

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 AC: 25.5 +/- AC

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 Three River's College) to the Cripple Creek Development and then continuing south to Hwy 53 (Home Depot, Poplar Bluff Industrial Park, AMC 8-screen theater, Westwood Country Club). Shelby Rd. makes it possible to travel from the south side of the city to the north side of town 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 and Taco John's having acquired lots in the development.

PROPERTY HIGHLIGHTS

- New 4-lane Shelby Road from US 67 on the north to Kanell Blvd/PP Hwy (signalized intersection) to BUS 67 & Hwy 53 to the south
- New Three River's College main entrance 1 mile to the north
- R-1 Kindergarten Center opened fall 2011
- New Hospital - Poplar Bluff Regional Medical Center (425,000 s.f. / 250 beds)
- New Police Station, Dental Office and SMTS Bus Station across Kanell Blvd/PP Hwy
- Property infrastructure in place: offsite storm water, roads, compacted fill, & utilities available
- Exceptional Development Opportunity, Ready for Immediate Development
- 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.



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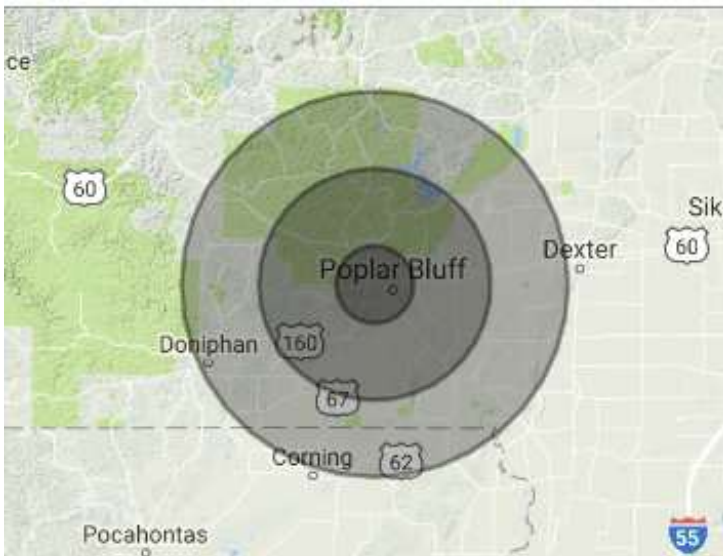
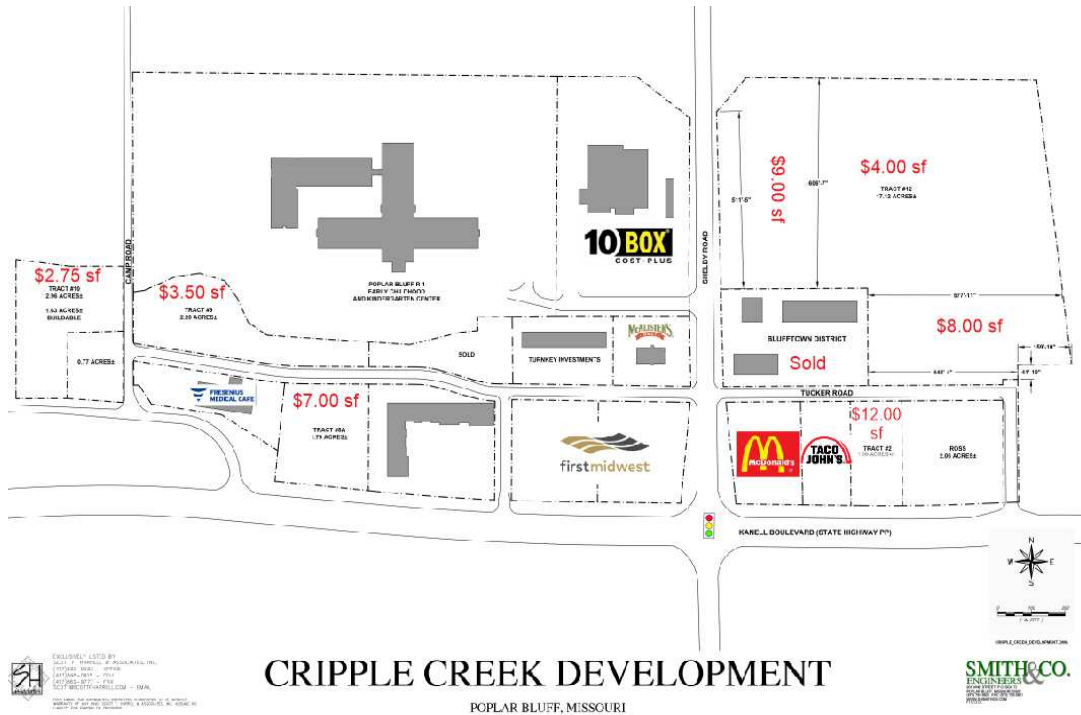
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CRIPPLE CREEK DEVELOPMENT

