

COMMERCIAL CORNER FOR SALE

2204 W. Broadway, Bolivar, MO 65613



OFFERING SUMMARY

SALE PRICE:	\$450,000
LOT SIZE:	14.55 Acres
ZONING:	CS
MARKET:	Bolivar
TRAFFIC COUNT:	9,700 ADT
PRICE / AC:	\$31,000

PROPERTY OVERVIEW

14.5 acre Commercial corner parcel with all utilities ready for development. on busy Broadway corridor. Property offers opportunity for multi use development. Parcel is fully developable.

PROPERTY HIGHLIGHTS

- Prime Commercial Corner In Bolivar
- 650 Feet Frontage On Busy Hwy 32
- 9700 ADT
- 910 Feet Frontage On Killingsworth
- 1 Mile From Hwy 13 North/South On/Off
- Commercial Zoning
- Water, Electric, Sewer & Phone
- Fully Developable
- Multi Use Possibilities

KW COMMERCIAL
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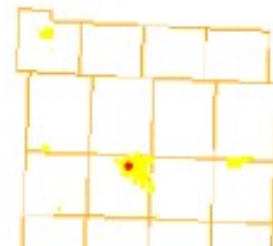
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Where Liberty Flows

Legend

- Manhole
 - All other valves
 - Air Release Valve
 - Lamp Pole
 - Manhole
 - Lift Station
 - Sanitary Caps
 - Sewer Tap
 - Gravity Main
 - Sewer Point Repair
 - Gravity Main Label
- Force Main
 - Abandoned
 - Active
- Fire Hydrant Flush
 - No
 - Yes
- Fire Hydrant
- Water Tower
- Sample Station
- Water Valve
- Well
- Water Meter Geocode
- Water Meter Location
- Curb Stop
- Water Sleeve



Where Liberty Flows

Legend

- Roads
 - All Roads
 - State Lettered Hwy
 - State Numbered Hwy
- Parcel
- Corporate Limit Line
- Zoning District
 - Unknown
 - AL
 - C-0
 - C-1
 - C-2
 - C-3
 - C-S
 - I-1
 - I-2
 - R-1
 - R-2
 - R-3
 - R-4
 - PS
 - MHS
 - MHD

