

## STONE CREEK FALLS

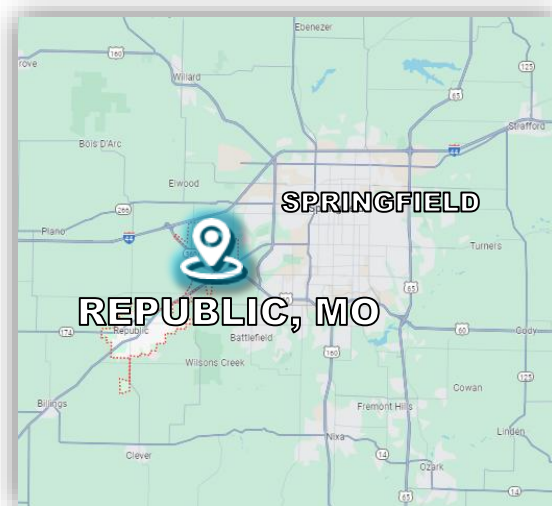
LOT 3B STONE CREEK DR  
REPUBLIC, MO 65619

## STONE CREEK FALLS

## COMMERCIAL | RETAIL | OFFICE

**LOCATION:** Lot 3B Stone Creek Dr, Republic, MO 65619**SITE SIZE:** 1.2 ACRES**ZONING:** Commercial [Retail, Office, Commercial Flex]**PROPERTY HIGHLIGHTS:**

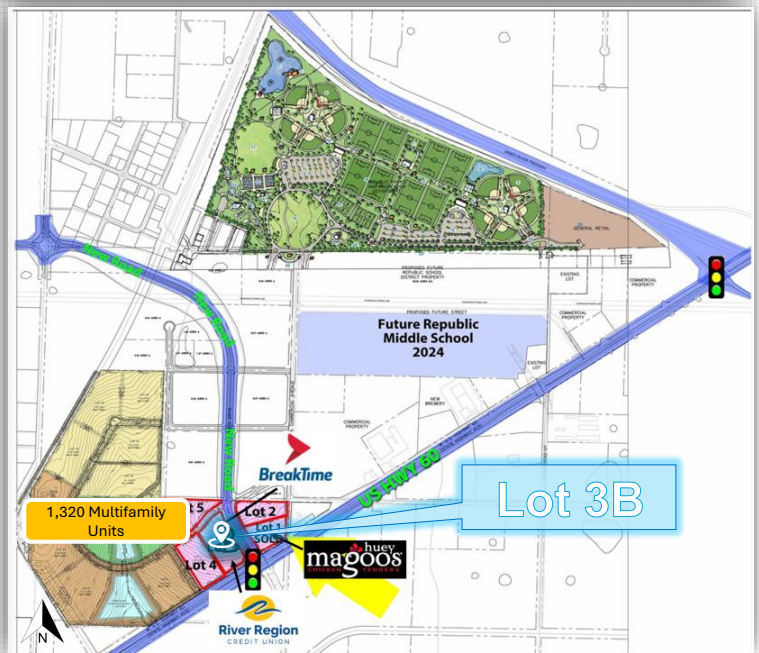
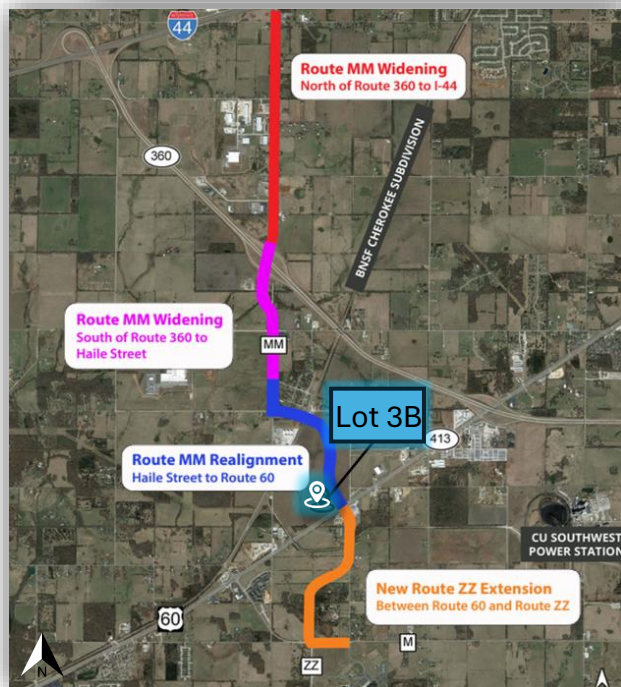
- Located at the signalized intersection of N Stone Creek Drive & Hwy 60, directly between River Region Credit Union (under construction) & Break Time C-Store (under construction).
- Visibility: HWY 60 & STATE HWY MM Realignment Frontage.
- Shovel-ready: All utilities in place including off-site detention. Vertical construction-ready with ingress/egress fully developed (Pad Ready Site).
- Convenient Access to: Hwy 60, Hwy MM, & I-44.
- Adjacent to the Property: +1,000 multi-family units and MODOT's expansion of Hwy MM from the site north to I-44, together with Huey Magoo's, River Region Credit Union, and Break Time C-Store. The New Republic Middle School and the City's Mega Sports Mega-plex set to begin construction.
- Additional Highlights: Within a mile of major employers such as Amazon, Red Monkey, Roi, and McLane Foods. Rapidly growing area with +100Mn in development projects underway.

**SALE PRICE:** \$800,000.00**LEASE RATE:** Negotiable.**LEASE TERMS:** Negotiable.**573.875.5151**

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[www.silvertreerealtyco.com](http://www.silvertreerealtyco.com)**SilverTree**  
REALTY





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1.2 AC

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