



## LEPPARD OF THE HILLS EXPY

**WESTGATE  
BRANSON WOODS  
RESORT**

## THE SHOPPES AT BRANSON MEADOWS

**GREINA RD**

15,106 (2024)

**BLUE RTE**

FALL CREEK RD

**COXHEALTH  
MEDICAL CENTER**  
165 BEDS

44,785 (2024)

**6,968 (2024)**

**44,472 (2024)**

## DOLLY PARTON'S STAMPEDE

## DICK CLARK'S AMERICAN GRANDSTAND

**-THE BRANSON-STRIP**

## WonderWorks

TITANIC

**W 76 COUNTRY BLVD**


**AQUARIUM AT THE BOARDWALK**  
EST. 1.4M VISITORS

**GRAND  
VILLAGE SHOPS**

**MARRIOTT VACATION CLUB  
WILLOW RIDGE LODGE**

**THOUSAND HILLS  
VACATIONS & GOLF RESORT**

**9,348 (2024)**

Walmart 

SITE

**THE-BRANSON-STRIP**

35,588 (2024)

FAMOUS footwear  
belk  
maurice's  
Kirkland's Home



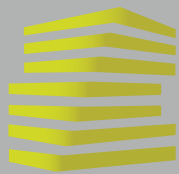
# ACREAGE AVAILABLE IN THE HEART OF BRANSON

BRANSON, MO

## 1.3 ACRE OUTPARCEL & 14.07 ACRE ANCHOR PAD

1610 W 76 COUNTRY BLVD





# 1610 W 76 COUNTRY BLVD

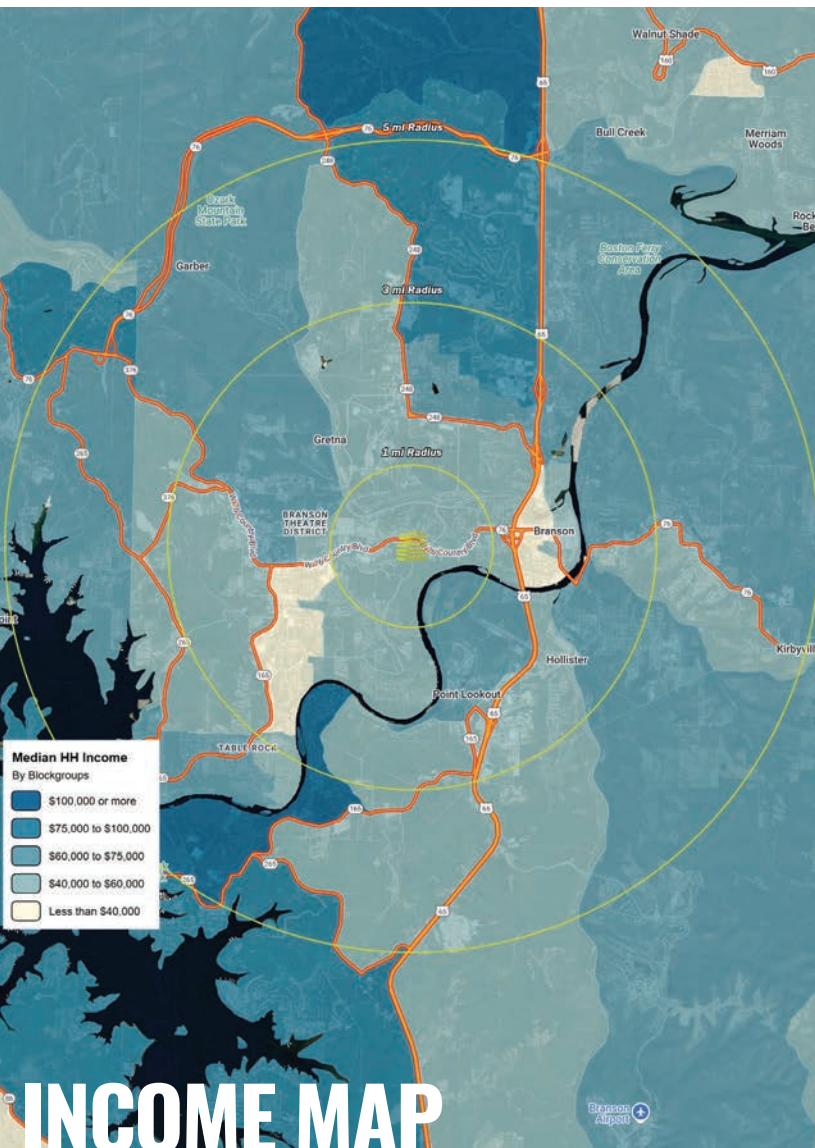
## NEIGHBORHOOD VIBE

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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

**Chick-fil-A**

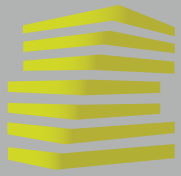
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**LOCATION.**  
commercial real estate





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## SITE PLAN & DETAILS

JOE LODES

MIKE PETTIT

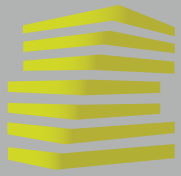
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- 14.07 ACRES + ADDITIONAL 1.3 ACRES AVAILABLE
- HOTEL, RETAIL, RESTAURANT, MIXED USE DEVELOPMENT OPPORTUNITY
- LOCATED CENTRALLY ON THE BRANSON STRIP
- SURROUNDED BY HOTELS, RESTAURANTS, & ATTRACTIONS
- BRANSON TOURISM: 10+ MILLION ANNUAL VISITORS, 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





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## MARKET AERIAL

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