



REECE

COMMERCIAL REAL ESTATE

a Berkshire Hathaway Affiliate

Development Land For Sale - 10+/- Acres

1211 Birch Road Hollister, MO 65672



**Subject
Property**

Property Overview

10.01 Acres

Borders \$300M Imagine Resorts development

Conveniently located near retail, food, and lodging

Easy access to US 65

All utilities available

City of Hollister CR Commercial Retail Zoning

Branson, MO MSA

\$1,850,000 | \$4.24/square foot



FOR INFORMATION CONTACT

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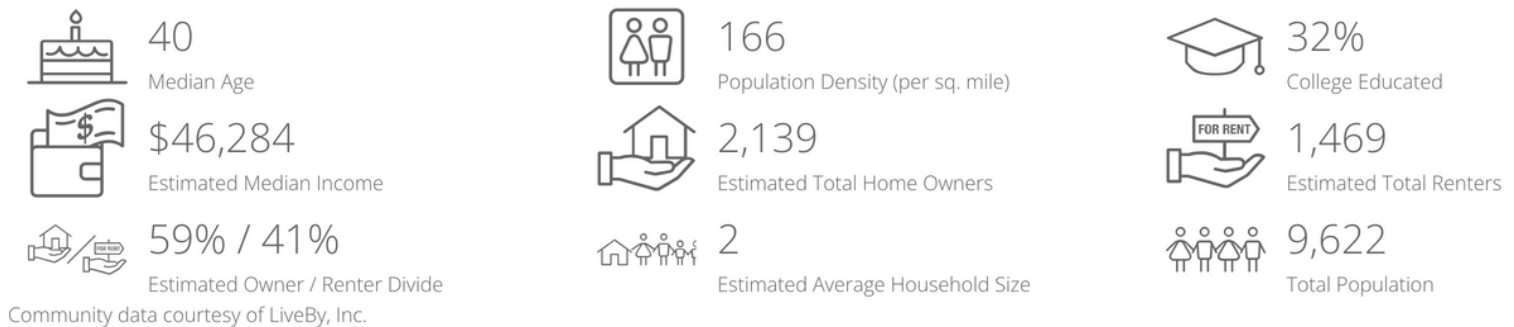
DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

10 acres of development land located immediately south of the planned Imagine Resort & Hotel a Themed Family Destination Resort. All utilities available. The Property consist of 7 contiguous parcels. The city of Hollister is pro-growth and ready to assist developers.

The planned 575,000-square-foot resort will be situated on 68 acres. The property will feature an array of amenities aimed at attracting and entertaining multiple generations of families. The resort will provide each guest - no matter how young or old - with the opportunity to interact in unique ways with a collection of some of the world's most beloved entertainment, attraction and media brands. This family resort, which represents over \$300 million investment in the community, will be a transformative economic-development project.

Hollister is enviably positioned in the heart of Ozark Mountain Country's Tri-Lakes Region, located just 35 miles south of Springfield, Missouri, on U.S. Highway 65. Hollister shares the shores of Lake Taneycomo with its closest neighbor, Branson, Missouri, positioning residents and visitors just 10 minutes from some of the greatest family entertainment and recreational destinations in the nation. In addition to Lake Taneycomo's world-class trout fishing, Table Rock and Bull Shoals lakes offer crystal-clear water for boating, swimming and fishing. Hollister is a 5-minute drive from Big Cedar Lodge, #1 family golfing resort in North America, according to Golf Digest's "Top 100 Resorts." Hollister is a phenomenal American road-trip destination that can be reached via a four-lane divided highway system. It's also accessible through low-cost air service on Frontier Airlines, which flies into Branson Regional Airport, just 6 miles away.

65672 (Hollister) Demographics



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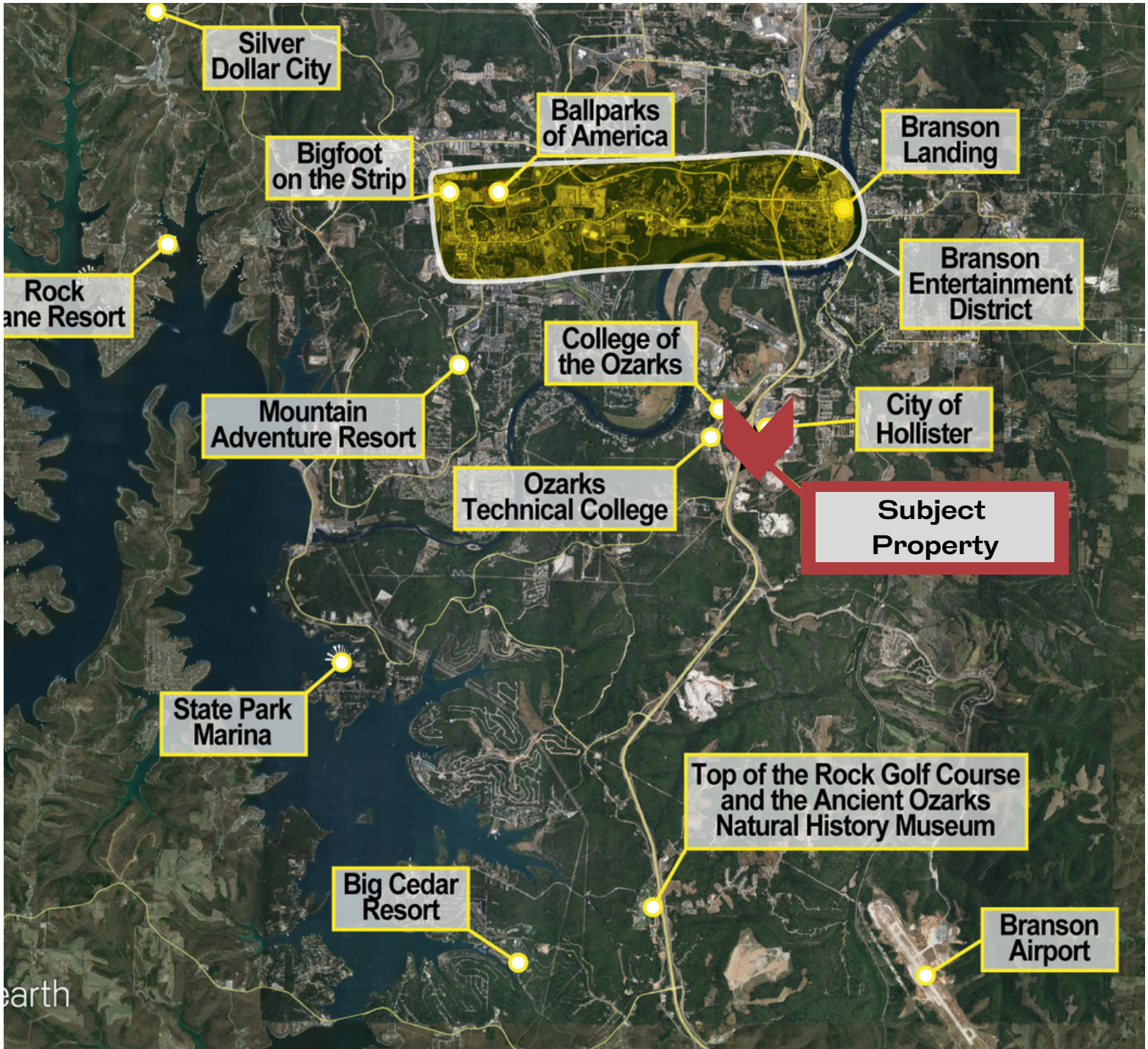
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