



LOCATION.
commercial real estate

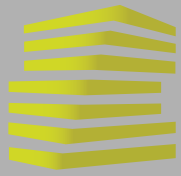
ACREAGE AVAILABLE IN THE HEART OF BRANSON

1610 W 76 COUNTRY BLVD

BRANSON, MO



1.3 ACRE OUTPARCEL & 14.07 ACRE ANCHOR PAD
RARE 'BRANSON STRIP' LAND SITE
WITH 10 MILLION ANNUAL VISITORS



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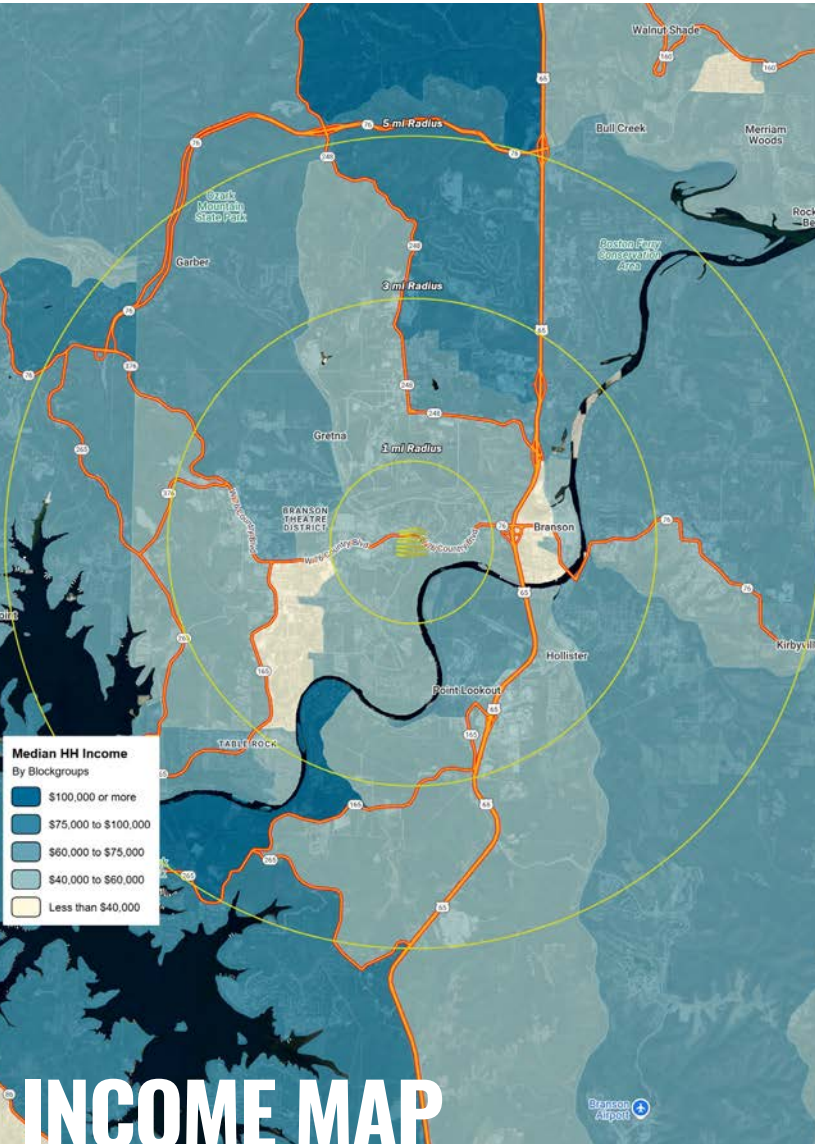
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TRADE AREA OVERVIEW

BRANSON IS A NATIONALLY RECOGNIZED TOURISM AND ENTERTAINMENT DESTINATION LOCATED IN THE HEART OF THE OZARK MOUNTAINS IN SOUTHWEST MISSOURI. SITUATED JUST 40 MILES SOUTH OF SPRINGFIELD, BRANSON DRAWS MORE THAN 10 MILLION VISITORS ANNUALLY, MAKING IT ONE OF THE MOST-VISITED SMALL CITIES IN THE COUNTRY. THE CITY'S UNIQUE BLEND OF LIVE ENTERTAINMENT, OUTDOOR RECREATION, SHOPPING, AND FAMILY ATTRACTIONS MAKES IT A POWERFUL REGIONAL ECONOMIC ENGINE.

