

3030 Elliott Ave., Hwy 39, Aurora, MO

Land Size:

Property next Braum's store.

259'F X 411'D 107,182SF or 2.46 acres, seller will divide

Zoned: C-2 Commercial

Utilities: At or near the site

Divided Price: Tract A is 35,736SF \$200,000 | Tract B is 35,736SF \$200,000 | Tract C is -\$75,000

Commission: 3% to the selling broker

Miscellaneous: This property is next to the Braum's store in Aurora, MO

2.46 Acres - \$350,000

**Helen Pacione | Director of Real Estate 1710
W. Randol Mill RoadArlington, TX 76012(c)
817-291-6137**

Aurora, MO

Olive St

Church St

Elliott Ave

265 ST

39 ST



Aurora, MO

Sutherlands

  **GMC**



Walmart 

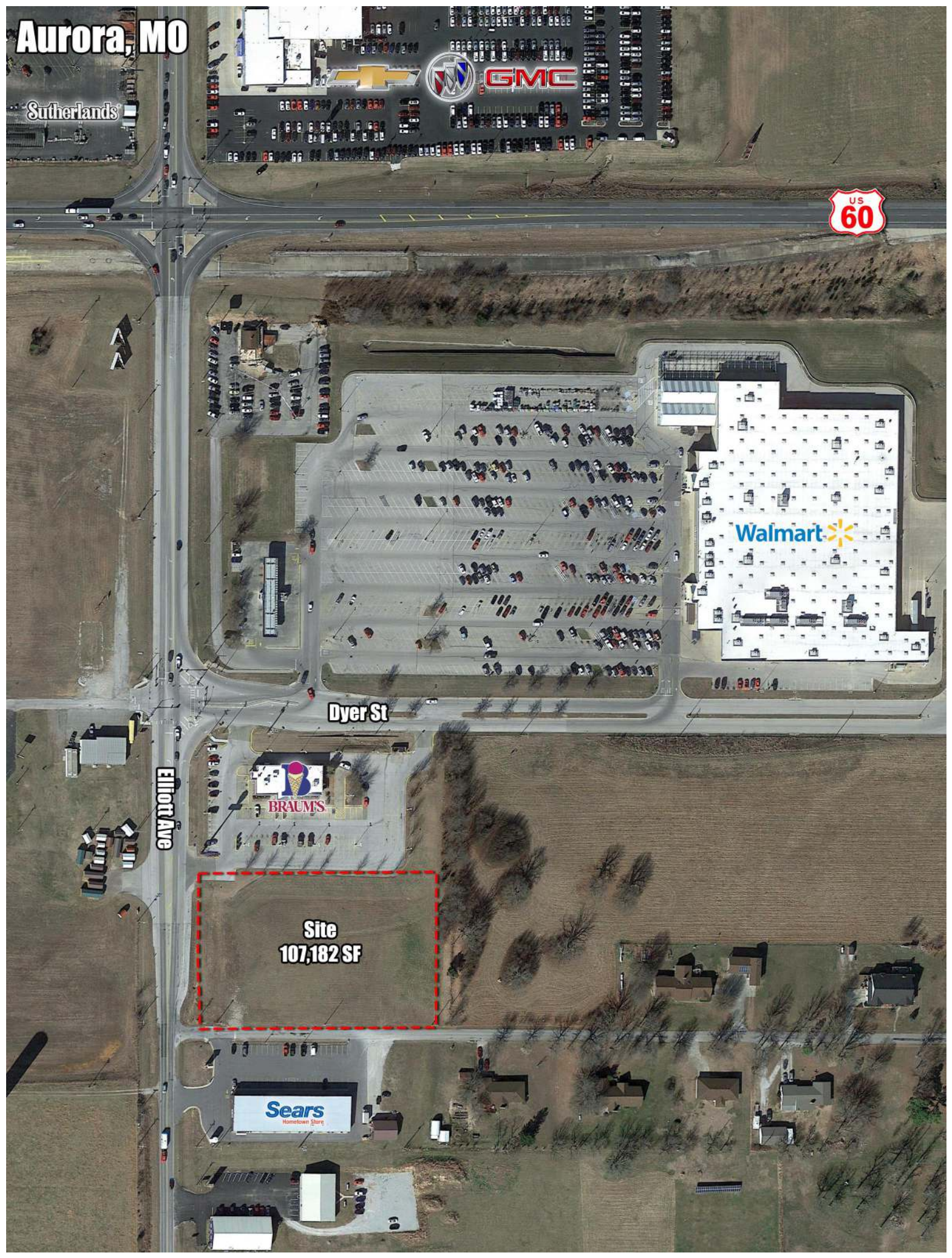
Dyer St

Elliott Ave

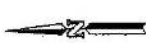

BRAUM'S

Site
107,182 SF

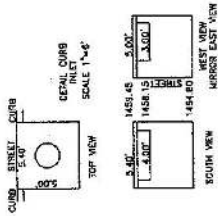
Sears
Hometown Store



TOPOGRAPHIC SURVEY



BEVERAGES ARE BASED ON
BOUNDARY SURVEY
P.L.S. 2001 DATED 1/15/01
SCALE 1"=40'



CONSTRUCTION FROM P.L.S. 2001 SURVEY DATED 1/15/01.
CONSTRUCTION AT POINT (COUNTY) TWO (TWO) MARKS CORNER OF THE SOUTHWEST CORNER OF THE 16
LOT TWO (2) OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 25, RANGE 22, IN LA
MISSOURI COUNTY TO BE BOUNDARY. SUBJECT TO ALL PUBLIC RIGHTS AND EASEMENTS IN
ARE NOW LOCATED.

