

Property Details:

- 17 AC M/L will divide
- Former Ramada Inn
- Great redevelopment opportunity
- Next to Dick Clark's American Bandstand
- Across the street from Dolly Parton's Stampede (470 shows per year) and the new \$10m Fritz Family Adventure Park
- Over 23,000 vehicles per day
- Less than 1 mile from new Aquarium at the Boardwalk (opening 2020)



Branson, Mo 65616



Aquarium on the Boardwalk
Opening 2020
Less than 1 mile from site



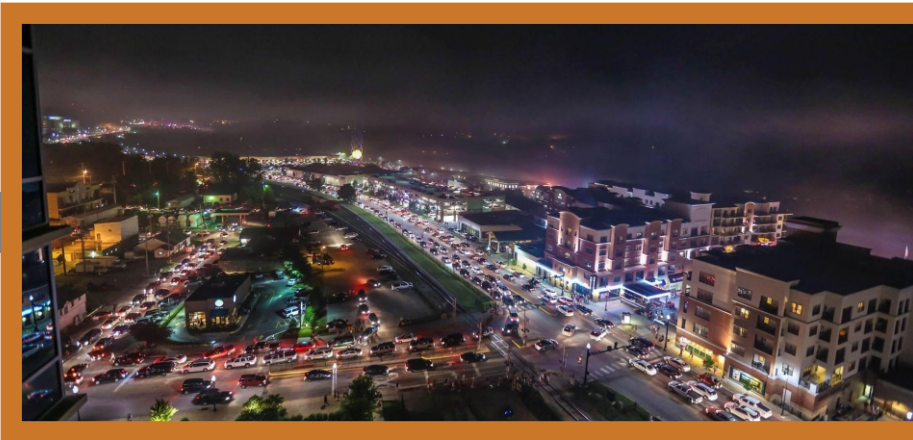
Area Attractions:

Ballparks of America
Little League Baseball Camp



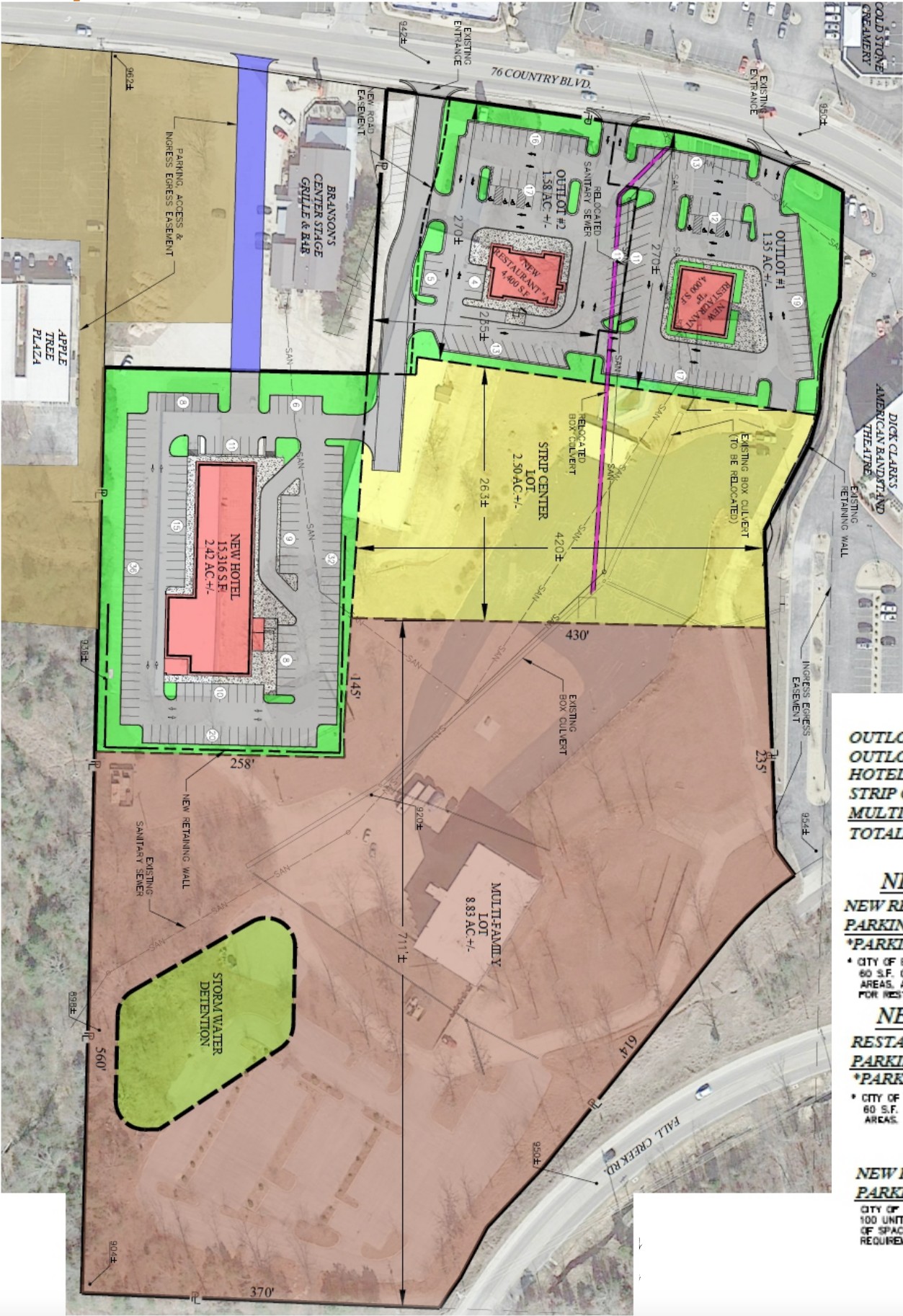
Johnny Morris Top of the Rock
Golf Course at Big Cedar Lodge

