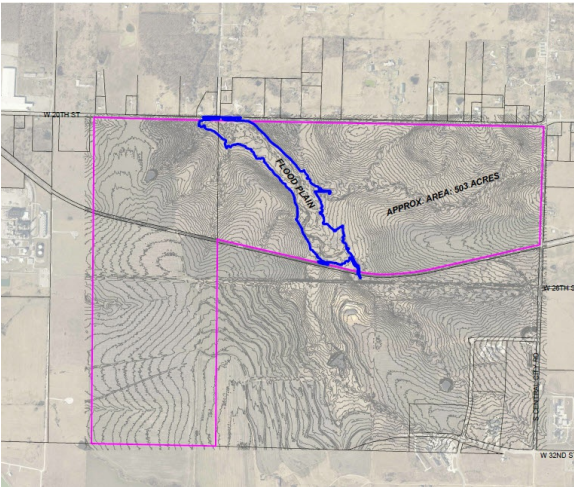


Wildwood Ranch  
3222 South John Duffy Drive | Joplin, MO | US | Jasper County  
Available Acres: 503 | Sale Price: \$13,500



Zoning:	Industrial-Heavy
Within City Limits:	No
Sale Price:	\$13,500
Sale Price Note:	\$13,500 to \$30,000 per acre
Last Updated:	May 23, 2024

Site Certification Information

Certified Site Status: Yes  
Certified Site: [BNSF Certified Site Program](#)

Economic Development Contact

James (Jimmer) Pinjuv  
Wildwood Ranch LLC  
(417) 529-6440 | [jimmer@wwrlife.com](mailto:jimmer@wwrlife.com)

Property and Area Description

Wildwood Ranch consists of 503 acres and is divided into two main areas (North and South) by the existing BNSF Railway line. Wildwood Ranch is conveniently located southeast of U.S. Highway 66 in Jasper and Newton counties, Missouri and is zoned for heavy industrial.

Population

	<b>109,882</b> 10 Mile Radius	<b>199,671</b> 20 Mile Radius	<b>274,999</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>44,848</b> 10 Mile Radius	<b>79,041</b> 20 Mile Radius	<b>108,840</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** Route 66/7th street/Bus-49 (1 mi.)  
**Nearest Interstate:** I-44 East/West & I-49 North/South (5 mi.)  
**Ingress/Egress Notes:** Central City Road draws traffic from HWY 66 to north, and from the east on 20th and 32nd Streets. 32nd Street is currently under expansion to four lane.  
**Nearest Airport:** Joplin Regional Airport (JLN) (10 mi.)  
**Nearest Commercial Airport:** Joplin Regional Airport (JLN) & Bentonville (XNA)  
**Rail Served:** Yes  
**Rail Served By:** BNSF Railway  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** No  
**Rail Contact:** John Rider  
**Rail Contact Phone:** 913.551.4148  
**Rail Contact Email:** [john.rider@bnsf.com](mailto:john.rider@bnsf.com)

Utilities

**Natural Gas:** Spire Energy  
**Water:** Missouri American Water  
**Sewer:** City of Joplin  
**Telecommunications:** AT&T