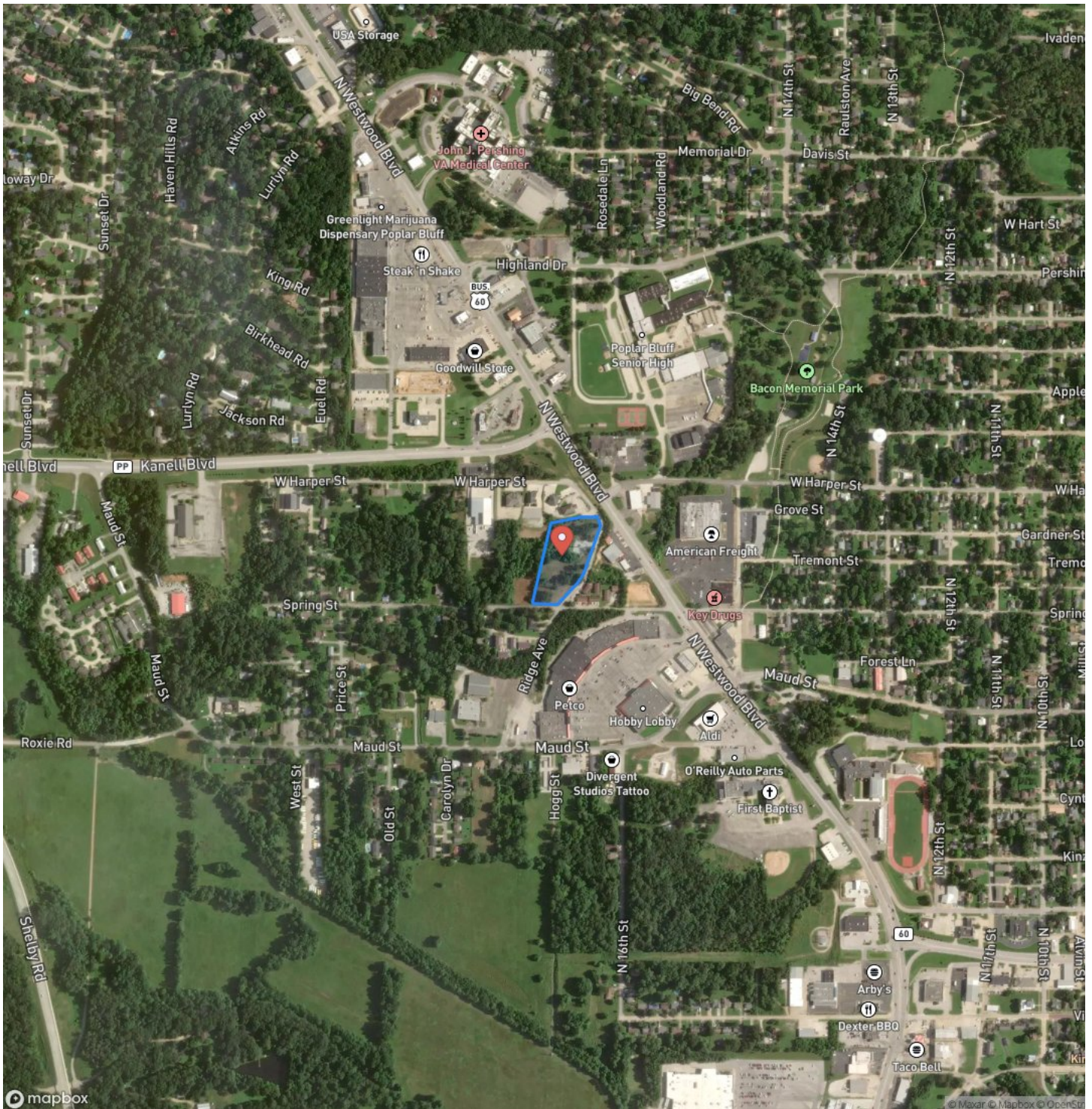
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Locator Map



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Poplar Bluff, MO / Butler County

Satellite Map



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Poplar Bluff, MO / Butler County

LISTING REPRESENTATIVE

For more information contact:



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Lucas Edington

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City / State / Zip

Poplar Bluff, MO 63901

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

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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