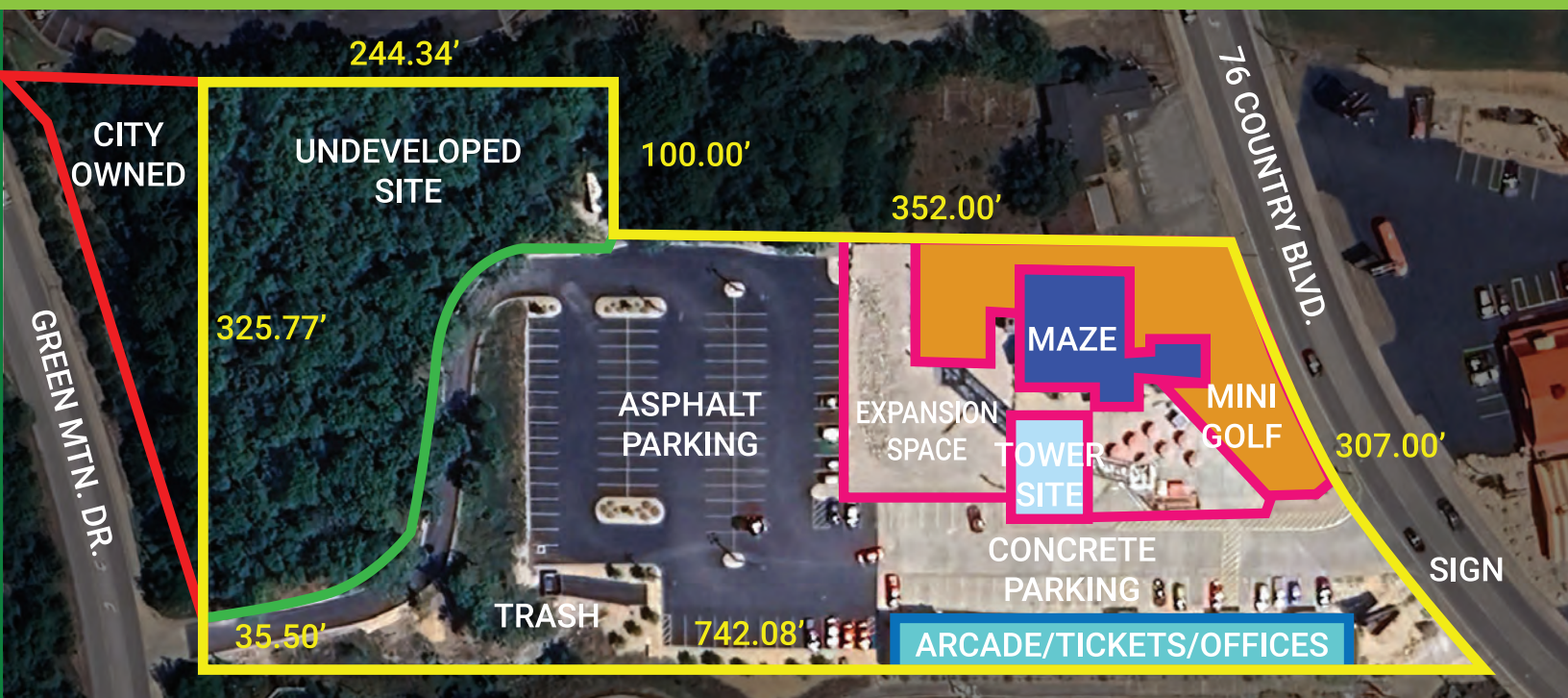


BIG LAND OPPORTUNITY!

AMAZING 4.5 ACRE SITE ON FAMOUS 76 COUNTRY BLVD.



3608 W. 76 Country Blvd. Branson, MO 65616



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Protection of Confidential Information: We implement reasonable security measures to protect the confidentiality of all client information, including secure storage and limited access to authorized personnel only.

Employee Training and Conduct: All employees and agents of Lightfoot & Youngblood are trained in the importance of confidentiality and are required to adhere to this Confidentiality Statement. Breaches of confidentiality will be taken seriously and may result in disciplinary action.

