

FOR LEASE

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2280 W Shepherd of the Hills EXPY, Branson, MO 65616

FREESTANDING RESTAURANT + FF&E

REECE COMMERCIAL REAL ESTATE

For More Information:

Sam R. Craft
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THE OFFICE OF
**SAM R.
CRAFT**
REECE COMMERCIAL INC.



OFFERING OVERVIEW

Offering Price:	\$17.50/SF/YR
Lease Service:	NNN
Total SF:	7,000 - 11,364
Parking Ratio:	± 9.86
Zoning:	Planned Development
Frontage:	± 638' (Signalized)
Year Built:	1992
PID:	07-7.0-36-002-001-015.008

PROPERTY DESCRIPTION

Thank You for Viewing This 11,364 SF Freestanding Restaurant Available in the Attractive Branson, Missouri Market. All Present FF&E is Included in the Advertised Lease Rate Including 18ft Hood (Plus 3 Other Hoods), Several Cooking Surfaces/ Fryers, Walk-in Coolers, Walk-In Freezers, Booths/Tables, Amongst Others. This Restaurant Seats Approximately 400 Guests Including the Banquet Hall & Features a 26+' Long Bar. There is Large Programmable Pylon Signage & Ample Parking (Accommodates Buses) - With Lighting.

The Trade Area Has Many of The Major National Retailers and Traffic Drivers. Shepherd Of the Hills Expressway is a Main Thoroughfare for Connectivity to Branson's Entertainment Scene and Its Many Theaters.

HIGHLIGHTS

- Captive Audience of Westgate Branson Woods Resort – A 145-acre, 649 Room Resort That is Immediately Adjacent
- Branson, Missouri – 9-million Annual Visitors
- 17,850 Total Hotel Rooms in Branson, Missouri
- Similar Concepts Boasting Up To 4.3 Visits Per Square Foot Within Sub-Market

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CRAFT**

Westgate Resorts
145 Acres | 649 Rooms

SITE



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BROKER BIOGRAPHY



SAM R. CRAFT

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BACKGROUND

Sam Craft is a detail-oriented commercial real estate practitioner serving Missouri. He has successfully advised on acquisitions and dispositions across multiple asset classes, with a growing emphasis on development-oriented land opportunities.

Sam differentiates himself through a strong command of due diligence, financial analysis, and land-use evaluation. His skill set includes Geographic Information System(GIS)-based analysis, entitlement and land-use planning support, contract structuring, and underwriting that helps clients understand both risk and upside before capital is committed. Clients rely on him not only to transact, but to think critically in real estate decisions through feasibility, tax-efficient dispositions, and long-term value.

With a B.S. in Natural Resources from Missouri State University, Sam brings a unique analytical lens to real estate—integrating soil, water, biomass, and environmental considerations into the advisory process. This background allows him to add meaningful insight for landowners, developers, agricultural producers, and investors navigating land-intensive decisions.

He has continued his educational pursuits by way of Certified Commercial Investment Member (CCIM) Institute and aims to become one of Missouri's only practicing professionals holding both CCIM & ALC (Accredited Land Consultant) designations.

EDUCATION

Missouri State University - B.S.
CCIM Institute

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