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Demographics

	5 Mile	15 Mile	25 Mile
Population	27,550	42,879	68,811
Avg Household Income	\$64,230	\$67,850	\$67,539



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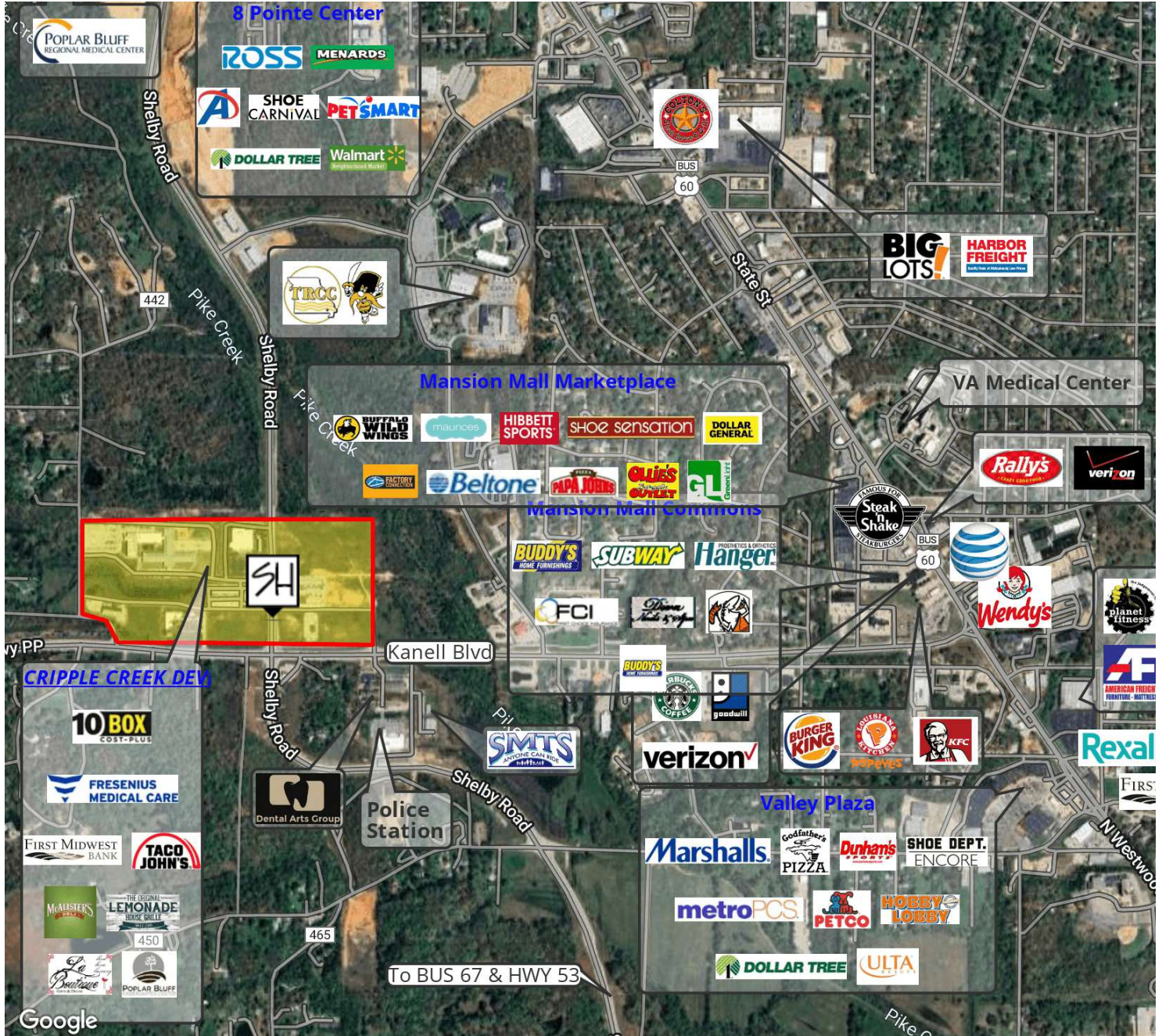
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RETAILER MAP

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POPLAR BLUFF MARKET OVERVIEW

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Population

- Trade Area: 168,000+
- Median Age - 36 years old
- Butler County: 42,179
- 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 (3,500)
 - Poplar Bluff Tech Center (250)
- Poplar Bluff High School (1501)
- Poplar Bluff Jr. High School (801)
- Private Schools
 - Sacred Heart (253)
 - Westwood Boulevard Baptist Academy (244)
- Public Elementary Schools
 - 5th & 6th Grade Center (1018)
 - Oak Grove Elementary (305)
 - O'Neal Elementary (500)
 - Mark Twain Kindergarten Center (400)
 - Eugene Field Elementary (272)
 - Lake Road Elementary (330)
 - Kinyon Early Childhood (302)

Top 10 Employers for Poplar Bluff & Butler County

- Poplar Bluff Regional Medical Center (1,400)
- Briggs & Stratton (1000)
- Poplar Bluff R-1 Schools (754)
- VA Medical Center (684)
- Gates Rubber Company (500)
- Three Rivers Community College (385)
- Mid Continent Nail (376)
- Wal-mart SuperCenter (362)
- City of Poplar Bluff (225)
- FCC Behavioral (185)

Medical Facilities:

- Hospitals & number of beds/physicians
 - Poplar Bluff Regional Medical Center (423/96)
 - John J. Pershing VA Medical Center (58/50)
- Clinics & number of physicians
 - Physicians Park Primary Care (39)
 - Kneibert Clinic, LLC (23)
 - Advanced Healthcare Management (3)

Major Retailers:

- Home Depot, Wal-Mart SuperCenter, Menards, JCPenney, Ross, Academy Sports, Dunham's Sports, Hobby Lobby, Marshall's, pOpshelf, Petco, Carters, ULTA, Five Below, Shoe Carnival, Walgreens, CVS, Bomgar's, Heffner's Furniture, American Super Stores, Ollie's Bargain Outlet, Box 10, Aldi, Kroger, CATO, GameStop, O'Reilly's Automotive, Auto Zone, AT&T, Verizon, Dollar General, Maurice's, Hibbett Sports, Shoe Sensation, Buffalo Wild Wings, Starbucks, Colton's, Applebee's, Petsmart, Dollar Tree, Wal-Mart Neighborhood Market, Planet Fitness, American Freight and more

2-26-2025

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