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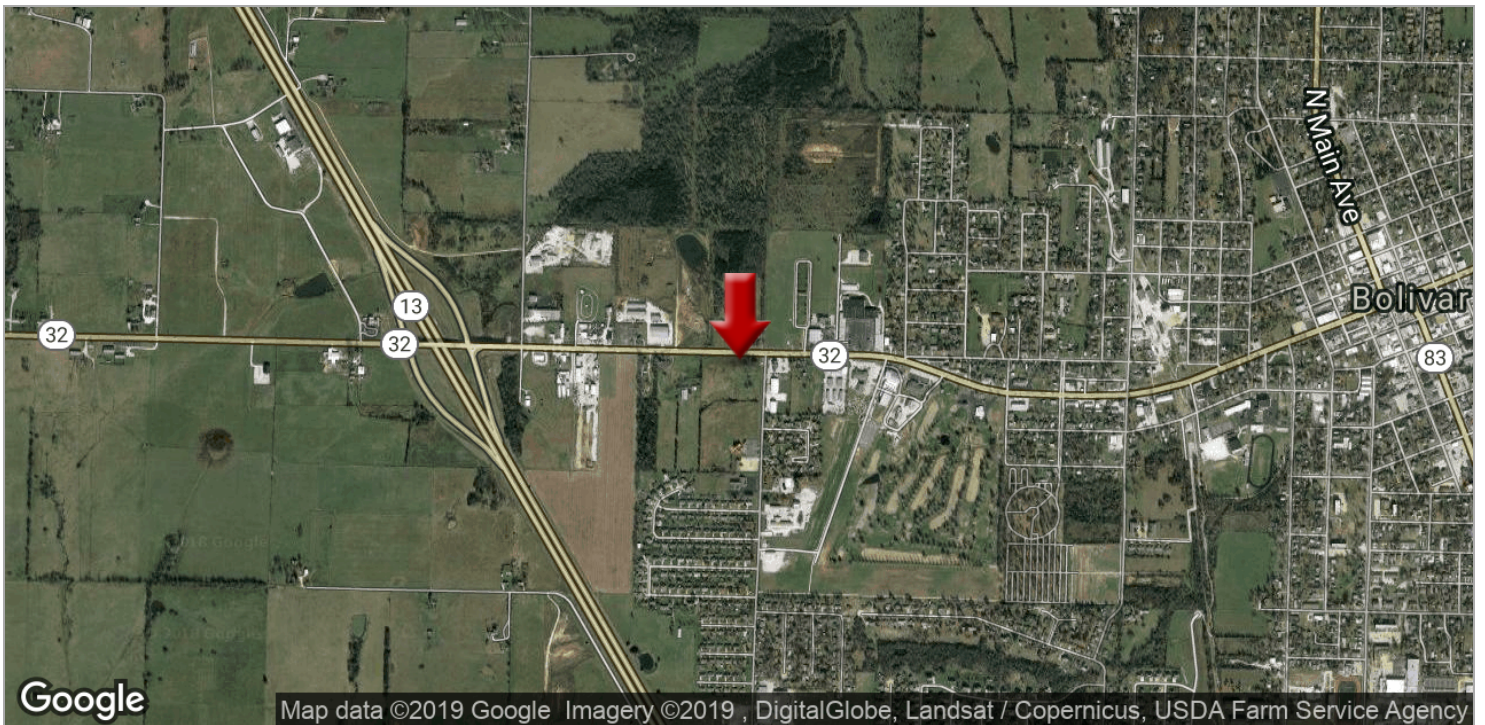
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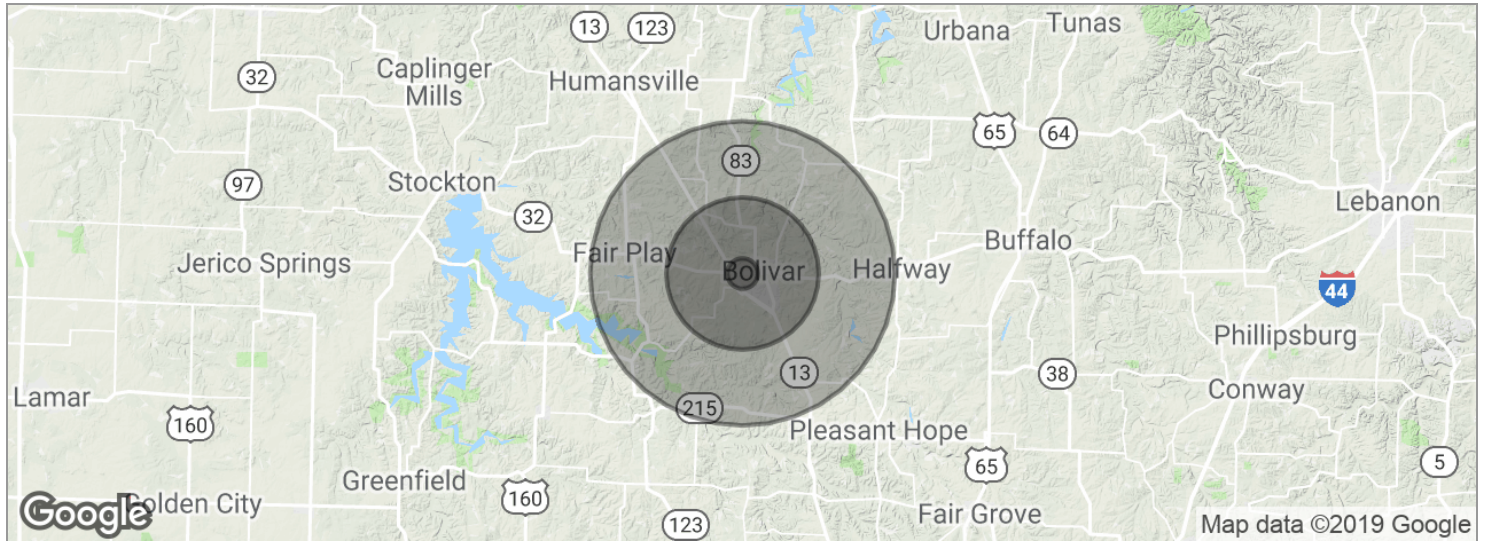
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	149	3,701	14,844
Median age	37.8	37.0	36.8
Median age (male)	35.2	34.7	34.6
Median age (Female)	40.6	39.4	39.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	55	1,394	5,606
# of persons per HH	2.7	2.7	2.6
Average HH income	\$45,976	\$46,494	\$46,702
Average house value	\$141,549	\$140,146	\$140,053

* Demographic data derived from 2010 US Census

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WHY

Hire KW Commercial for Retail:

- **800 offices nationwide**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- 175,000+ residential agents
- Over \$8 billion in transaction volume

Location, speed to market and economic performance are just as important to me as they are to my clients. Whether you're an investor, landlord or tenant, I provide local market knowledge with national and international exposure to assist buyers in making informed decisions that benefit your bottom line.

My Retail core client services include:

- Market surveys, demographics and analysis
- Acquisitions
- Investment Sales
- Consulting
- Tenant Representation
- Landlord representation



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is "to build commercial careers worth having, businesses worth owning and lives worth living."** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.

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