- GENERAL NOTES:
- 1- ELEVATIONS ARE BASED ON FEMA REFERENCE MARK 18.
CHECKED SQUARE ON NORTHEAST CORNER NORTH HEADWALL OF DITCH
E.C. 0.00, 0.01, 1.00, 2.00, 3.00, 4.00, 5.00, 6.00, 7.00, 8.00, 9.00, 10.00, 11.00, 12.00, 13.00, 14.00, 15.00, 16.00, 17.00, 18.00, 19.00, 20.00, 21.00, 22.00, 23.00, 24.00, 25.00, 26.00, 27.00, 28.00, 29.00, 30.00, 31.00, 32.00, 33.00, 34.00, 35.00, 36.00, 37.00, 38.00, 39.00, 40.00, 41.00, 42.00, 43.00, 44.00, 45.00, 46.00, 47.00, 48.00, 49.00, 50.00, 51.00, 52.00, 53.00, 54.00, 55.00, 56.00, 57.00, 58.00, 59.00, 60.00, 61.00, 62.00, 63.00, 64.00, 65.00, 66.00, 67.00, 68.00, 69.00, 70.00, 71.00, 72.00, 73.00, 74.00, 75.00, 76.00, 77.00, 78.00, 79.00, 80.00, 81.00, 82.00, 83.00, 84.00, 85.00, 86.00, 87.00, 88.00, 89.00, 90.00, 91.00, 92.00, 93.00, 94.00, 95.00, 96.00, 97.00, 98.00, 99.00, 100.00, 101.00, 102.00, 103.00, 104.00, 105.00, 106.00, 107.00, 108.00, 109.00, 110.00, 111.00, 112.00, 113.00, 114.00, 115.00, 116.00, 117.00, 118.00, 119.00, 120.00, 121.00, 122.00, 123.00, 124.00, 125.00, 126.00, 127.00, 128.00, 129.00, 130.00, 131.00, 132.00, 133.00, 134.00, 135.00, 136.00, 137.00, 138.00, 139.00, 140.00, 141.00, 142.00, 143.00, 144.00, 145.00, 146.00, 147.00, 148.00, 149.00, 150.00, 151.00, 152.00, 153.00, 154.00, 155.00, 156.00, 157.00, 158.00, 159.00, 160.00, 161.00, 162.00, 163.00, 164.00, 165.00, 166.00, 167.00, 168.00, 169.00, 170.00, 171.00, 172.00, 173.00, 174.00, 175.00, 176.00, 177.00, 178.00, 179.00, 180.00, 181.00, 182.00, 183.00, 184.00, 185.00, 186.00, 187.00, 188.00, 189.00, 190.00, 191.00, 192.00, 193.00, 194.00, 195.00, 196.00, 197.00, 198.00, 199.00, 200.00, 201.00, 202.00, 203.00, 204.00, 205.00, 206.00, 207.00, 208.00, 209.00, 210.00, 211.00, 212.00, 213.00, 214.00, 215.00, 216.00, 217.00, 218.00, 219.00, 220.00, 221.00, 222.00, 223.00, 224.00, 225.00, 226.00, 227.00, 228.00, 229.00, 230.00, 231.00, 232.00, 233.00, 234.00, 235.00, 236.00, 237.00, 238.00, 239.00, 240.00, 241.00, 242.00, 243.00, 244.00, 245.00, 246.00, 247.00, 248.00, 249.00, 250.00, 251.00, 252.00, 253.00, 254.00, 255.00, 256.00, 257.00, 258.00, 259.00, 260.00, 261.00, 262.00, 263.00, 264.00, 265.00, 266.00, 267.00, 268.00, 269.00, 270.00, 271.00, 272.00, 273.00, 274.00, 275.00, 276.00, 277.00, 278.00, 279.00, 280.00, 281.00, 282.00, 283.00, 284.00, 285.00, 286.00, 287.00, 288.00, 289.00, 290.00, 291.00, 292.00, 293.00, 294.00, 295.00, 296.00, 297.00, 298.00, 299.00, 300.00, 301.00, 302.00, 303.00, 