

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

\$875,000
33.230± Acres
Butler County



Premier 33.23-Acre Development Tract – Unrestricted Potential at Poplar Bluff's Edge 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

2000

Bedrooms / Bathrooms

3 / 3

Acreage

33.230

Price

\$875,000

Property Website

<https://www.mossyoakproperties.com/property/premier-33-23-acre-development-tract-unrestricted-potential-at-poplar-bluff-s-edge-butler-missouri/93581/>



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Poplar Bluff, MO / Butler County

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.

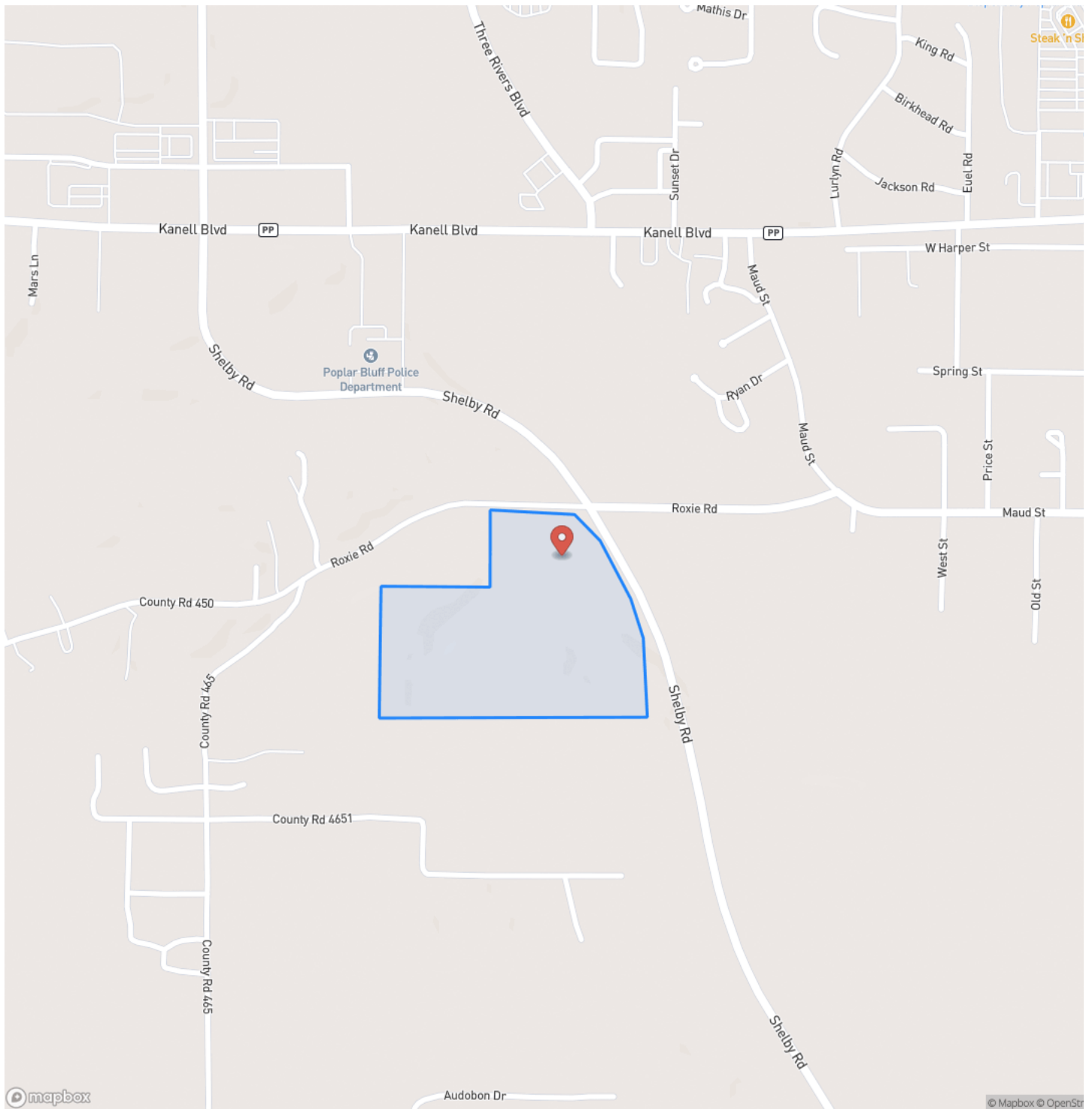
The remaining 23 acres are ideally suited for necessary residential or multi-family housing, addressing the growing demand in the area.

