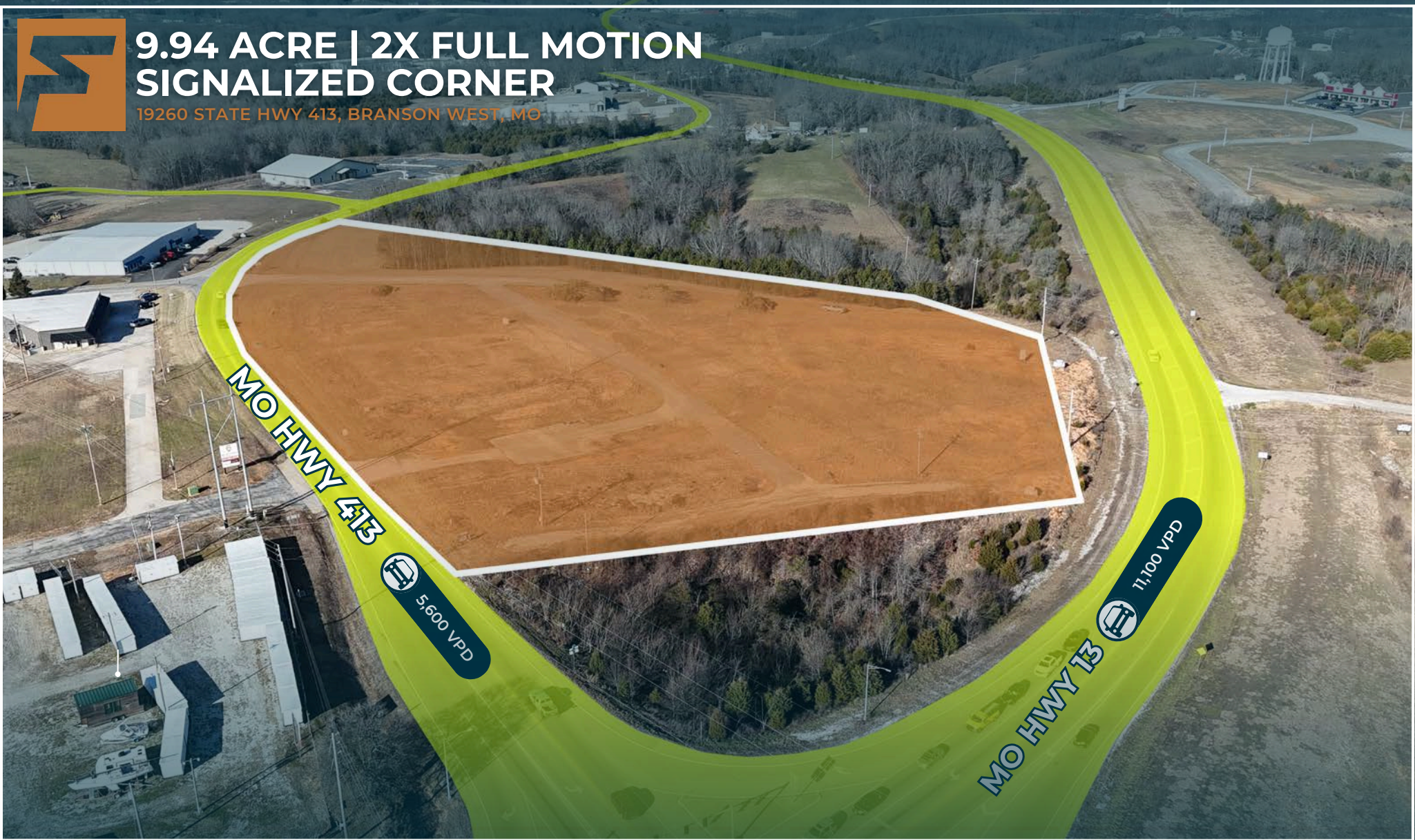




9.94 ACRE | 2X FULL MOTION SIGNALIZED CORNER

19260 STATE HWY 413, BRANSON WEST, MO



PROPERTY DETAILS

Size	Availability	Ideal Users
9.94 Acres	Ground Lease	C-Store Casual Dining Specialty Grocer

