

Bolivar Business Park

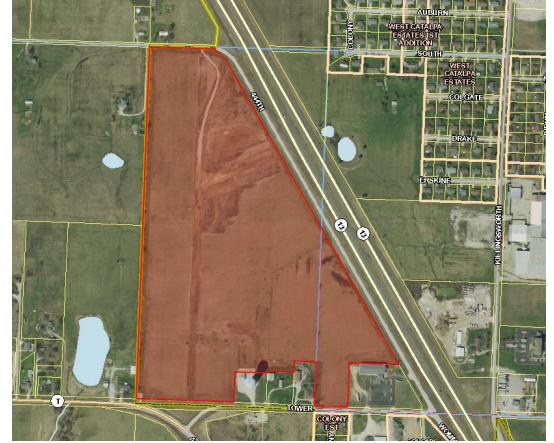
Available Acres: 72.7

Address:

1700 S Wommack Ave
Bolivar, MO 65613 (Polk)

Property and Area Description:

Bolivar Business Park is a development ready site adjacent to Missouri Highway 13 with high visibility and just half a mile to the on ramp with a daily traffic count of 18,000. Municipal water and sewer, Empire Electric, and fiber optics available immediately. Reduction of cost per acre based on job creation and continued investment. State and County incentives are available. The site was previously used for agriculture as well as parking for equipment when improvements for Highway 13 was taking place.



Site Details:

Available Acres: 72.7	Adjacent Avail. Acres: 0
Topography:	Setting:
Zoning: Industrial-Heavy	Within City Limits: Yes

Transportation:

Nearest Interstate: Interstate 44	Distance (miles): 26.3
Nearest 4-Lane Highway: Missouri Highway 13	Distance (miles): 0.5
Nearest Commercial Airport: Springfield Branson National Airport	Distance (miles): 34.9
Rail Served: No	

Utilities:

Electric Distribution: Empire Electric
Water: City of Bolivar
Sewer: City of Bolivar
Local Telecommunications Service: Empire Electric

Contact:

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Offering:

Sale Price: \$1,450,000