200+ retailers



More than 40 live shows daily

Proposed Site Plan:



SITE DATA

OUTLOT #1	1.35 AC.±
OUTLOT #2	1.38 AC.±
HOTEL LOT	2.42 AC.±
STRIP CENTER LOT	2.50 AC.±
MULTI-FAMILY LOT	8.83 AC.±
TOTAL	16.68 AC.±

NEW RESTAURANT "A"

NEW RESTAURANT	4,400 S.F.
PARKING SPACES	66 SPACES
*PARKING RATIO	15.00/1,000 S.F.

* CITY OF BRANSON HAS A MAXIMUM OF 1 SPACE PER 60 S.F. OF FLOOR INCLUDING OUTSIDE DINING/DRINKING AREAS, AND A MINIMUM OF 6 STACKING SPACES FOR FOR RESTAURANT USE WITH A DRIVE-THRU.

NEW RESTAURANT "B"

RESTAURANT	4,000 S.F.
PARKING SPACES	72 SPACES
*PARKING RATIO	18.00/1,000 S.F.

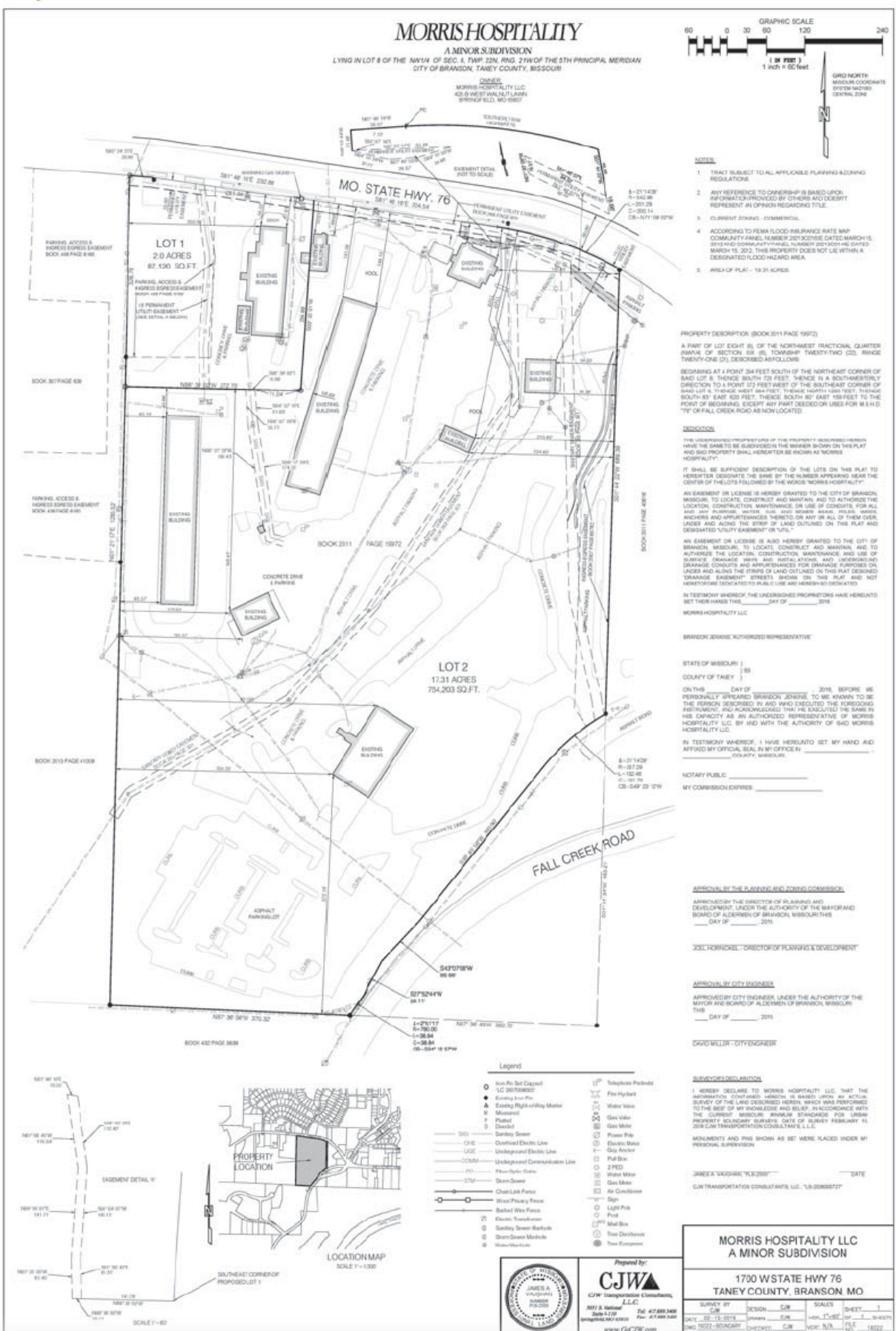
* CITY OF BRANSON HAS A MAXIMUM OF 1 SPACE PER 60 S.F. OF FLOOR INCLUDING OUTSIDE DINING/DRINKING AREAS.

NEW HOTEL

NEW HOTEL	15,316 S.F.
PARKING SPACES	153 SPACES

CITY OF BRANSON REQUIRES 1 PER GUEST ROOM UP TO 100 UNITS, THEN 0.75% PER UNIT OVER 100; 50% OF SPACES MAY BE COUNTED TO SATISFY PARKING REQUIREMENTS OF ACCESSORY USES.

Survey:



Demographics:

Population:


	One Mile	Three Miles	Five Miles
2010	1516	14554	26499
2017	1556	15522	28494
2022	1603	16292	29832

5 mile radius:

KEY FACTS

28,494

Population




