



Offering Memorandum



**COMMERCIAL LOTS JUST OFF
STATE HWY 76 IN BRANSON**

301 PAT NASH DRIVE, BRANSON, MO 65616

PRESENTED BY:

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PROPERTY SUMMARY

COMMERCIAL LOTS JUST OFF STATE HWY 76 IN BRANSON

301 PAT NASH DRIVE
BRANSON, MO 65616

OFFERING SUMMARY

SALE PRICE:	\$3.00 - \$9.00 / SF
LOT SIZES:	1.2 - 4.6 ac (or more)
TOTAL SITE:	16.94 Acres
PRICE FOR ALL:	Call Agent
ZONING:	Entertainment
UTILITIES:	Call Agent



PROPERTY SUMMARY

SVN is pleased to present this development site for sale in Branson, MO located just off of the historic State Highway 76 and adjacent to the Ballparks of America. The site consists of a total of 16.94 acres and can be subdivided into smaller lots. - Rendering included is only an example and lot sizes can still be changed - The property is being offered as individual lot sales or seller may consider selling entire tract for right user. The property is shadow anchored by the Ballparks of America bringing in nearly 1,000 teams annually to Branson as well as White Water theme park.

LAND LOTS



STATUS	LOT #	SIZE	PRICE
Available	1	1.3 Acres	\$9.00 / SF
Available	2	1.2 Acres	\$9.00 / SF
Available	3	1.9 Acres	\$8.00 / SF
Available	4	1.9 Acres	\$8.00 / SF
Available	5	4.6 Acres	\$3.00 / SF
Available	6	4.6 Acres	\$4.50 / SF

PROPERTY PHOTOS



ADDITIONAL PHOTOS



LOCATION DESCRIPTION



This property is located near the Ballparks of America and the newly constructed Element Branson. The City of Branson hosts over 10 million visitors annually. The property is near the notable Highway 76 Country Boulevard off of Pat Nash Drive. Other notable retailers include: White Water, The Track Family Fun Parks, Wendy's, Great Branson Inn, Elevate Community, Starbucks, Andy's Frozen Custard, and many more.

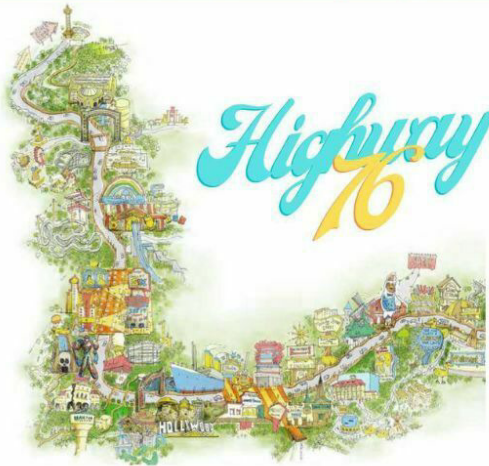
BRANSON, MO

The City

The City of Branson (population 12,638; with millions of visitors annually and growing) is located in southwest Missouri, 35 miles south of Springfield within the heart of the Ozark Hills. Branson serves as the job, service, and shopping center for a two-county area with 80,000 year round residents. Branson is surrounded by three prize winning fishing lakes - Lake Taneycomo, Table Rock Lake, and Bull Shoals Lake. The city has an incorporated boundary of over 21 square miles. It has become the focus of international attention as both a major development area and an entertainment and tourism destination. The reasons are numerous and range from the scenic natural beauty to the variety of live entertainment options and family oriented entertainment offerings.

Lodging, Restaurants, & Convention Center

More than 20,000 rooms are available in Branson motels, hotels, resorts, bed and breakfast inns, and condominiums. Visitors have an endless variety of restaurants and food establishments from which to choose. There are over 125 restaurants with over 30,000 seats. The Branson Convention Center makes Branson an attractive destination for meetings and business gatherings. Located next to Branson Landing, on the shores of Lake Taneycomo, the center can accommodate up to 6,500 attendees. A wide range of services includes: The 50,000 square foot exhibition hall, The 23,000 square foot ballroom, meeting rooms, top-tier audio-visual services, event management, a convenient business center.