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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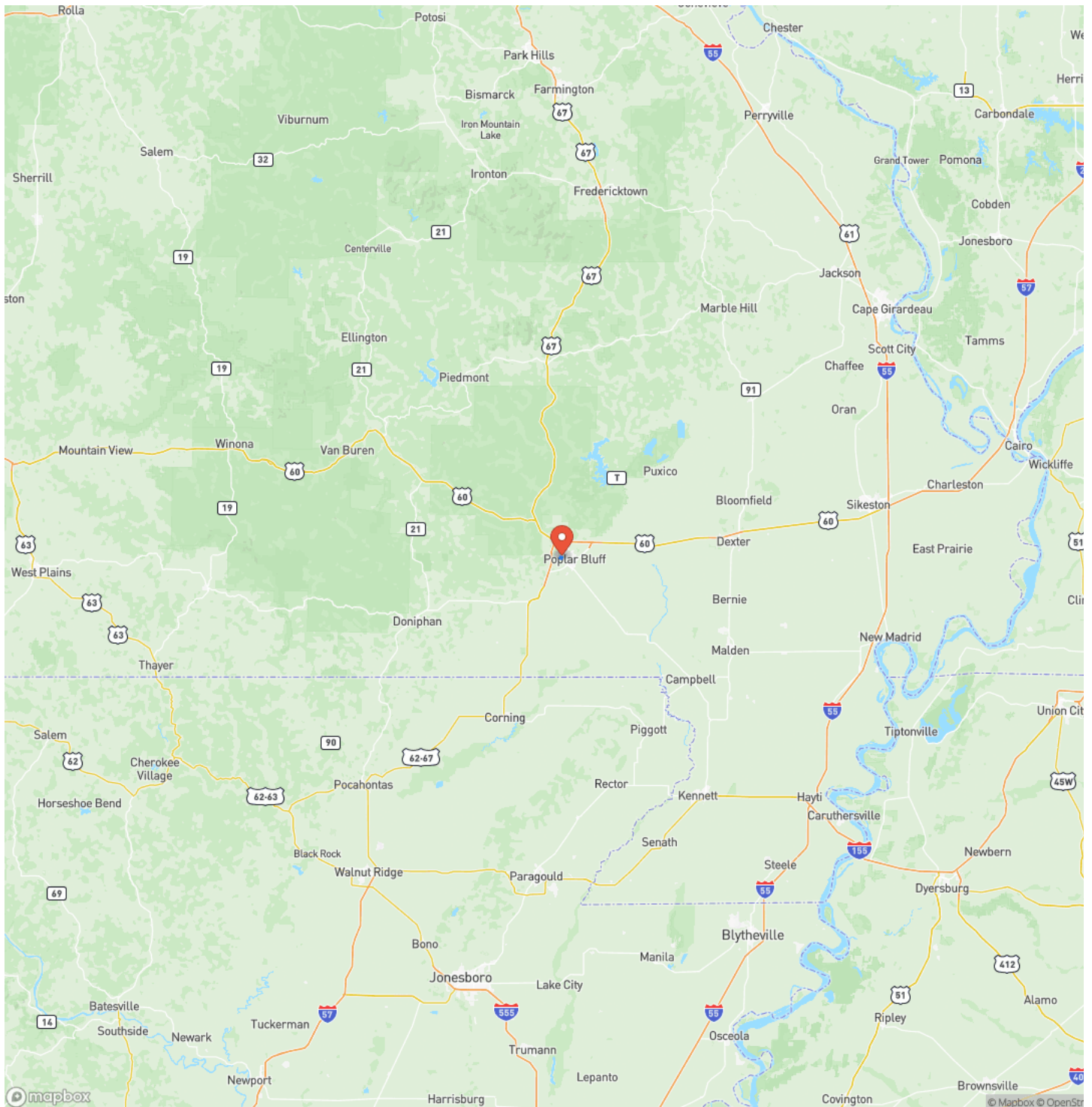


Locator Map



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Locator Map



Satellite Map



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Poplar Bluff, MO / Butler County

LISTING REPRESENTATIVE

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NOTES

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MORE INFO ONLINE:
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