304.00, 305.00, 306.00, 307.00, 308.00, 309.00, 310.00, 311.00, 312.00, 313.00, 314.00, 315.00, 316.00, 317.00, 318.00, 319.00, 320.00, 321.00, 322.00, 323.00, 324.00, 325.00, 326.00, 327.00, 328.00, 329.00, 330.00, 331.00, 332.00, 333.00, 334.00, 335.00, 336.00, 337.00, 338.00, 339.00, 340.00, 341.00, 342.00, 343.00, 344.00, 345.00, 346.00, 347.00, 348.00, 349.00, 350.00, 351.00, 352.00, 353.00, 354.00, 355.00, 356.00, 357.00, 358.00, 359.00, 360.00, 361.00, 362.00, 363.00, 364.00, 365.00, 366.00, 367.00, 368.00, 369.00, 370.00, 371.00, 372.00, 373.00, 374.00, 375.00, 376.00, 377.00, 378.00, 379.00, 380.00, 381.00, 382.00, 383.00, 384.00, 385.00, 386.00, 387.00, 388.00, 389.00, 390.00, 391.00, 392.00, 393.00, 394.00, 395.00, 396.00, 397.00, 398.00, 399.00, 400.00, 401.00, 402.00, 403.00, 404.00, 405.00, 406.00, 407.00, 408.00, 409.00, 410.00, 411.00, 412.00, 413.00, 414.00, 415.00, 416.00, 417.00, 418.00, 419.00, 420.00, 421.00, 422.00, 423.00, 424.00, 425.00, 426.00, 427.00, 428.00, 429.00, 430.00, 431.00, 432.00, 433.00, 434.00, 435.00, 436.00, 437.00, 438.00, 439.00, 440.00, 441.00, 442.00, 443.00, 444.00, 445.00, 446.00, 447.00, 448.00, 449.00, 450.00, 451.00, 452.00, 453.00, 454.00, 455.00, 456.00, 457.00, 458.00, 459.00, 460.00, 461.00, 462.00, 463.00, 464.00, 465.00, 466.00, 467.00, 468.00, 469.00, 470.00, 471.00, 472.00, 473.00, 474.00, 475.00, 476.00, 477.00, 478.00, 479.00, 480.00, 481.00, 482.00, 483.00, 484.00, 485.00, 486.00, 487.00, 488.00, 489.00, 490.00, 491.00, 492.00, 493.00, 494.00, 495.00, 496.00, 497.00, 498.00, 499.00, 500.00, 501.00, 502.00, 503.00, 504.00, 505.00, 506.00, 507.00, 508.00, 509.00, 510.00, 511.00, 512.00, 513.00, 514.00, 515.00, 516.00, 517.00, 518.00, 519.00, 520.00, 521.00, 522.00, 523.00, 524.00, 525.00, 526.00, 527.00, 528.00, 529.00, 530.00, 531.00, 532.00, 533.00, 534.00, 535.00, 536.00, 537.00, 538.00, 539.00, 540.00, 541.00, 542.00, 543.00, 544.00, 545.00, 546.00, 547.00, 548.00, 549.00, 550.00, 551.00, 552.00, 553.00, 554.00, 555.00, 556.00, 557.00, 558.00, 559.00, 560.00, 561.00, 562.00, 563.00, 564.00, 565.00, 566.00, 567.00, 568.00, 569.00, 570.00, 571.00, 572.00, 573.00, 574.00, 575.00, 576.00, 577.00, 578.00, 579.00, 580.00, 581.00, 582.00, 583.00, 584.00, 585.00, 586.00, 587.00, 588.00, 589.00, 590.00, 591.00, 592.00, 593.00, 594.00, 595.00, 596.00, 597.00, 598.00, 599.00, 600.00, 601.00, 602.00, 603.00, 604.00, 605.00, 606.00, 607.00, 608.00, 609.00, 610.00, 611.00, 