

QUEEN CITY

# RIDGE & TRAIL

DISTRICT  
AT WARD BRANCH GREENWAY

This **LIVE-WORK-PLAY**  
**DISTRICT**  
will be an unparalleled destination  
for **SPRINGFIELD, MO**

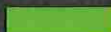
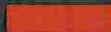
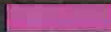



## A LIVE-WORK-PLAY DISTRICT



# AVAILABLE / SOLD LOTS

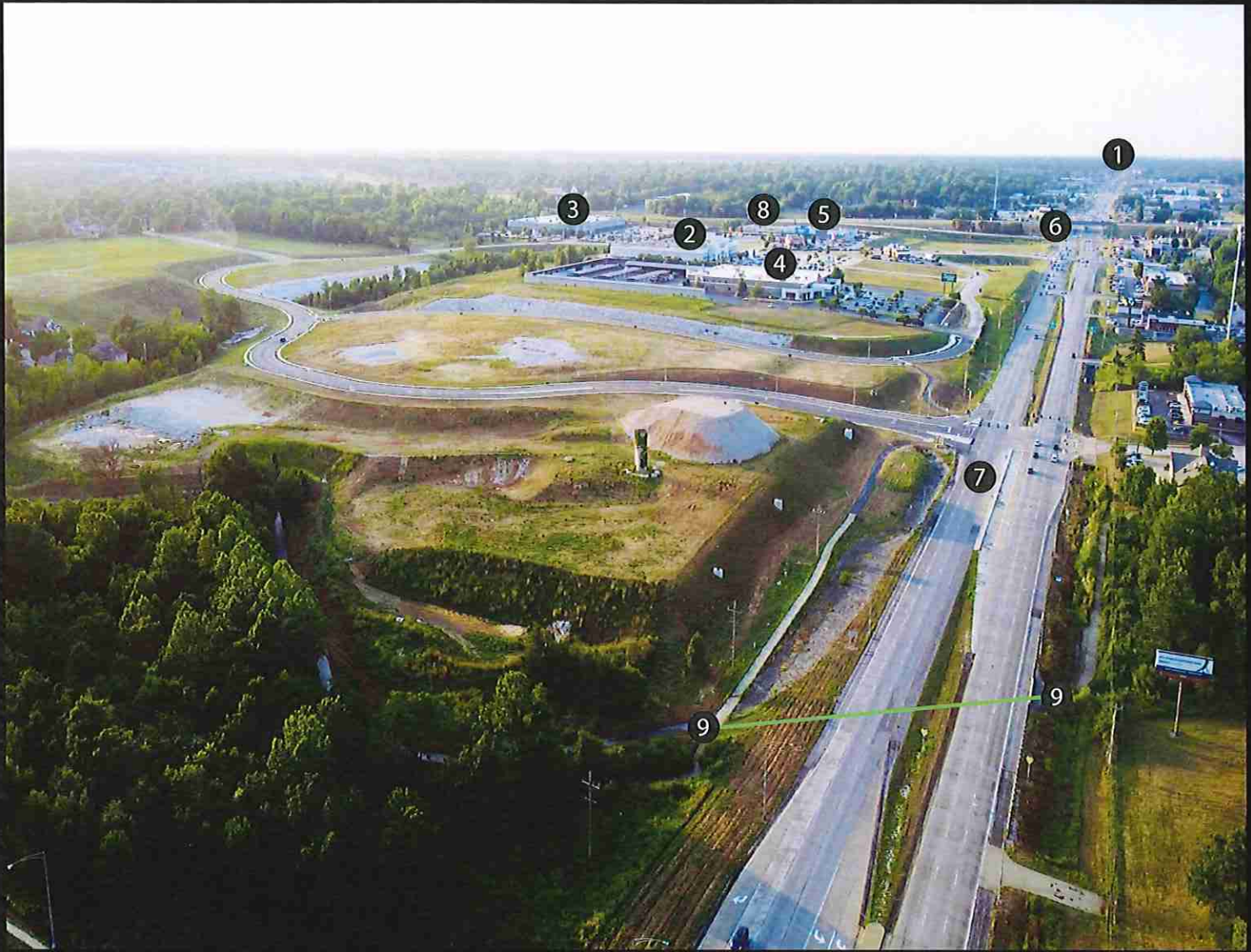


	ACRES	SF	PSF
 WEAVER NORTH	3.68	160,300.80	\$14.86 *BLENDED
 ENTRY NORTH	1.61	70,000.00	\$28.00
 MIDDLE LOT	9.19	400,448.00	\$22.00
 NORTHWEST LOT	10.18	487,000.80	\$16.32 *BLENDED

\* LOTS CAN BE SPLIT WITH ADMINISTRATIVE LOT SPLIT.