Duration of Confidentiality: Our obligation to protect your confidential information continues even after the conclusion of our professional relationship.

Client Rights: Clients have the right to request access to their confidential information and to inquire about how it is being used and protected.

By engaging in our services, clients acknowledge their understanding and acceptance of this Confidentiality Statement.

For any questions or concerns regarding confidentiality practices, please contact us at (417) 251-1946.

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PROPERTY OVERVIEW

This unique and rare property sits right on 76 Country Blvd. The parcel is offered a land parcel, nearly 8,000 sq. ft. building with an additional 2,600 sq. ft. of finished lower space. A large 40,000 sq. ft. area of the property is primed for new opportunities.

CURRENT OPERATION

The building is currently be used as a ticket sale outlet, arcade, and party rooms. All of the property improvements are included in the sale price.

OFFERING SUMMARY SALE PRICE: \$6,200,000

LOT SIZE: 196,000 SF

PRICE PER ACRE: \$1,377,918

YEAR BUILT: 1990

COMPLETE RECONSTRUCTION: 2017

ZONED: ENTERTAINMENT / OPPORTUNITY ZONE

SIGNAGE: "GRANDFATHERED RIGHTS"

ARCADE EQUIPMENT: PURCHASE SEPARATELY

8Di THEATER EQUIPMENT: PURCHASE SEPERATELY

PUD: RARE OPPORTUNITY TO ADD ATTRACTION

MARKET: 76 COUNTRY BLVD. TRAFFIC VOLUME

THE BUSINESS, PRESONAL PROPERTY, & TRADEMARKED BUSINESS NAME ARE NOT PART OF THE OFFERING

PROPERTY HIGHLIGHTS

- **Theme Park:**
 - Action Tower
 - Miniature Golf Course
 - Interactive Maze
 - Point of Sale Building
- **10,000 Sq. Ft. Building:**
 - Ticket Sales Outlet
 - Arcade & Party Rooms
- **Access (or Entry) from "the Strip" & Green Mtn. Dr.**
- **Additional Land for Development**
- **Adjacent to White Water**
- **Close to Ball Parks of America**
- **All Public Utilities to the Site**



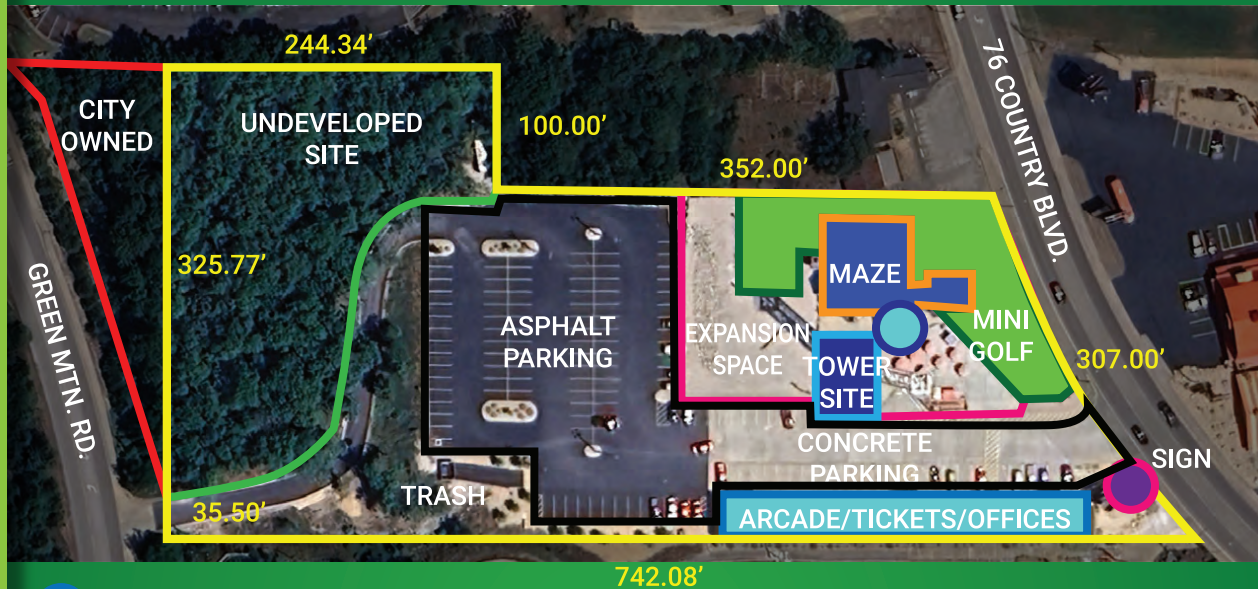
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PROPERTY DIMENSIONS

TOTAL SIZE: 4.50 ACRES W/ HWY 76 FRONTAGE: 300'+



EXISTING BUILDING:

Main Level: 7,927 sq. ft. Ticket Sales Outlet / Arcade / 8Di Theater
Basement Level: 2,620 sq. ft. Offices & Storage



PARKING:

Concrete Parking Spaces: 34 spaces
Asphalt Parking Spaces: 98 spaces
TOTAL SPACES: 132



MINIATURE GOLF COURSE:

18 Holes of themed miniature golf featuring waterfalls, ponds, play-thru cave
Approx. Sq. Footage: 13,800 sq ft.



ACTION TOWER:

200' Tall Steel Tower featuring two dynamic thrill rides & 35,000 LED lights
Approx. Sq. Footage: 2,110 sq ft.



INTERACTIVE MAZE:

This eye catching attraction features treehouses, rope climbs, tunnels, & tower jumping.
Approx. Sq. Footage: 5,466 sq ft.



POINT OF SALE BUILDING:

A unique Amish built building to manage customer services & sales for all exterior park attractions. 16' X 10' footprint 160 sq. ft.



MAIN SIGN:

18' x 10' LED @ 16:9 ratio 30" tall dimensional letters @ top of sign
Approx. Sq. Footage: 180 sq. ft. per side
Grandfathered signage rights for additional advertising



UNDEVELOPED LAND:

The wooded area to the West fronts Green Mountain Drive and can be accessed from Green Mtn. Drive and the asphalt parking lot. Opportunity Zoning.
Approx. Sq. Footage: 40,100 SQ. FT.

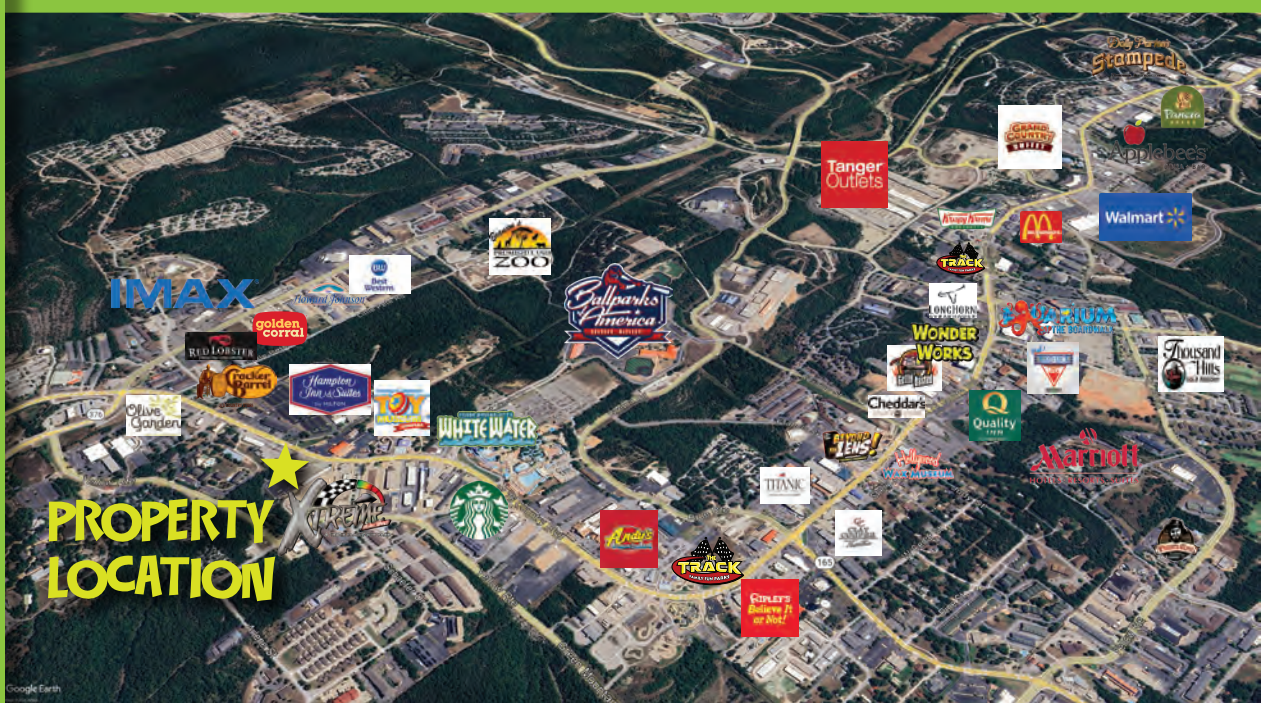
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LOCATION



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PROPERTY PHOTOS

HIGHWAY FRONTAGE



The images shown represent the attractions located on this property.

BUILDING FACADE



The images shown represent the attractions located on this property.

ACTION TOWER



The images shown represent the attractions located on this property.

MINIATURE GOLF



The images shown represent the attractions located on this property.

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PROPERTY PHOTOS

ARCADE



The images shown represent the attractions located on this property.

8Di VIRTUAL THEATER



The images shown represent the attractions located on this property.

ARCADE REDEMPTION



The images shown represent the attractions located on this property.

INTERACTIVE MAZE & FOOD TRUCK



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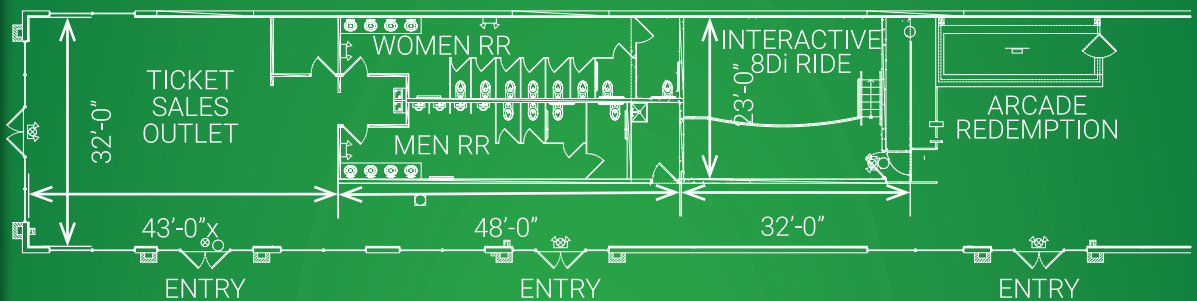
BUILDING PLAN

BUILDING DETAILS

MAIN LEVEL: 7,927 SQ. FEET

- TICKET SALES OUTLET: 1,486 SQ. FT.
- RESTROOMS: 1,075 SQ. FT.
- COMMON SPACE: 777 SQ. FT.
- 8Di THEATER: 848 SQ. FEET
- ARCADE: 3,741 SQ. FT.

BASEMENT: 2,640 SQ. FEET (OFFICES/STORAGE)



MAIN LEVEL FLOOR PLAN

MAIN LEVEL FLOOR PLAN: CONT...



TICKET SALES OUTLET



ARCADE REDEMPTION



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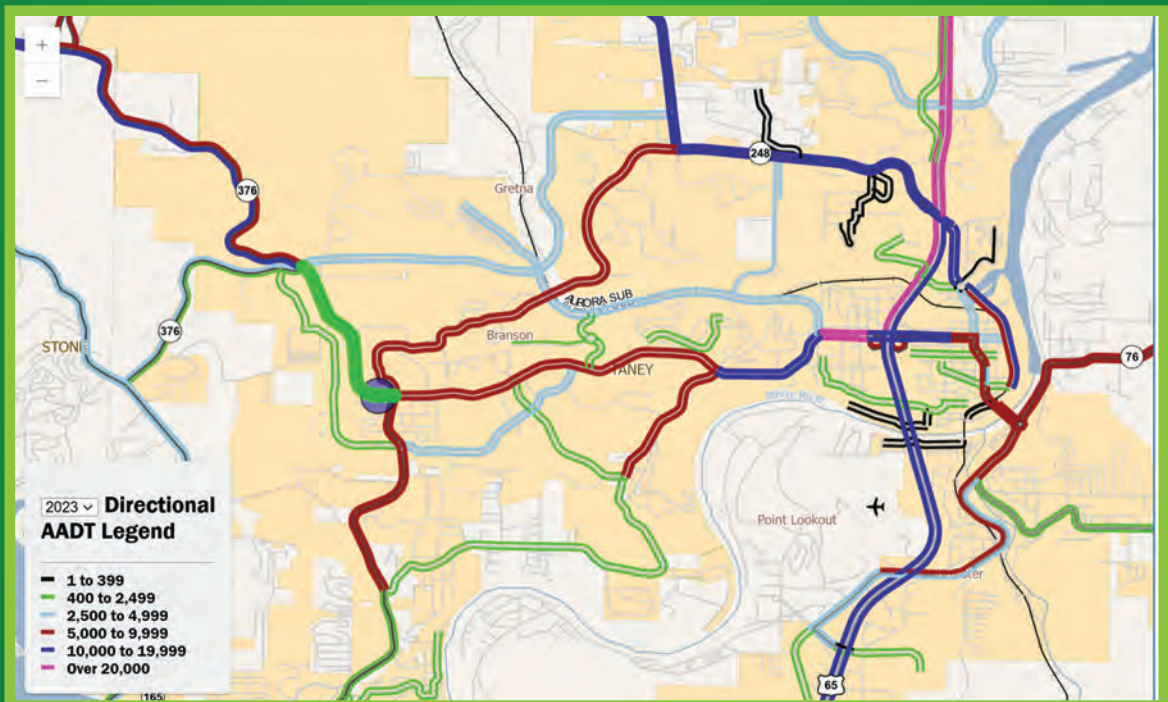
TRAFFIC MAP

Branson is a one-of-a-kind family vacation destination — and an incredible value — nestled in the lakeside beauty of the Ozark Mountains with live performance theaters, three pristine lakes (Table Rock, Lake Taneycomo and Bull Shoals), an international award-winning theme park (Silver Dollar City), dozens of attractions and museums, a Historic Downtown district, a Town Center-style shopping complex (Branson Landing), a full range of dining options, and a host of hotels, motels, resorts, RV parks, campgrounds and meeting and conference facilities.

Branson is less than one day's drive for one-third of America's residents — it makes for a memorable road trip to one of America's favorite vacation destinations as well as flight destination with low cost flights to the Branson Airport (BKG) and nearby Springfield-Branson National Airport (SGF).

On a one to five rating scale, visitor satisfaction measures a 4.63. A geographical profile of Branson visitors shows that 23% come from 100 miles or less, 42% come from 101 to 300 miles away, and 34.6% come from outside a 300 mile radius.

TRAFFIC VOLUME MAP: AVERAGE DAILY TRAFFIC



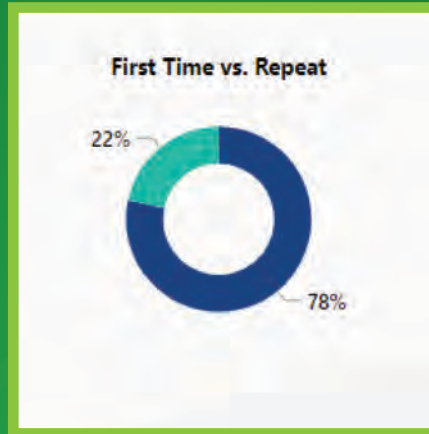
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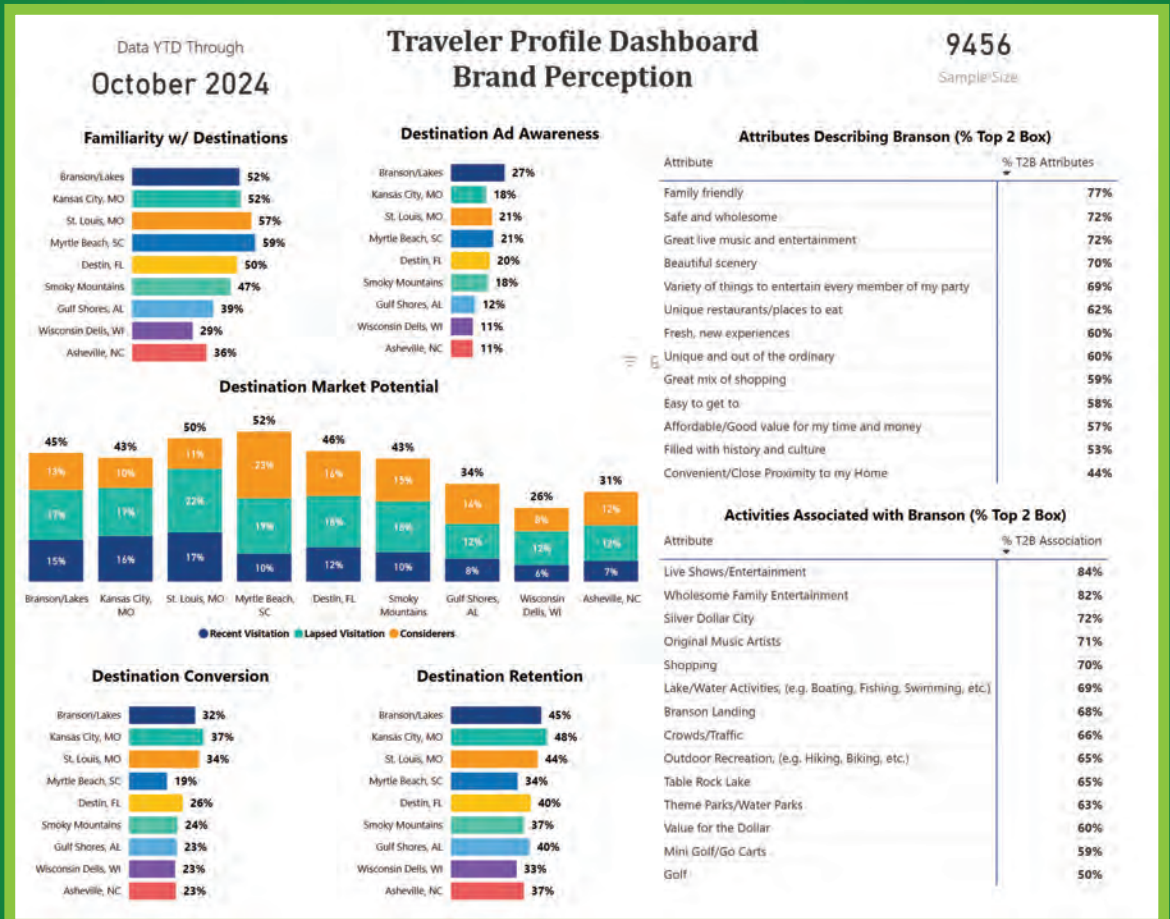
TOURISM REPORT

Branson Party Composition

Party Size	2.96
Average Adult Age	46.2
Average Child Age	9.5
Under 12	15%
12 to 17 years	10%
18 to 34 years	24%
35 to 54 years	26%
55+ years	25%
Families	60%
Adults	40%
Average HH Income	\$84,829



TRAVELER PROFILE 2024



Report numbers collected from the Branson Convention & Visitors Bureau

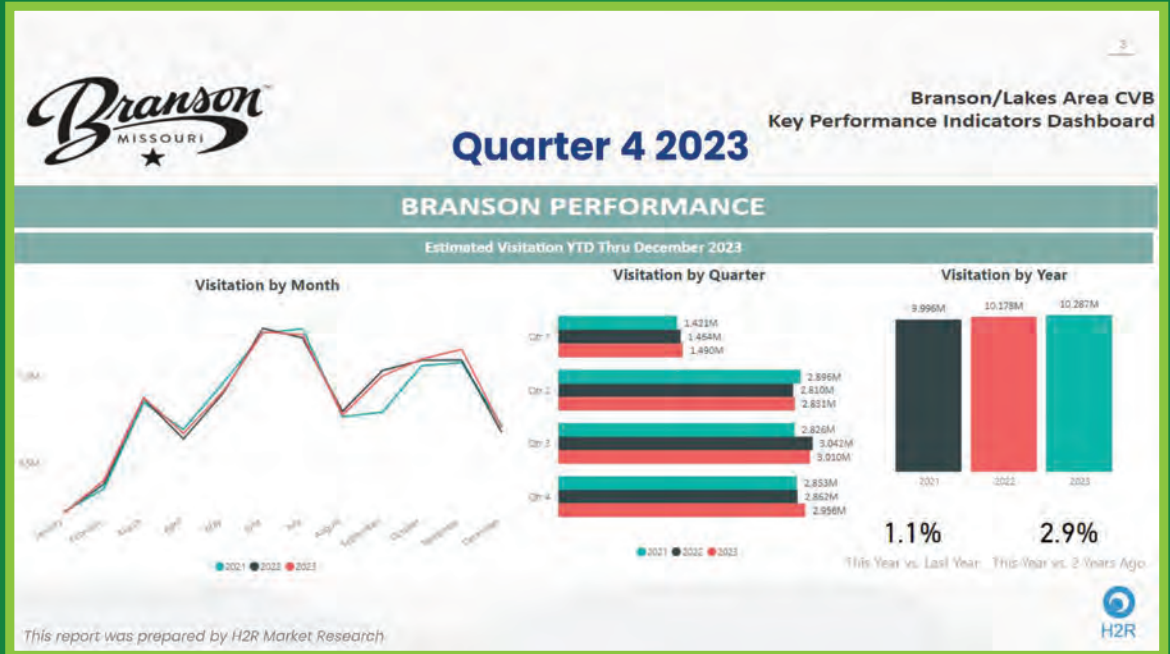


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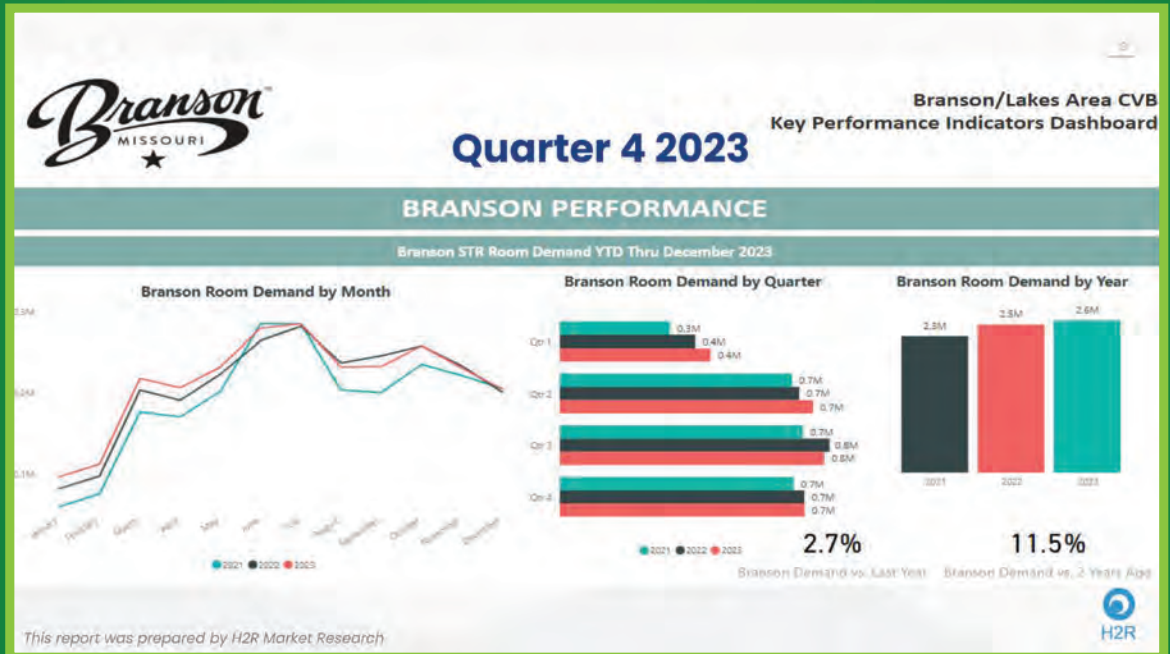
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TOURISM REPORT

VISITOR COUNT: 2023



HOTEL ROOM DEMAND: 2023



Report numbers collected from the Branson Convention & Visitors Bureau



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TOURISM STATS

Branson is a unique community. We have a population of just over 10,000 full-time residents, but we host millions of visitors each year to our lakes, theaters, attractions, and lodging. Below are some statistics that will help you understand our community. If you would like to discuss any of these, or look for updated information, please call the Planning and Development office at 417-337-8549.

TOURISM

Tourism is the Branson / Lakes Area's chief industry. Situated within a day's drive of 33% of the U.S population, Branson and the Tri-Lakes Area serve millions of visitors each year who spend \$1.7 billion dollars in the local economy. Branson is ranked 20th among all overnight leisure vacation destinations in the country.

SHOWS

Branson is home to over 25 music theaters with over 20,000 seats. The variety of music includes country, pop, gospel, bluegrass, western, rock 'n roll, classical jazz, and Broadway. There's also comedy, magic, and variety to provide visitors a wide array of entertainment choices.

LAKE ACTIVITIES

The Branson / Lakes Area is home to three scenic lakes offering fishing, boating, parasailing, jet skiing, and swimming. While the lakes all offer great fishing for novice and professional anglers, each has its specialty. Table Rock Lake offers world-class bass fishing. Lake Taneycomo, with its cold waters, offers superb trout fishing. Bull Shoals Lake is also an anglers' paradise, especially for tournament bass fishing.

OUTDOOR ACTIVITIES

Located in the rolling Ozark Hills, the Branson / Lakes Area is ideal for sports activities, canoeing, camping, hiking, biking, bird watching, and simply wandering through the hills. World-class golf courses provide golfing opportunities for the scratch player and novice alike. The Branson / Lakes Area is dedicated to enhancing its natural environment and preserving its lakes and waterways.

GOLF

Thirteen golf courses, eight of which are championship golf courses, are currently open in the Branson / Lakes Area. Golfing is one of the fastest-growing interests of vacationers, who can enjoy their favorite sport on a choice of courses within just a few miles of each other.

SHOPPING

Visitors consistently rank shopping among the most popular activities of the area. Branson Landing is a \$420 million, 95 acre development along Lake Taneycomo blending more than 100 retail shops with dining, luxury lodging, river walk, town square, marinas, and nightlife into a dynamic waterfront setting.

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EXPANSION IDEAS

West end of property could be used for growth opportunities and various revenue streams. An approximate 15,000 sq feet of space is available for expansion of outdoor attractions.

- CONDOMINIUMS
- HOTEL
- J1 HOUSING
- EXPANSION SPACE FOR AMUSEMENT ATTRACTIONS



Renderings are for conceptual use only.



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VIDEO LINK

CLICK HERE FOR VIDEO



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