

# Branson Professional Park

For Sale: \$2,750,000



- ◆ 26 acres m/1 located at HWY 65 and 76
- ◆ Annual traffic counts over 18 million at intersection of 65 and 76
- ◆ Adjoins Cox Medical – Branson Campus
- ◆ \$420 million Branson Landing just down the street

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# Investment Overview

- ◆ Price: \$2,750,000
- ◆ Lot Size: 26 acres m/1
- ◆ Price/SF: \$2.46
- ◆ Cross Street: HWY 65 and HWY 76
- ◆ Traffic Count: Approx. 50,000 cars (daily HWY 76 and 65)



# Property Overview

- ◆ Highly visible from Hwy 65.
- ◆ Flexible zoning allows for office, retail, multifamily, medical, or hospitality uses.
- ◆ Small lake on property takes care of 20% green space requirements.
- ◆ Area includes CVS, Casey's, Chick-fil-a, Cox Health Medical Campus, historic downtown Branson, Branson Landing, and Branson Convention Center.

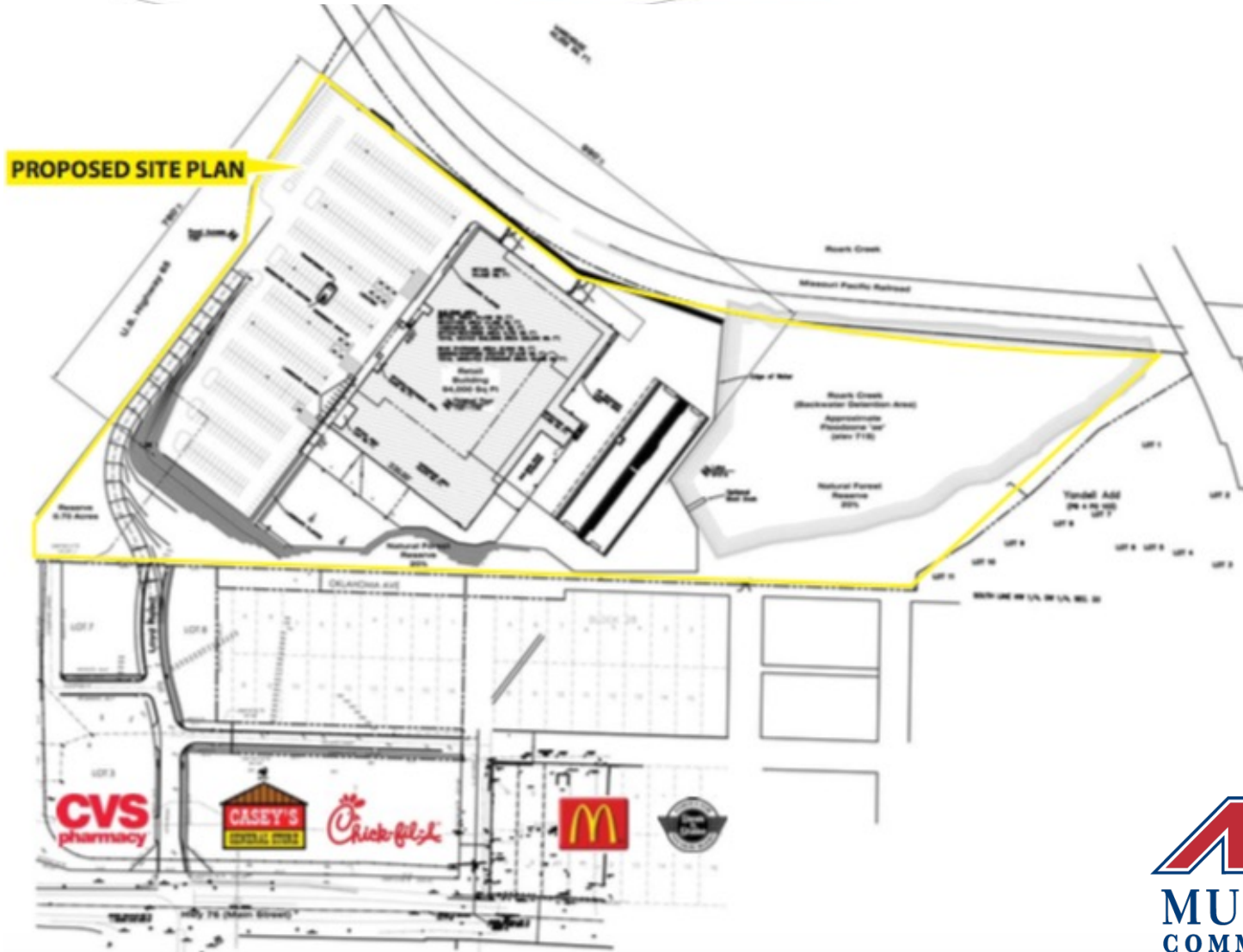


# Area Overview

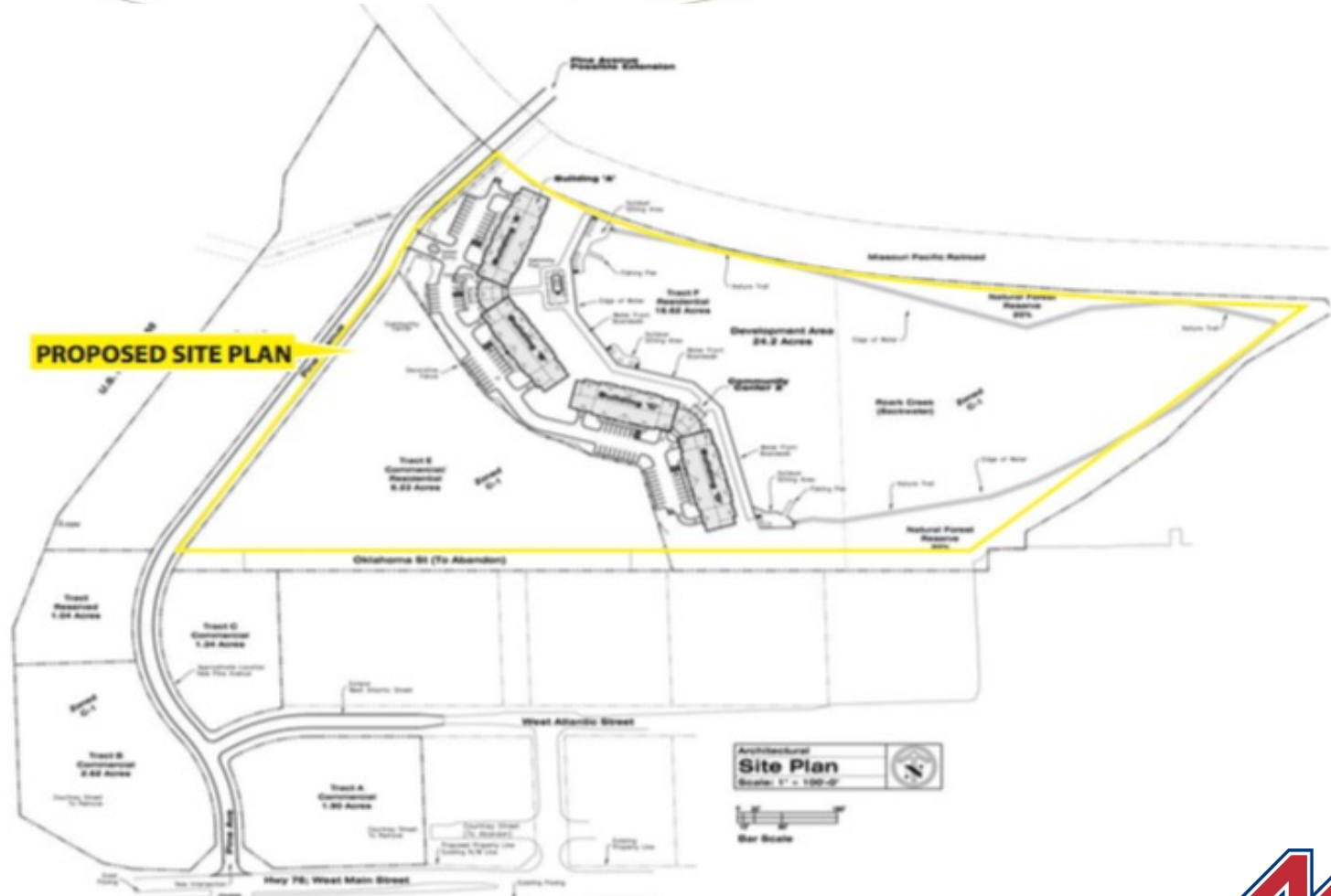
- ◆ Branson is one of the fastest growing golf destinations in the country, featuring 13 public courses, 8 championship caliber. Notable course designers include Tiger Woods, Gary Player, and Jack Nicklaus.
- ◆ Branson is host to over 9 million visitors annually, generating \$1.7 billion in local revenue.
- ◆ 1/3 of the American population live within a day's drive of Branson.
- ◆ Located in the historic downtown, the Branson Convention Center features 220,000 sf of meeting space and is adjacent to Branson Landing, a 450,000 sf multiuse development.