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**OFF-SITE**


3.5 MILES NORTH OF SITE ON CAMPBELL (HWY 160)


1 Missouri's number one tourist attraction, Bass Pro Shops/Wonders of Wildlife National Museum with over 4 million visitors annually



**ON-SITE**


- 2 Academy Sports 
- 3 Sams Club 

4 Springfield Library Center ( 3rd most visited attraction in Springfield) 

5 Walmart Neighborhood Marketplace 

6 James River Freeway (HWY 60) 70,000 cars per day

7 Campbell Avenue (HWY 160) 55,000 cars per day

8 Northern Tool + Equipment 

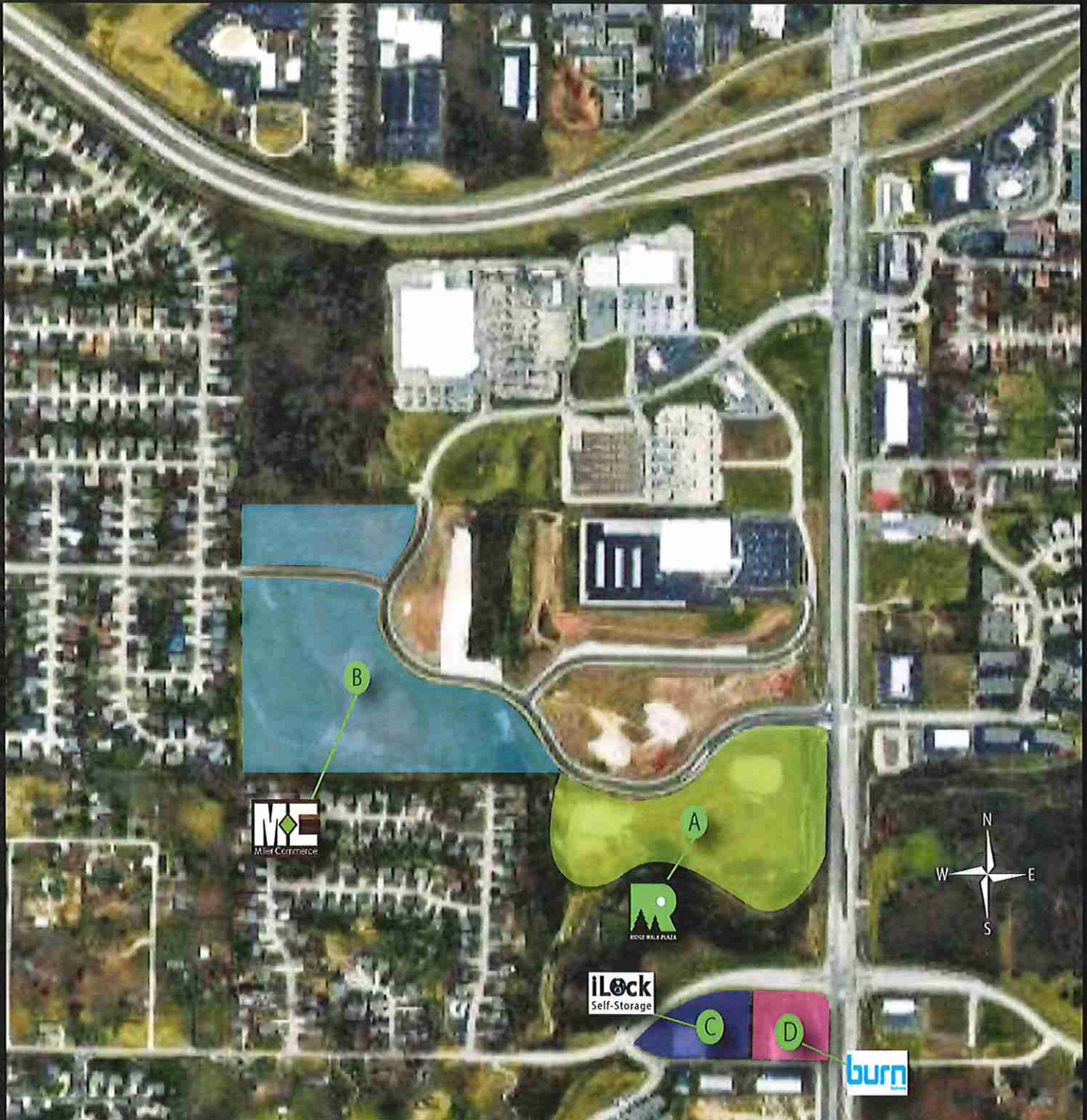
9 Ozark Greenway Trail (connected via tunnel) currently 110+ miles trail with 200+ miles planned







COMING SOON



A LIVE-WORK-PLAY DISTRICT





The WARD BRANCH GREENWAY has always connected to 100+ acres of the most sought after Real Estate in the State of Missouri. Decades in the making, this premier site is shifting from dream to reality with remaining site infrastructure currently being developed.