OFFERING MEMORANDUM

9.94 ACRES | 2X FULL MOTION ACCESS
 16,700 COMBINED VPD | SIGNALIZED INTERSECTION
 7 MILES TO TABLE ROCK LAKE



OFFERING MEMORANDUM TABLE OF CONTENTS

SECTION EXECUTIVE SUMMARY
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SECTION SITE MAPS
02

SECTION AREA OVERVIEW
03

Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Term
- Lease Guarantor
- Special Stipulations

POINT OF CONTACT



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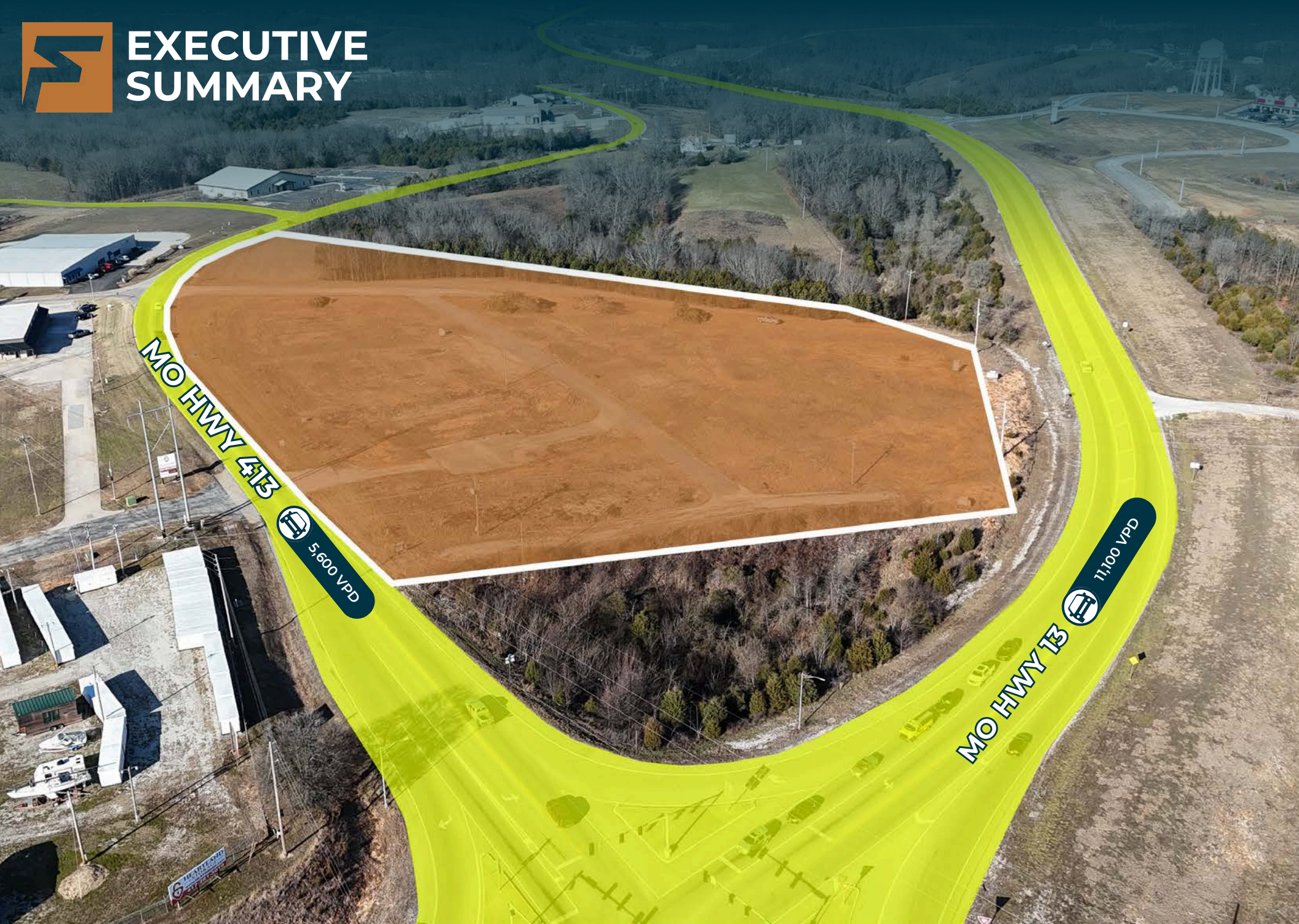


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EXECUTIVE SUMMARY



GAS STATION OPPORTUNITY

WHY THIS DEAL?