# Site Plan – Big Box



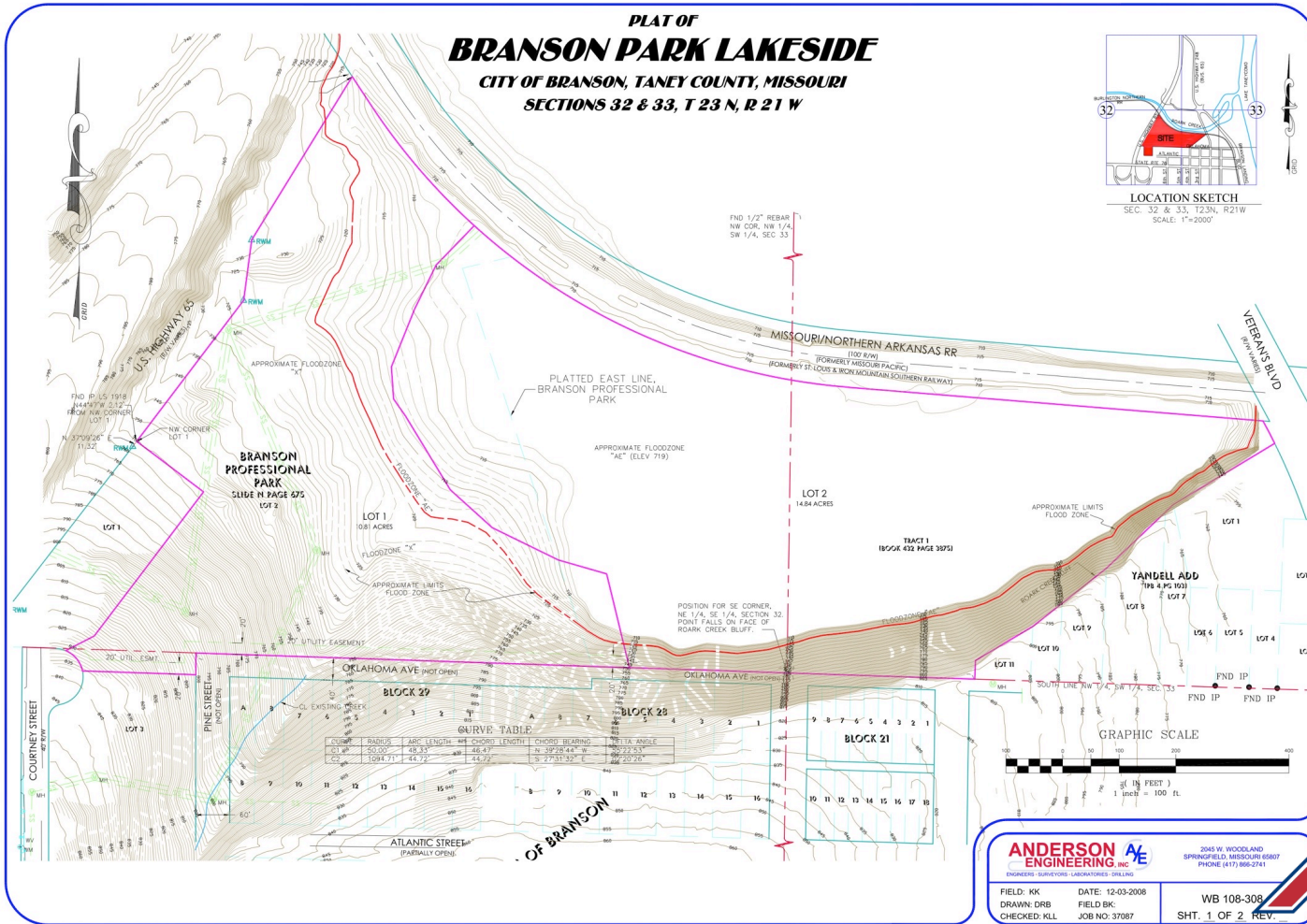
# Site Plan – Multifamily



# Site Plan – Senior Living



# Topographic Map





# Advisor Bio

## Joe Wise

Joe is a broker-associate with Murney Commercial, Realtors, specializing in the sale, leasing, and management of commercial and residential investment properties.

During his career, Joe has worked with retail and food service leaders including CVS Pharmacy, Arby's, Subway, Culver's, Palm Beach Tan, Bellacino's, Edward Jones, and Famous Dave's BBQ.

Joe comes from a family who have owned and developed several office, retail, and multifamily properties in the area. He uses his unique perspective of the real estate industry to aid his clients in obtaining the best value from their real estate decisions.



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