



PROPERTY FOR SALE




MOBERLY, MO

1525 Morley - Ole Allen

- 9-acre second tier property on the west side of North Morley Street with traffic counts of over 14,000 vehicles per day. Surrounding businesses include McDonald's, Long John Silver's, Walgreens, County Bank, and more. Site is platted with a 4-lane ingress/egress from North Morley.
- Centrally located on Business 63 (Morley Street) near the intersection of US Highway 24 and 4-lane US Highway 63.
- Moberly has a secondary trade area comprising more than 18 communities in a 35 mile radius.
- The next closest major retail is over 40 miles away offering a significant opportunity for commercial and retail development.



- 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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ORSCHELN
PROPERTIES CO. L.L.C.

Zoning:	Commercial
Within City Limits:	Yes
Last Updated:	Mar 28, 2024

Economic Development Contact

Kaylee Paffrath
Moberly Area Economic Development Corp.
115 N. Williams St.
Moberly, MO 65270
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Realtor/Owner Contact

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Property and Area Description

9-acre second tier property on the west side of North Morley Street with traffic counts of over 14,000 vehicles per day. Surrounding businesses included McDonald's, Long John Silver's, Walgreens, County Bank, and more. Site is platted with a 4-lane ingress/egress from North Morley.

Population

	22,391 10 Mile Radius	36,735 20 Mile Radius	84,980 30 Mile Radius
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Source: ESRI®, 2024

Households

	8,652 10 Mile Radius	14,231 20 Mile Radius	33,441 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: US Highway 63/US Highway 24 (2.5 / 1 mi.)
Nearest Interstate: US Interstate 70 (35 mi.)
Ingress/Egress Notes: Located on North Morley Street with traffic counts of over 14,000 vehicles per day. Surrounding businesses included McDonald's, Long John Silver's, Walgreens, County Bank, and more. Site is platted with a 4-lane ingress/egress from North Morley.
Nearest Airport: General Omar Bradley Airport (2 mi.)
Nearest Commercial Airport: Columbia Regional Airport (50 mi.)
Rail Served: No
Rail Served By: Unknown
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: Ameren Missouri
Natural Gas: Ameren Missouri
Water: City of Moberly
Sewer: City of Moberly
Telecommunications: Socket, AT&T