TOURISM IS BRANSON'S PRIMARY INDUSTRY, SUPPORTED BY AN EXPANSIVE LINEUP OF OVER 100 LIVE SHOWS, THEME PARKS, GOLF COURSES, AND MUSEUMS. THE AREA IS HOME TO SILVER DOLLAR CITY, ONE OF THE TOP-RATED AMUSEMENT PARKS IN THE U.S., AND TABLE ROCK LAKE, A MAJOR DESTINATION FOR BOATING, FISHING, AND LAKESIDE VACATIONS. BRANSON LANDING, AN OPEN-AIR WATERFRONT SHOPPING AND DINING DISTRICT, ANCHORS THE DOWNTOWN AND SUPPORTS CONSISTENT FOOT TRAFFIC AND COMMERCIAL ACTIVITY.

IN ADDITION TO ITS TOURISM SECTOR, BRANSON SUPPORTS A STABLE YEAR-ROUND POPULATION WITH GROWING RETAIL, HEALTHCARE, AND EDUCATION SERVICES. MAJOR EMPLOYERS INCLUDE COX MEDICAL CENTER BRANSON, BRANSON PUBLIC SCHOOLS, AND HILTONS OF BRANSON, ALONG WITH A WIDE ARRAY OF HOSPITALITY AND FOOD SERVICE OPERATORS.

BRANSON HOSTS A WIDE VARIETY OF SEASONAL AND SIGNATURE EVENTS, INCLUDING THE OZARK MOUNTAIN CHRISTMAS CELEBRATION, SPRING BREAK CONCERTS, AND NUMEROUS CAR, CRAFT, AND FOOD FESTIVALS THAT DRAW FAMILIES AND RETIREES ALIKE. ITS LOCATION WITHIN THE TRI-STATE REGION (MISSOURI, ARKANSAS, AND OKLAHOMA) ALLOWS IT TO CAPTURE TOURISM DOLLARS FROM ACROSS THE MIDWEST AND SOUTH.

WITH STRONG INFRASTRUCTURE, CONSISTENT TOURISM TRAFFIC, AND AN EXPANDING COMMERCIAL BASE, BRANSON OFFERS A DYNAMIC TRADE AREA WELL-POSITIONED FOR RETAIL, SERVICE, AND HOSPITALITY INVESTMENT.

DEMOGRAPHICS

	1 mile	3 mile	5 mile
POPULATION	2,318	17,608	32,397
HOUSEHOLDS	1,077	7,215	13,624
EMPLOYEES	5,238	16,068	21,730
MED HH INCOME	\$49,592	\$55,408	\$60,933

AREA RETAIL | RESTAURANTS

Walmart

GRAND VILLAGE
SHOPS

Tanger
Outlets

PRICE
CHOPPER

Cheddar's
SCRATCH KITCHEN

LONGHORN
STEAKHOUSE

SEVEN BREW
DRIVE THRU COFFEE

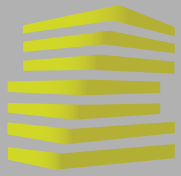
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ZOOM AERIAL & DETAILS

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- 14.07 ACRES + ADDITIONAL 1.3 ACRES AVAILABLE
- HOTEL, RETAIL, RESTAURANT, MIXED USE DEVELOPMENT OPPORTUNITY
- LOCATED CENTRALLY ON THE BRANSON STRIP
- SURROUNDED BY HOTELS, RESTAURANTS, & ATTRACTIONS
- BRANSON TOURISM: 10+ MILLION ANNUAL VISITORS, 10 MONTH TOURISM SEASON, LESS THAN 1 DAY DRIVE FOR 30% OF US POPULATION
- MAJOR GOLF HOTSPOT: TOP 4 BEST COURSES IN STATE, INCLUDING THE CROWN JEWEL, BIG CEDAR LODGE.
- CROSS ACCESS TO A SIGNALIZED INTERSECTION
- CALL BROKER FOR PRICING