TRAFFIC SIGNAL

Located at Signalized Corner



TRAFFIC COUNT

16,700 Combined VPD



LAND SIZE

9.94 Acres



LAND CONDITION

Leveled and Cleared



STRONG LOCATION

1.0 Miles to Walmart



ACCESS

2X Full Motion

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 19260 State Hwy 413 in Reeds Spring, Missouri, for ground lease. This ±9.94-acre cleared and leveled commercial site offers a rare signalized corner opportunity at the junction of Highways 13 and 413. Sewer and water are available across the street at the corner of Ance Creek Rd and MO Hwy 413. The site can be replatted to accommodate up to three national or regional tenants, with configurations well suited for a convenience store, casual dining restaurant, or specialty grocer.

Strategically located on Hwy 13, the primary gateway from the North to Table Rock Lake and Silver Dollar City, the site benefits from consistent tourism and commuter traffic. Table Rock Lake attracts approximately 6 million visitors annually and is only 7 miles away. Silver Dollar City, located 4.5 miles from the site, welcomes over 2.2 million visitors per year and was recently named the number one theme park in America by USA TODAY from 2023 to 2025. A 262-room luxury resort currently under construction by Silver Dollar City, set to open in December 2026, will further enhance regional draw and is located just 2.5 miles south.

With direct access from a signalized intersection (11,100 VPD on Hwy 13 and 5,600 VPD on Hwy 413), the site offers outstanding visibility and ingress/egress for tenants seeking to serve both local residents and seasonal visitors. The property is also 1 mile from Reeds Spring Schools (Pre-K through 12th Grade, 1,792 students enrolled) and less than 2 miles from the Branson West retail corridor anchored by Walmart, Walgreens, and Casey's. Notably, this is the only property in the immediate trade area with feasible access and maneuverability for fueling RVs, trucks, and boats.