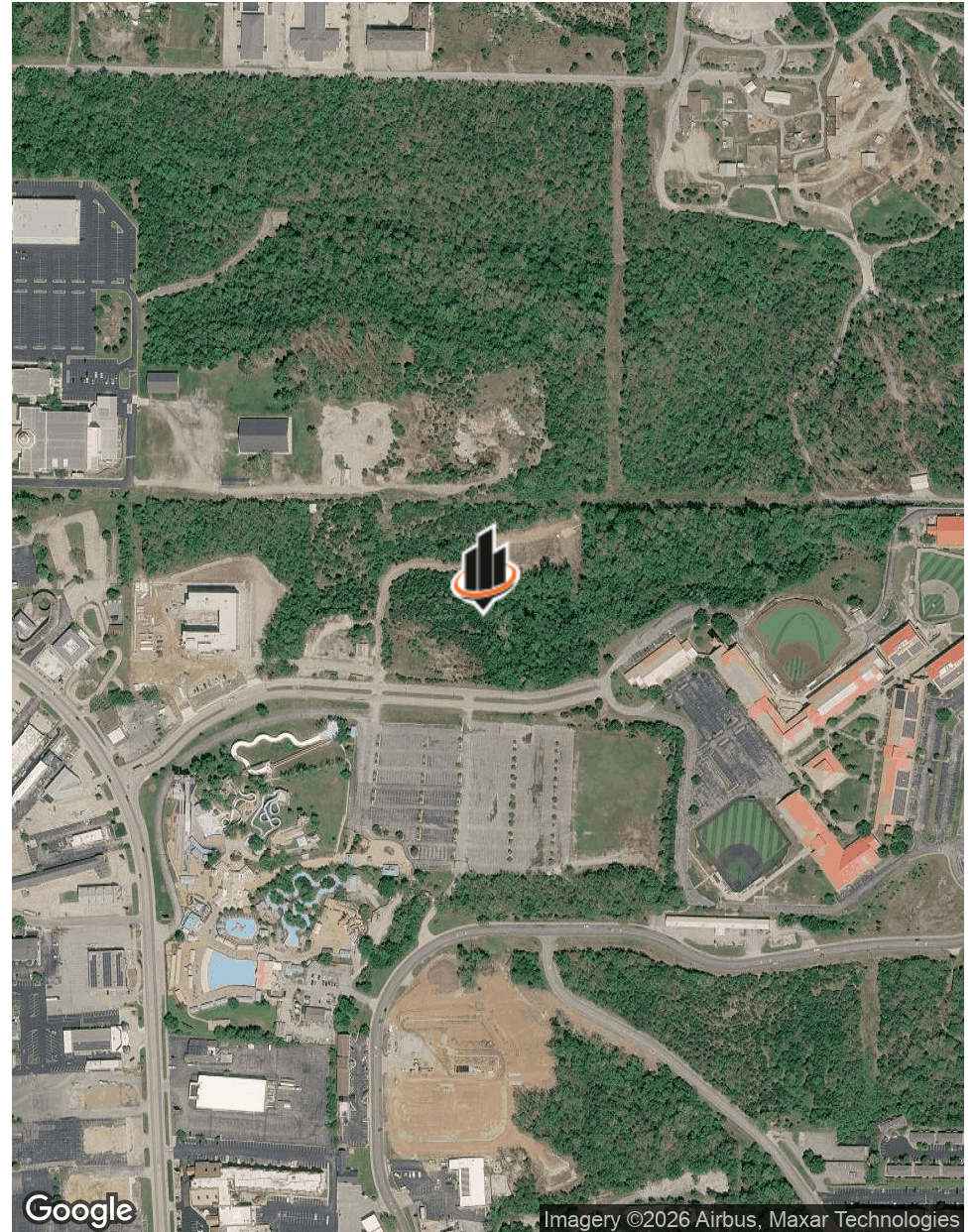