11,687

Households

41.0


Median Age



\$36,915


Median Disposable Income

HOUSING STATS




\$176,237

Median Home Value



\$6,180


Average Spent on Mortgage & Basics



\$570


Median Contract Rent

BUSINESS



2,423


Total Businesses



35,731


Total Employees

EMPLOYMENT




59%

White Collar



12%

Blue Collar




29%

Services

4.3%


Unemployment Rate

INCOME




\$42,439

Median Household Income



\$24,844


Per Capita Income



\$46,866


Median Net Worth

ANNUAL HOUSEHOLD SPENDING




\$1,580

Apparel & Services




\$3,876

Groceries




\$129

Computers & Hardware



\$4,385


Health Care



\$2,504

Eating Out

For more information, contact Brad Thessing at bthessing@tcpllc.org | 573-673-1479 | www.thessingcommercialrealty.com


THESSING
COMMERCIAL REALTY

About Branson, MO:

- Located 35 miles south of Springfield
- Dubbed “Missouri’s Entertainment Capital”
- Serves as the job, service, and shopping center for Stone and Taney counties
- Numerous attractions, including:
200+ retailers, 100+ shows, 12 golf courses,
theme parks, outdoor/lake attractions, etc.

Key Facts:

Population: 11,430

Median Age: 43.7

Median HH Income: \$40,428