612.00, 613.00, 614.00, 615.00, 616.00, 617.00, 618.00, 619.00, 620.00, 621.00, 622.00, 623.00, 624.00, 625.00, 626.00, 627.00, 628.00, 629.00, 630.00, 631.00, 632.00, 633.00, 634.00, 635.00, 636.00, 637.00, 638.00, 639.00, 640.00, 641.00, 642.00, 643.00, 644.00, 645.00, 646.00, 647.00, 648.00, 649.00, 650.00, 651.00, 652.00, 653.00, 654.00, 655.00, 656.00, 657.00, 658.00, 659.00, 660.00, 661.00, 662.00, 663.00, 664.00, 665.00, 666.00, 667.00, 668.00, 669.00, 670.00, 671.00, 672.00, 673.00, 674.00, 675.00, 676.00, 677.00, 678.00, 679.00, 680.00, 681.00, 682.00, 683.00, 684.00, 685.00, 686.00, 687.00, 688.00, 689.00, 690.00, 691.00, 692.00, 693.00, 694.00, 695.00, 696.00, 697.00, 698.00, 699.00, 700.00, 701.00, 702.00, 703.00, 704.00, 705.00, 706.00, 707.00, 708.00, 709.00, 710.00, 711.00, 712.00, 713.00, 714.00, 715.00, 716.00, 717.00, 718.00, 719.00, 720.00, 721.00, 722.00, 723.00, 724.00, 725.00, 726.00, 727.00, 728.00, 729.00, 730.00, 731.00, 732.00, 733.00, 734.00, 735.00, 736.00, 737.00, 738.00, 739.00, 740.00, 741.00, 742.00, 743.00, 744.00, 745.00, 746.00, 747.00, 748.00, 749.00, 750.00, 751.00, 752.00, 753.00, 754.00, 755.00, 756.00, 757.00, 758.00, 759.00, 760.00, 761.00, 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887.00, 888.00, 889.00, 890.00, 891.00, 892.00, 893.00, 894.00, 895.00, 896.00, 897.00, 898.00, 899.00, 900.00, 901.00, 902.00, 903.00, 904.00, 905.00, 906.00, 907.00, 908.00, 909.00, 910.00, 911.00, 912.00, 913.00, 914.00, 915.00, 916.00, 917.00, 918.00, 919.00, 920.00, 921.00, 922.00, 923.00, 924.00, 925.00, 926.00, 927.00, 928.00, 929.00, 930.00, 931.00, 932.00, 933.00, 934.00, 935.00, 936.00, 937.00, 938.00, 939.00, 940.00, 941.00, 942.00, 943.00, 944.00, 945.00, 946.00, 947.00, 948.00, 949.00, 950.00, 951.00, 952.00, 953.00, 954.00, 955.00, 956.00, 957.00, 958.00, 959.00, 960.00, 961.00, 962.00, 963.00, 964.00, 965.00, 966.00, 967.00, 968.00, 969.00, 970.00, 971.00, 972.00, 973.00, 974.00, 975.00, 976.00, 977.00, 978.00, 979.00, 980.00, 981.00, 982.00, 983.00, 984.00, 985.00, 986.00, 987.00, 988.00, 989.00, 990.00, 991.00, 992.00, 993.00, 994.00, 995.00, 996.00, 997.00, 998.00, 999.00, 1000.00
 - 2- INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF.
 - 3- EASEMENTS SHOWN HEREON ARE FROM FIELD INSPECTION OR RECORD AND NOT BE ALL INCLUSIVE.



Prepared For:
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Springfield, Missouri

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