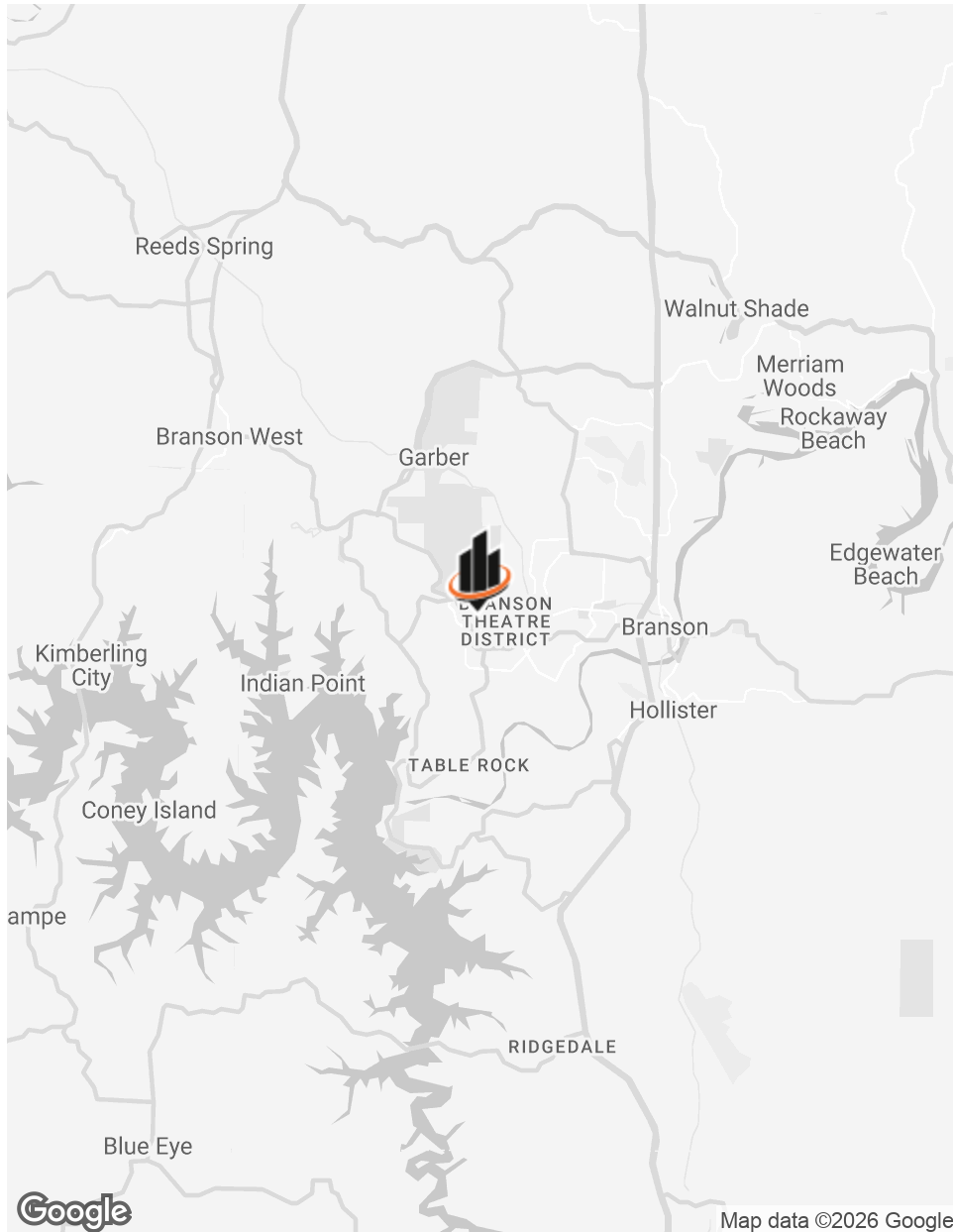


