

PROPERTY FOR SALE



 MOBERLY, MO

## W.L. Orscheln Subdivision

- A 35-acre prime retail development property located on US Highway 24 near the intersection of US 4-Lane Highway 63 offering some of the highest traffic counts in Moberly at over 15,000 vehicles per day. The property is located directly across from the Wal-Mart Supercenter and adjoining Lowe's with excellent visibility.
- Moberly is the largest city in Randolph County, and has a net inflow of nearly 1,900 workers per day.
- The next closest major retail is over 40 miles away offering a significant opportunity for commercial and retail development.
- Moberly has a secondary trade area comprising more than 18 communities in a 35 mile radius.
- The workforce in the Missouri Northeast Area Labor Market is willing to commute and average of 22.7 miles one way.
- The average years on the job for the overall Area Labor Market is 9.9 years which reflects a stable and mature workforce.
- Lots can be purchased in blocks with no side lot building set backs. Multiple lots from 0.6 acre to 1.94 acre.
- Build-to-suit options available.
- 20% increase in civilian labor force in the last 10 years with major employers contributing to over a 25% increase in daytime population.
- Major Employers include: Wal-Mart DC, Goodyear, Everlast Worldwide, Wilson Trailer, Wells Fargo, Swift, Orscheln Industries, and Mid Am.

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