LOCATION OVERVIEW

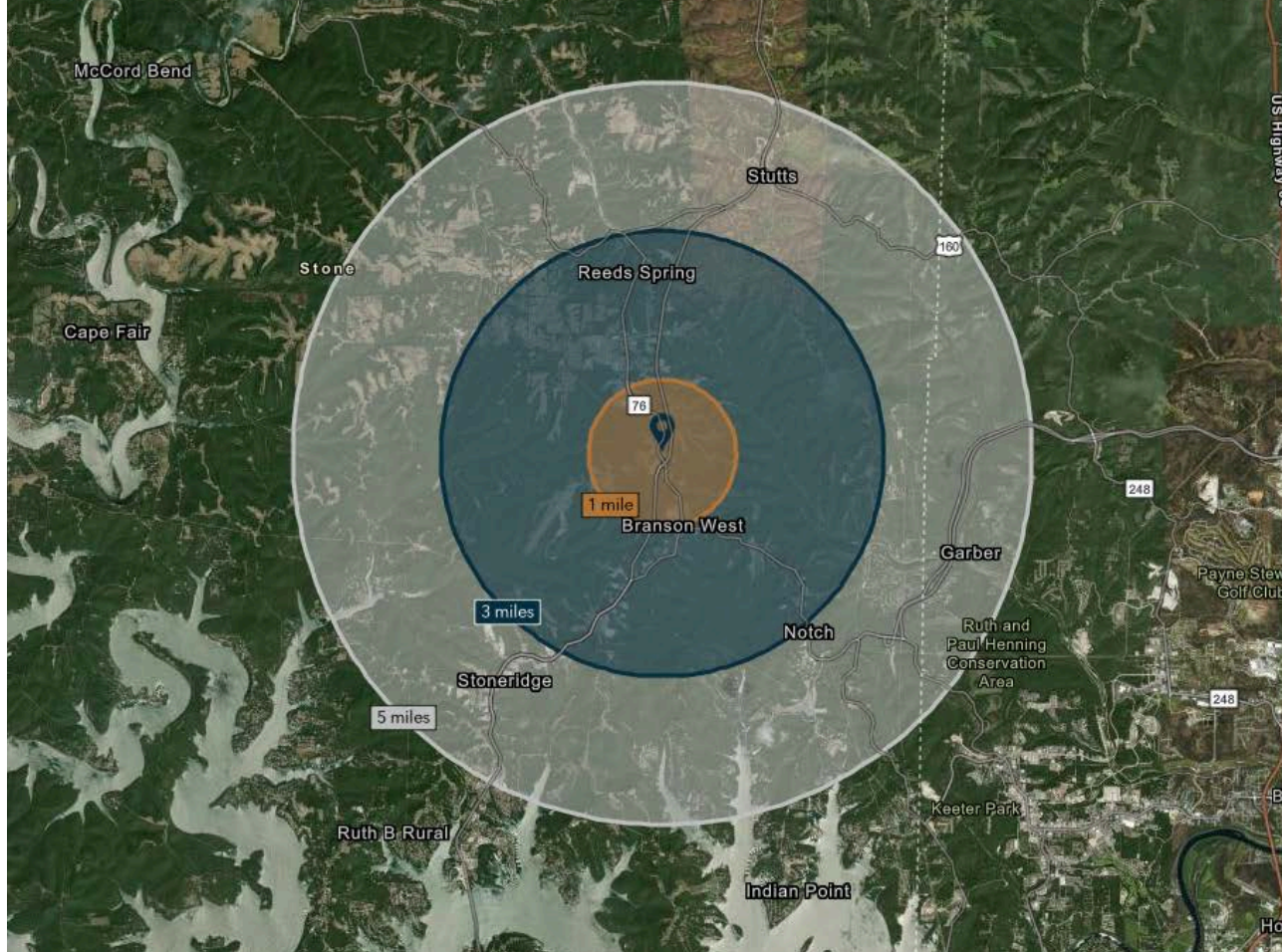
HEAVY TOURISM CORRIDOR



NOTABLE FEATURES

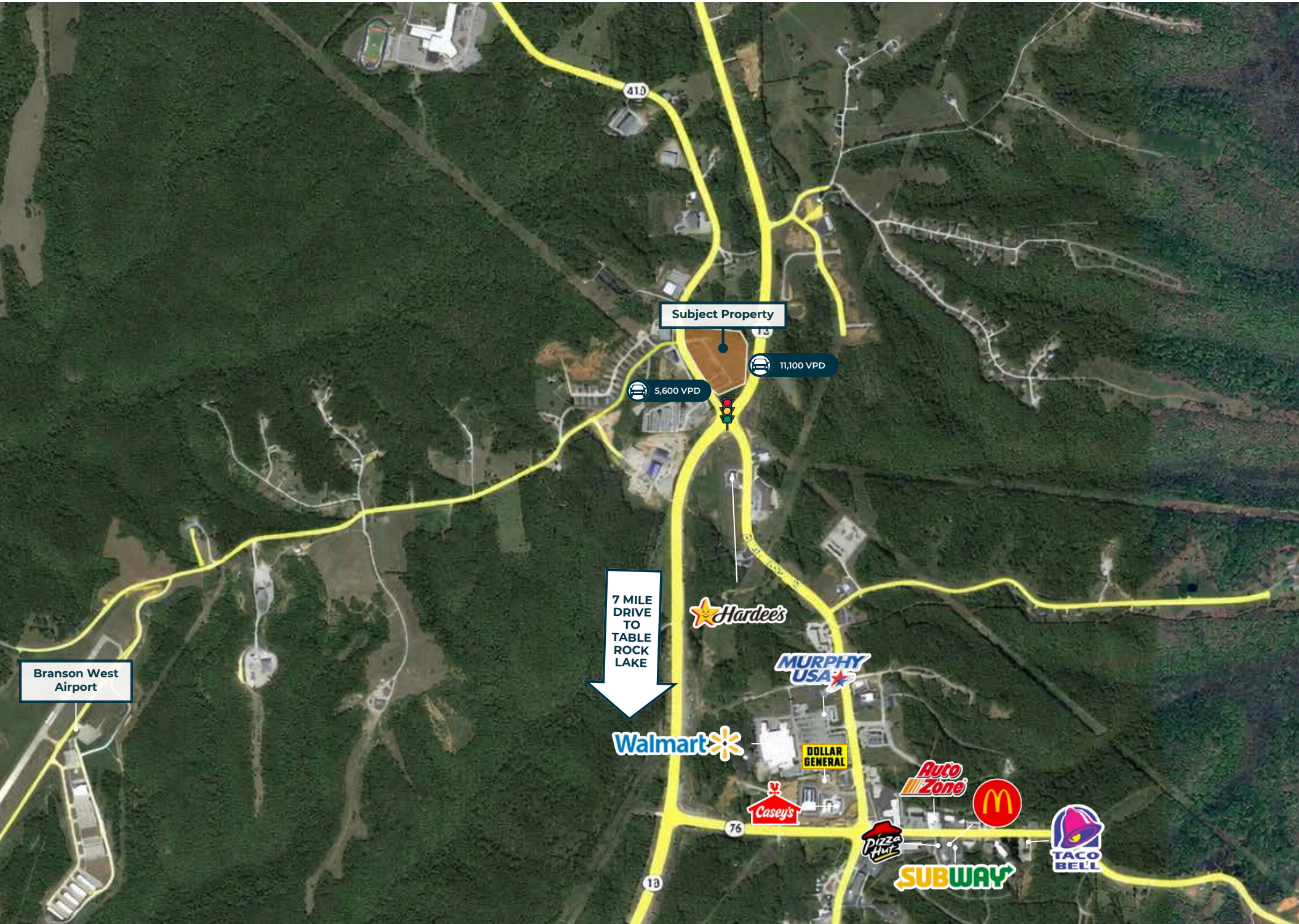
WITHIN A 10 MILE DRIVE TIME

Walmart Shopping Center	1.0 Miles
Reeds Springs High School	1.2 Miles
Branson West Airport	1.7 Miles
Population	46,959
Median Household Income	\$62,834
Reeds Spring Intermediate School	2.0 Miles
Silver Dollar City	4.5 Miles
Table Rock Lake	7.0 Miles



Demographics	1 Mile	3 Mile	5 Mile
Population	465	3,393	8,172
Median HH Income	\$56,429	\$55,392	\$61,293
Households	195	1,400	3,379





