

FOR SALE - CRIPPLE CREEK

Land For Sale

CRIPPLE CREEK // PP HWY (KANELL BLVD.) & SHELBY RD., POPLAR BLUFF, MO 63901



OFFERING SUMMARY

Affordable Commercial Property

Available SF:

Lots From \$2.75 To \$12.00 SF

PROPERTY OVERVIEW

Cripple Creek Development is located at the crossroads of PP Hwy (Kanell Blvd) and Shelby Rd. (new 4-lane thoroughfare) linking N. Poplar Bluff (Poplar Bluff High School, Poplar Bluff Regional Medical Center, 8 Points Retail Development and the main entrance to Three River's College) south to Hwy 53 (Home Depot, Poplar Bluff Industrial Park, AMC 8-screen theater, Westwood Country Club and Hydro Adventures Water Park). Shelby Rd. makes it possible to travel from Hwy 53 on the south to N. Westwood Blvd (US Bus 60 & 67) to the north in a matter of minutes, through the Cripple Creek Development of course.

10 Box Grocer and the Poplar Bluff Kindergarten Center anchors the Cripple Creek Development with McDonalds, First Midwest Bank, McAlister's Deli and Taco Johns having acquired lots in the development.

PROPERTY HIGHLIGHTS

- New 4-lane Shelby Road connecting US 67 to PP Hwy (completed November 2018)
- R-1 Kindergarten Center opened fall 2011
- New Hospital - Poplar Bluff Regional Medical Center (425,000 s.f. / 250 beds)
- Property infrastructure in place: Storm water, roads, compacted fill, utility extensions available
- Ready for Immediate Development, Exceptional Development Opportunity
- Strong Growth Potential & Perfect for Restaurants, General Retail & Entertainment
- Poplar Bluff is the retail, employment & medical hub for an 8-county Trade Area serving 168,000 people
- **DISCLAIMER:** The information is provided as is, without warranty of any kind, Scott F. Harrell & Associates, Inc. assume no liability for errors or omissions.



SCOTT F. HARRELL & ASSOCIATES, INC.
 Commercial Real Estate Services
 1354 E. Kingsley Suite B, Springfield, MO 65804
 www.scottfharrell.com

SCOTT HARRELL
 Broker-Officer
 417.832.0033
 scott@scottfharrell.com

CRIPPLE CREEK DEVELOPMENT

Land For Sale

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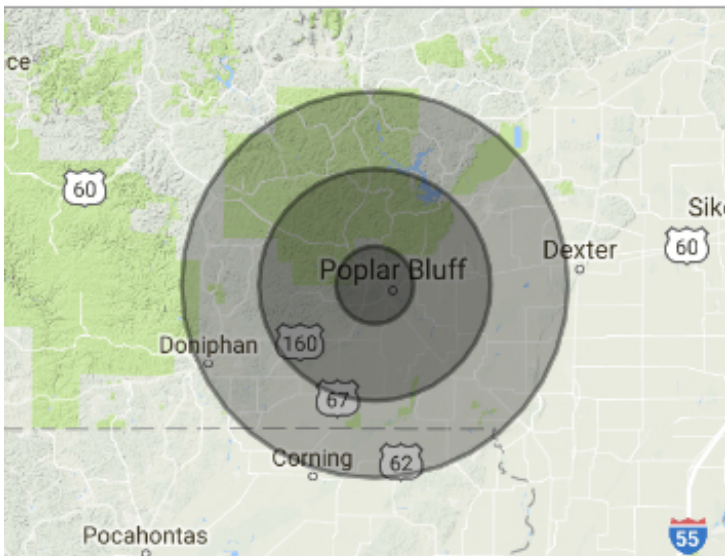


CRIPPLE CREEK DEVELOPMENT

POPLAR BLUFF, MISSOURI

DEVELOPER LISTED BY
SCOTT F. HARRELL & ASSOCIATES, INC.
COMMERCIAL REAL ESTATE SERVICES
1354 E. KINGSLEY SUITE B, SPRINGFIELD, MO 65804
417.832.0033
WWW.SCOTTFHARRELL.COM

SMITH & CO.
ENGINEERS
ARCHITECTS
PLANNERS
POPLAR BLUFF, MISSOURI



Demographics

	5 Mile	15 Mile	25 Mile
Population	27,014	43,583	72,161
Average Household Income	\$47,972	\$51,243	\$51,053



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RETAILER MAP

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POPLAR BLUFF MARKET OVERVIEW

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Population

- Trade Area: 168,000
- Median Age - 38.4 years old
- Butler County: 41,471
- City of Poplar Bluff: 17,096

Poplar Bluff Retail Sales

- 39% of Poplar Bluff's Retail Sales come from those residing inside the city limits
- 71% of Poplar Bluff's Retail Sales come from residents of Butler County
- 92% of Poplar Bluff's Retail Sales come from within a seven (7) county region (Butler, Wayne, Ripley, Carter, Stoddard & Reynolds in MO & Clay County, AR)

Education

- Colleges and number of students
 - Three Rivers Community College (4,400)
 - Poplar Bluff Tech Center (299)
- Poplar Bluff High School (1261)
- Poplar Bluff Jr. High School (715)
- Private Schools
 - Sacred Heart (253)
 - Westwood Boulevard Baptist Academy (244)
- Public Elementary Schools
 - 5th & 6th Grade Center (735)
 - Oak Grove Elementary (461)
 - O'Neal Elementary (435)
 - Mark Twain Kindergarten Center (409)
 - Eugene Field Elementary (397)
 - Lake Road Elementary (250)
 - Kinyon Early Childhood (244)

Top 10 Employers for Poplar Bluff & Butler County

- Poplar Bluff Regional Medical Center (1,127)
- V. A. Medical Center (810)
- Poplar Bluff R-1 Schools (787)
- Briggs & Stratton Corp (721)
- FCC Behavioral (574)
- Mid Continent Nail (474)
- Three Rivers College (442)
- Wal-Mart SuperCenter (419)
- Gates Rubber Company (400)
- City of Poplar Bluff (240)

Medical Facilities:

- Hospitals & number of beds/physicians
 - Poplar Bluff Regional Medical Center (423/96)
 - John J. Pershing VA Medical Center (58/50)
 - Black River Medical Center (14/32)
- Clinics & number of physicians
 - Physicians Park Primary Care (38)
 - Kneibert Clinic, LLC (26)
 - Advanced Healthcare Management (5)
- Other Healthcare Related Facilities
 - Health First / IPA, LLC
 - Gamma Healthcare, Inc.

Major Retailers:

- Home Depot, Wal-Mart SuperCenter, Menards, JCPenney, Sears, Ross, Academy Sports, Dunham's Sports, Hobby Lobby, Marshall's, Five Below, Shoe Carnival, Walgreens, CVS, Orscheln, Big Lots, Ashley's, Heffner's Furniture, American Super Stores, Fred's, Box 10, Aldi, Kroger, CATO, GameStop, O'Reilly's Automotive, Auto Zone, Ulta, AT&T, Verizon, Dollar General, Maurice's, Hibbett Sports, Shoe Sensation, Buffalo Wild Wings, Colton's, Applebee's, PetSmart, Dollar Tree, Wal-Mart Neighborhood Market and more

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