In Branson, Highway 76 represents the heart of the Branson community's heritage, identity, and economic vitality. This five mile long, 3-lane state highway is the focal point for a majority of tourist attractions, entertainment venues, shopping, dining, and lodging facilities. The first music theaters along Highway 76 were built in 1967 and the growth has continued over the past four decades, including an explosion of investment and development in the 1990s. The result is a corridor that today is known around the world for its shows, attractions, scenery, and friendly environment for all ages and the entire family.



Aquarium at the Boardwalk- Fall 2020
Stillwaters Resort- Table Rock Lake
Branson Strip- Highway 76
Branson Landing
Silver Dollar City

LOCATION MAP



RETAILER MAP

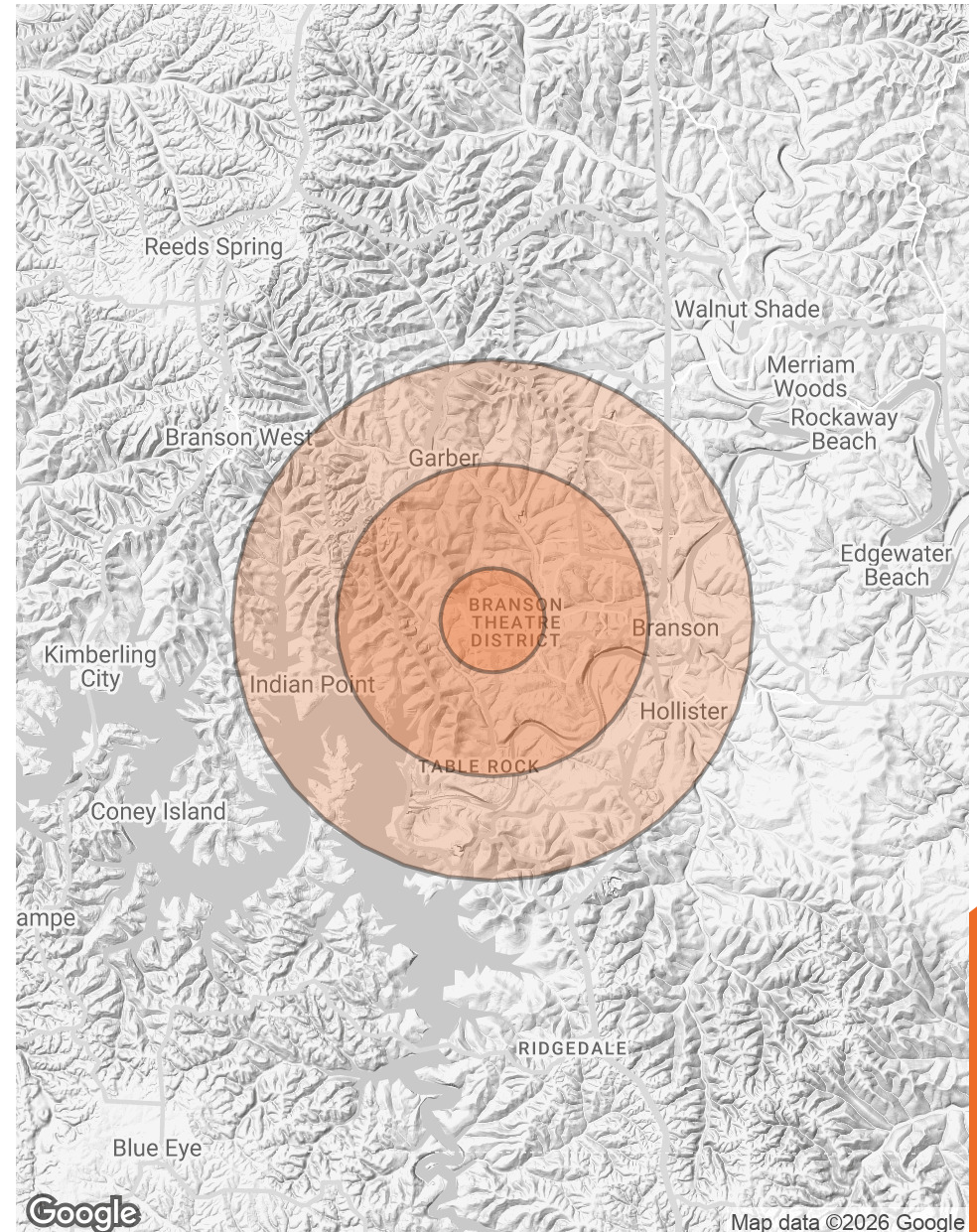


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,632	13,794	30,822
AVERAGE AGE	41	44	43
AVERAGE AGE (MALE)	40	43	42
AVERAGE AGE (FEMALE)	41	45	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	823	5,974	12,744
# OF PERSONS PER HH	2	2.3	2.4
AVERAGE HH INCOME	\$64,425	\$79,358	\$78,642
AVERAGE HOUSE VALUE	\$268,156	\$265,861	\$265,975

Demographics data derived from AlphaMap





LEE MCLEAN III, SIOR, CCIM

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PROFESSIONAL BACKGROUND

Lee McLean III, SIOR, CCIM serves as a Senior Advisor for SVN Rankin Company in Southwest Missouri. Prior to entering brokerage, Lee gained background in real estate development and management from time spent at McLean Enterprises, Inc., a family owned commercial & residential real estate development company. He began in brokerage at Plaza Realty & Management Services from 2002 - 2015. Plaza Realty was the brokerage and management arm of the John Q. Hammons Companies.

Since 2015, Lee has been a Senior Advisor at SVN, consistently ranking in the top 3% of nearly 2,000 advisors nationwide for gross volume, including several times in the top 25. This is thanks to great support from excellent clients as well as partnering with other national brokerage firms to assist on assignments throughout Southwest Missouri. Some of these partners include CBRE, The Erlen Group (Springfield Underground), Triple S Properties, Realty Income, The Andy Williams estate, US Federal Properties Co., Cushman & Wakefield, JLL, Dollar General, JP Morgan Chase and many more.

Ranked #25 Advisor in SVN International - SVN President's Circle Recipient (2024)

Ranked #7 Advisor in SVN International - SVN Partner's Circle Recipient (2021)

Ranked #10 Advisor in SVN International - SVN President's Circle Recipient (2020)

Ranked #2 Advisor in SVN International - SVN Partner's Circle Recipient (2018)

CoStar PowerBroker of the Year for Industrial Product in Southwest Missouri (2018)

Top 3% Advisor in SVN International - SVN President's Circle (2017, 2019, 2022 & 2023)

Top 10% Advisor in SVN International - SVN Achiever Award Recipient (2016)

EDUCATION

Drury University

CCIM Institute

MEMBERSHIPS

- Society of Industrial and Office Realtors (SIOR)
- Certified Commercial Investment Member (CCIM)
- National Association of Realtors
- Springfield Business Journal 40 Under 40 Recipient (2014)
- Springfield Business Journal Commercial Real Estate Trusted Advisor (2021)
- Board of Directors ARLO Bank, Springfield, MO
- Friends of Zoo Board Member
- Sherm Lollar Memorial Marching & Chowder Society Member



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

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