Branson West Airport

Subject Property

5,600 VPD

11,100 VPD

7 MILE DRIVE TO TABLE ROCK LAKE

Hardee's

MURPHY USA

Walmart

DOLLAR GENERAL

76

13

Casey's

Auto Zone

McDonald's

Pizza Hut

SUBWAY

TACO BELL



Reeds Spring High School

Wellsprings South Storage

Table Rock Lanes

Ignite Church at Lakewood

Applied Digital

Baseline Barbershop

Heartland Storage

MO HWY 413

5,600 VPD

MO HWY 13

11,100 VPD





Reeds Spring High School

Wellsprings South Storage

Table Rock Lanes

Ignite Church at Lakewood

Applied Digital

Baseline Barbershop

5,600 VPD

MO HWY 413

11,100 VPD

MO HWY 13



Meek's

Heartland Storage

Baseline Barbershop

Applied Digital

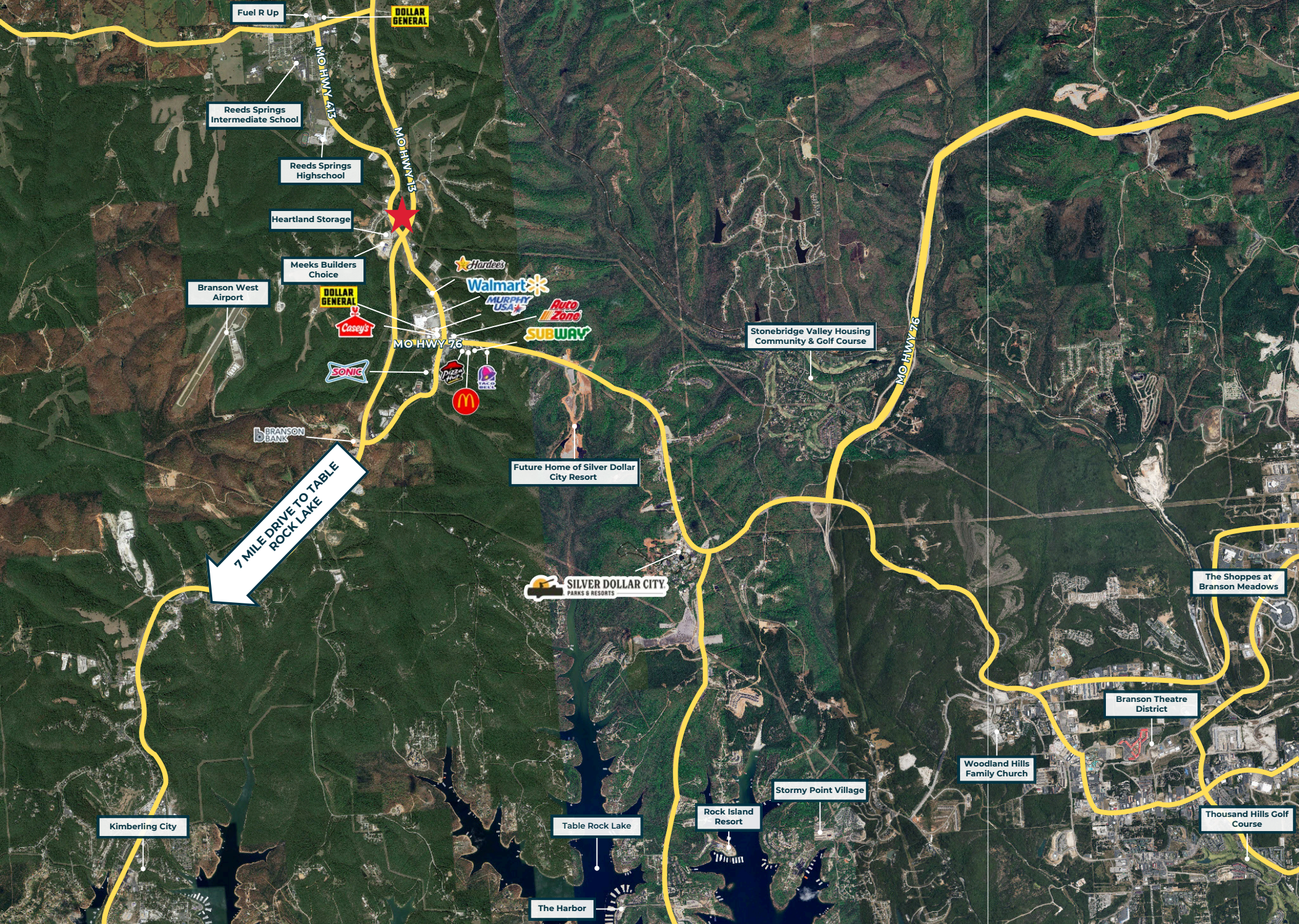
5,600 VPD

MO HWY 413

MO HWY 13

