

**Tbd Dr. Russell Smith Dr  
Carthage, MO 64836**



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MLS# SOM60303257



**\$985,000**

29.81+/- Acres - Prime Commercial & Industrial Land with Interstate 49 Visibility Unlock the potential of this 29.81+/- acre tract strategically positioned in Carthage, Missouri. With direct visibility from Interstate 49 and easy access from Fir Road, this property is ideally suited for commercial or industrial development. Property Highlights: Size: 29.81+/- acres Utilities: Electric & water available Terrain: Mix of wooded acreage & open pasture Frontage: Excellent exposure to Interstate 49 traffic Access: Convenient entry points from Fir Road & I-49 Location Advantages: Bordering Mercy Hospital and Carthage city-owned land Prime I-49 frontage ensures unmatched visibility Minutes from downtown Carthage and Joplin business hubs Well-positioned for both local and regional market access Ideal Uses: Commercial Development - Retail centers, restaurants, or office space Industrial Projects - Warehousing, distribution, or light manufacturing Healthcare & Professional Services - Perfect expansion site near Mercy Hospital for medical facilities, clinics, or specialty care Opportunities to secure land with Interstate visibility and hospital adjacency are rare in the Carthage market. This tract delivers location, access, and access to electric and water, making it a suitable development site with long-term growth potential.



**Jennifer Henson**  
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For full listing details, please scan:

