



AIRPORT LANDING

25384 Demott Drive, Airport City, Missouri

Joplin Retail Development
Growing Northern Metro Area



Joplin Metro Area

The Joplin metro area is comprised of Carl Junction, Airport City, and Webb City. This beautiful and dynamic community in Southwest Missouri offers everything; picturesque parks, trails, sports & entertainment sites, and shopping. Joplin has more than 800,000 unique visitors per year, and a three-state trade area of almost 300,000 and growing. This is due to the volume of job creators that continually choose this region for investment.

CARL JUNCTION
FASTEST GROWING AREA
IN THE JOPLIN METRO

JOPLIN REGIONAL
AIRPORT

WEBB CITY

Site

HARPS
HOMETOWN FRESH

Walmart
Neighborhood Market

Walmart

249

171

Walmart

DOWNTOWN
JOPLIN

Walmart

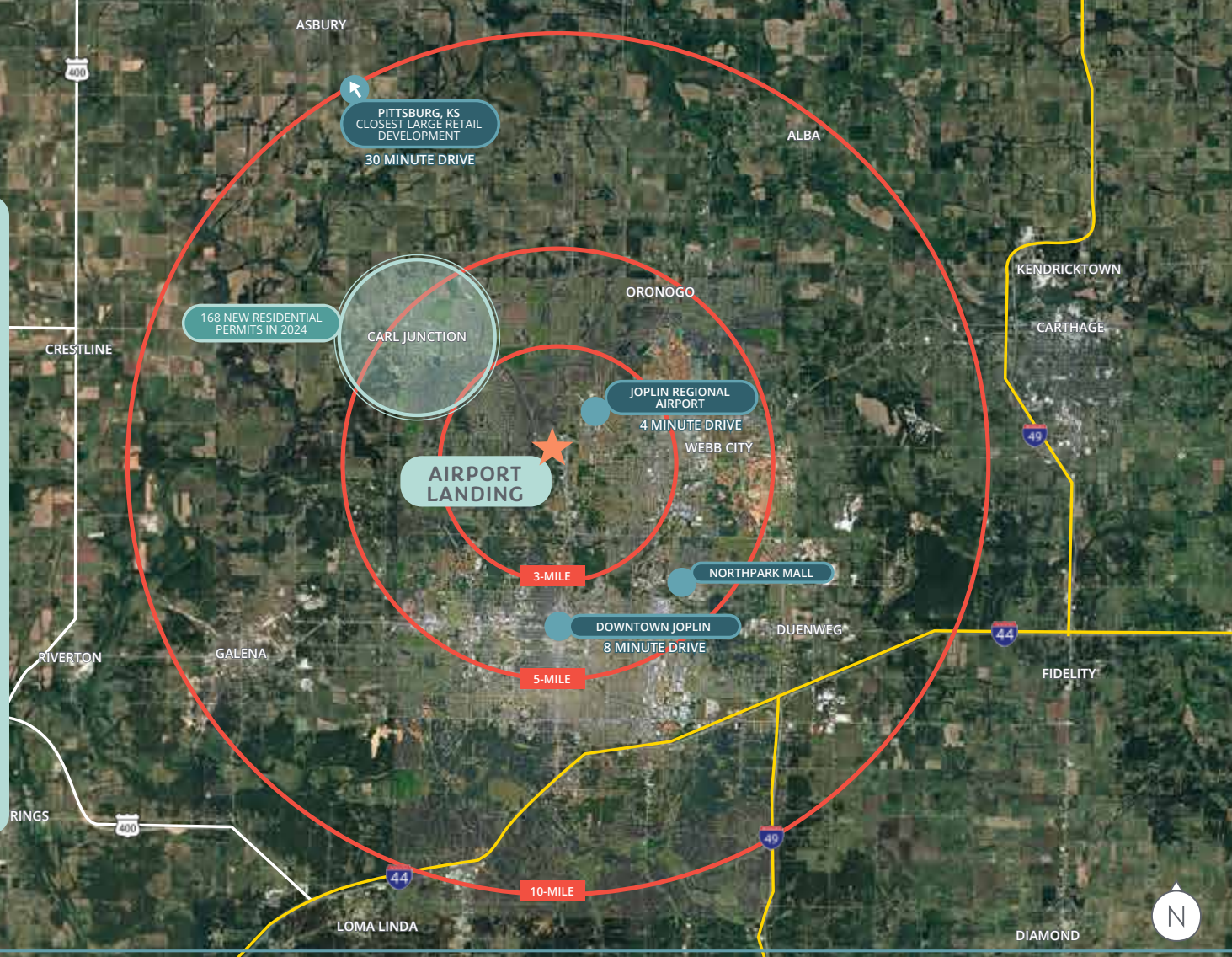
LOWE'S

sam's club

44

Location and Demographics

The Airport Landing development is located on the morning side of a busy drive from Carl Junction to Joplin. Within Joplin's trade area of almost 300,000 people, Airport Landing serves the fast-growing affluent suburbs of North Joplin, characterized by high-earning young professionals with a household income of \$116,000 per year.



Median Household Income

3-mile	\$58,785
5-mile	\$48,184
10-mile	\$51,075
60-mile	\$62,846



Average Household Income

3-mile	\$78,473
5-mile	\$66,286
10-mile	\$71,635
60-mile	\$85,866



Projected Population (2029)

3-mile	25,088
5-mile	61,542
10-mile	115,010
60-mile	754,755

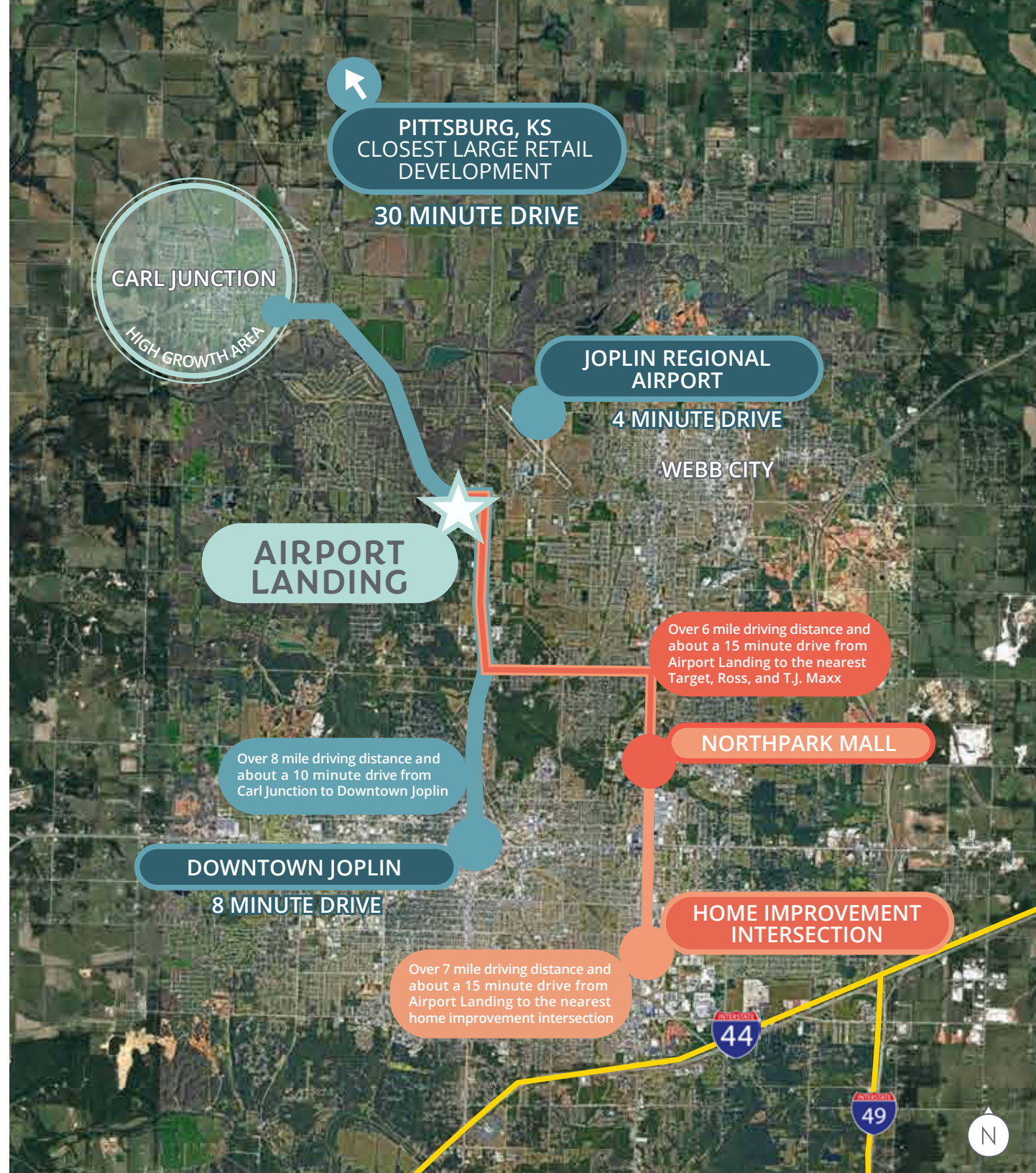


Population

3-mile	24,670
5-mile	59,832
10-mile	110,957
60-mile	733,666

Traffic Patterns

The traffic flow from Carl Junction to key shopping destinations, such as Downtown Joplin and Northpark Mall, passes directly by Airport Landing. This presents a valuable opportunity for retail development, providing closer access to growing residential areas, like Carl Junction, and to the Joplin Regional Airport.



Property Features

- 29.36 total acres
- Multiple pad site and anchor opportunities
- Growing Northwest Joplin submarket
- Located on Highway 171 with almost 20,000 cars per day
- Full ingress and egress from highway
- Additional access from Fir Road exit
- In between strong-performing Harps and Walmart grocers, ranking #3 and #9 in Missouri, respectively

CARL JUNCTION
(HIGH GROWTH AREA)



FIR ROAD

DEMOTT DRIVE



18,841 VPD

AIRPORT LANDING



Not the actual site

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Immediate Trade Area

CARL JUNCTION

DEMOTT DRIVE

N. MAIN STREET ROAD



Joplin Regional Airport

WEBB CITY

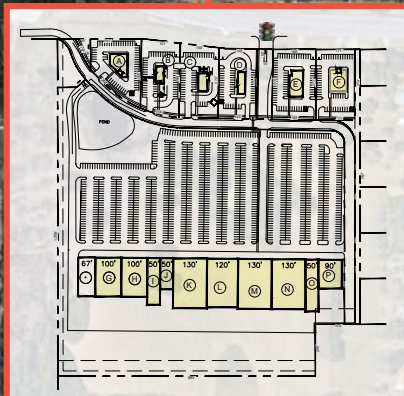


FUTURE



18,841 VPD

DEMOTT DRIVE



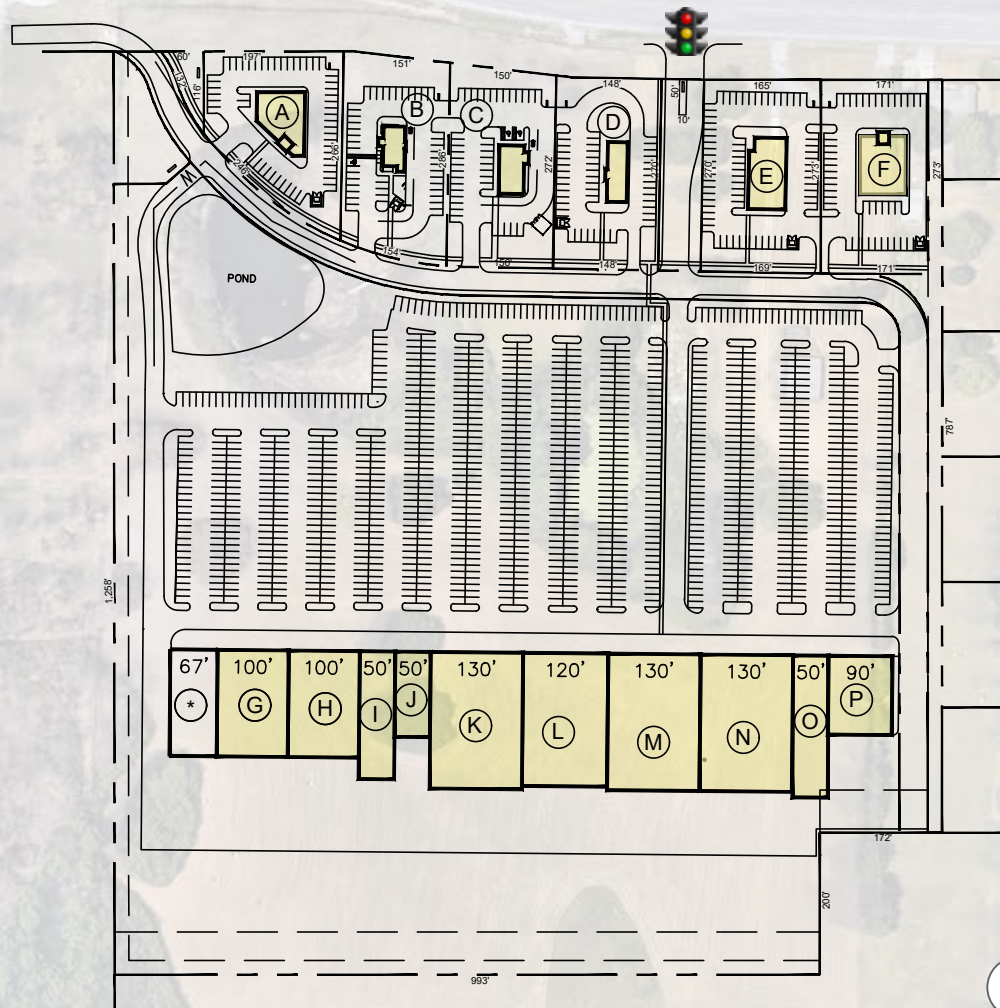
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Conceptual Site Plan

Square footage of each unit is flexible.

Site	SF
A	4,800
B	1,900
C	2,500
D	2,500
E	5,100
F	5,200
G	15,000
H	15,000
I	9,000
J	6,000
K	25,000
L	22,500
M	25,000
N	25,000
O	10,000
P	10,000



Leasing Team



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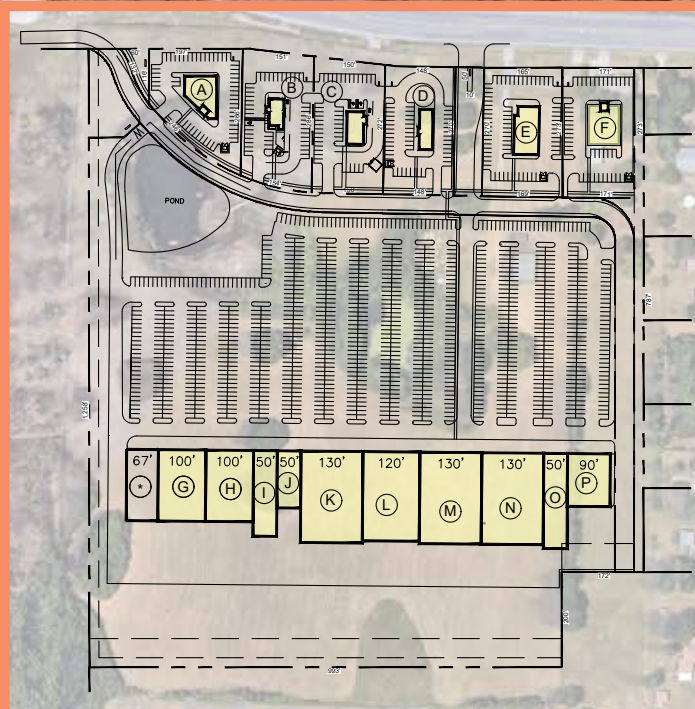


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AIRPORT LANDING CONCEPTUAL SITE PLAN



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