# ABOUT

## A Ridge Walk Plaza



- \$80 Million mixed use development
- 350 + apartments
- 50,000 SF of Retail

## B The Ridge 55+ Community



- \$40 Million residential development
- 172 1-3 bedroom layouts
- apartment and duplex options

## C iLock Self-Storage



- 100,000 SF climate control self-storage
- 3 story with elevators
- 24/7 access

## D Burn Boot Camp Strip Center



- 8,000 SF Retail Strip Center
- Anchored by Burn Boot Camp
- Over 500 locations nation wide

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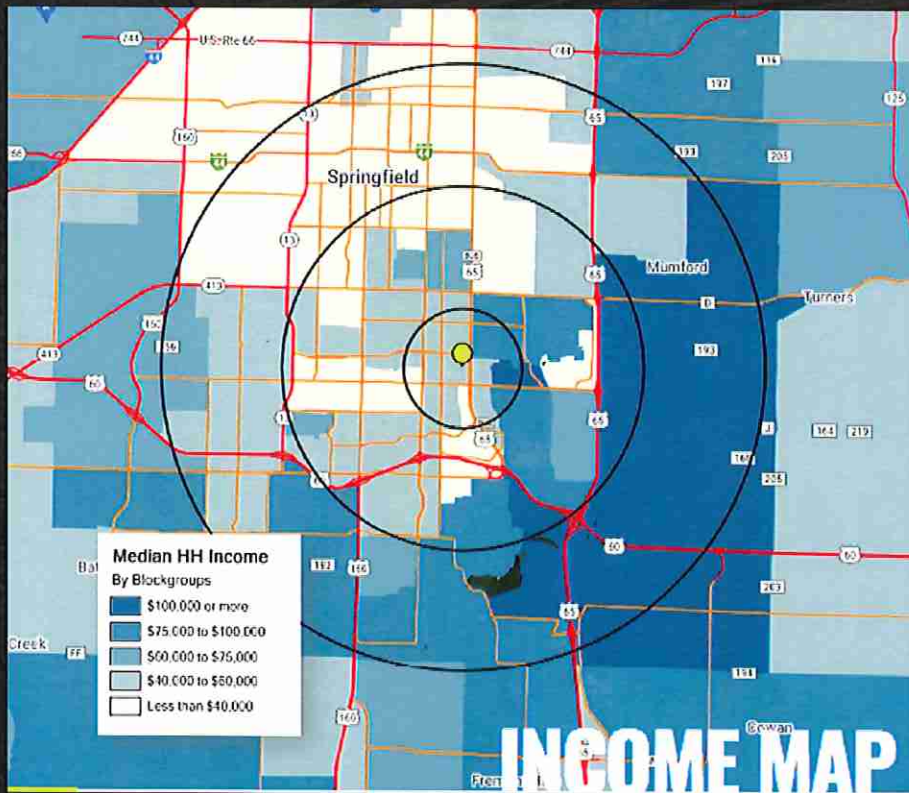


# ABOUT SPRINGFIELD

With more than 440,000 people in the metro area, Springfield is where the rolling hills of the Ozarks plateau form a surprisingly modern and green city. A "big, small town," Springfield offers a great blend of fascinating attractions, historical treasures, sports excitement and cultural and leisure activities in a welcoming environment. The city has 102 parks, including a linear trail system that integrates with the city's growing on-street bike route system. It has its own airport, art museum and zoo. Local sports teams include the Springfield Cardinals minor-league baseball team. Springfield is home to Bass Pro Shops, Brown Derby Liquors, Missouri State University, Drury University and Evangel University. Notable residents have included Brad Pitt, Bob Barker, John Goodman, Payne Stewart, Kathleen Turner and Stan Musial.

Springfield/Greene County is the only municipality in the nation with a Gold Medal Award-winning parks and recreation department.

You could call Springfield a college town, but the truth is education is the cornerstone of the community at all levels. More than 24,000 students attend the Springfield R-12 School District, Missouri's largest fully accredited school system. Collegiately, Missouri State University and its more than 24,000 students call Springfield home, as do the students of Drury University, Ozarks Technical Community College and Evangel University.



2020 DEMOGRAPHICS

		1 MILE	3 MILES	5 MILES
POPULATION		9,769	82,497	167,615
HOUSEHOLDS		4,812	38,543	73,949
AVG HH INCOME		\$64,869	\$65,446	\$68,051

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