11,100 VPD





7 MILE DRIVE TO TABLE ROCK LAKE

Reeds Springs Intermediate School

Reeds Springs Highschool

Heartland Storage

Meeks Builders Choice

Branson West Airport

DOLLAR GENERAL

SONIC

BRANSON BANK

Future Home of Silver Dollar City Resort

SILVER DOLLAR CITY
PARKS & RESORTS

Kimberling City

Table Rock Lake

The Harbor

Rock Island Resort

Stormy Point Village

Woodland Hills Family Church

Branson Theatre District

Thousand Hills Golf Course

The Shoppes at Branson Meadows

Stonebridge Valley Housing Community & Golf Course

Fuel R Up

DOLLAR GENERAL

Hardee's

Walmart

MURPHY USA

Auto Zone

MO HWY 76

Casey's

McDonald's

Pizza Hut

Subway

MO HWY 76

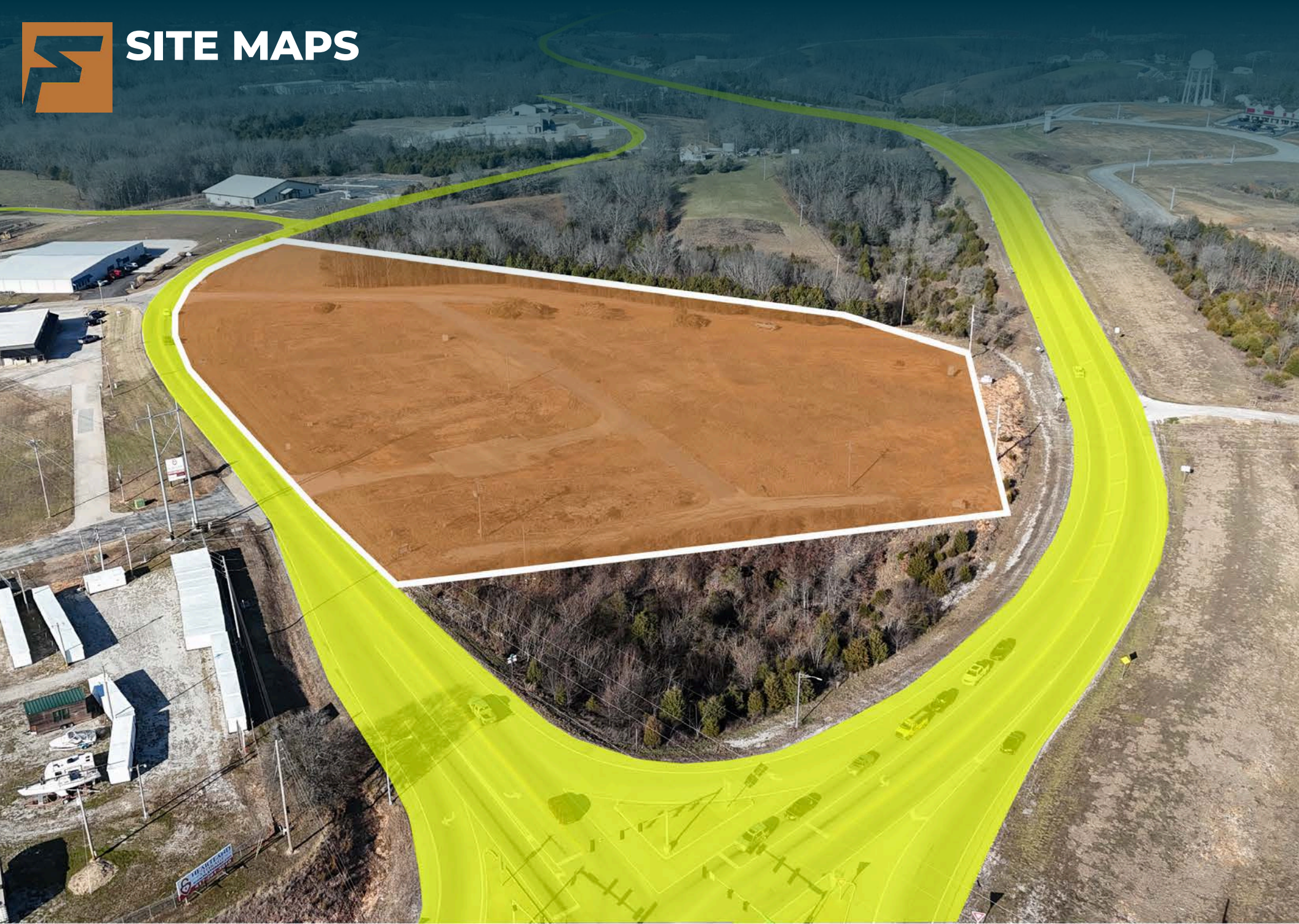
MO HWY 413

MO HWY 413



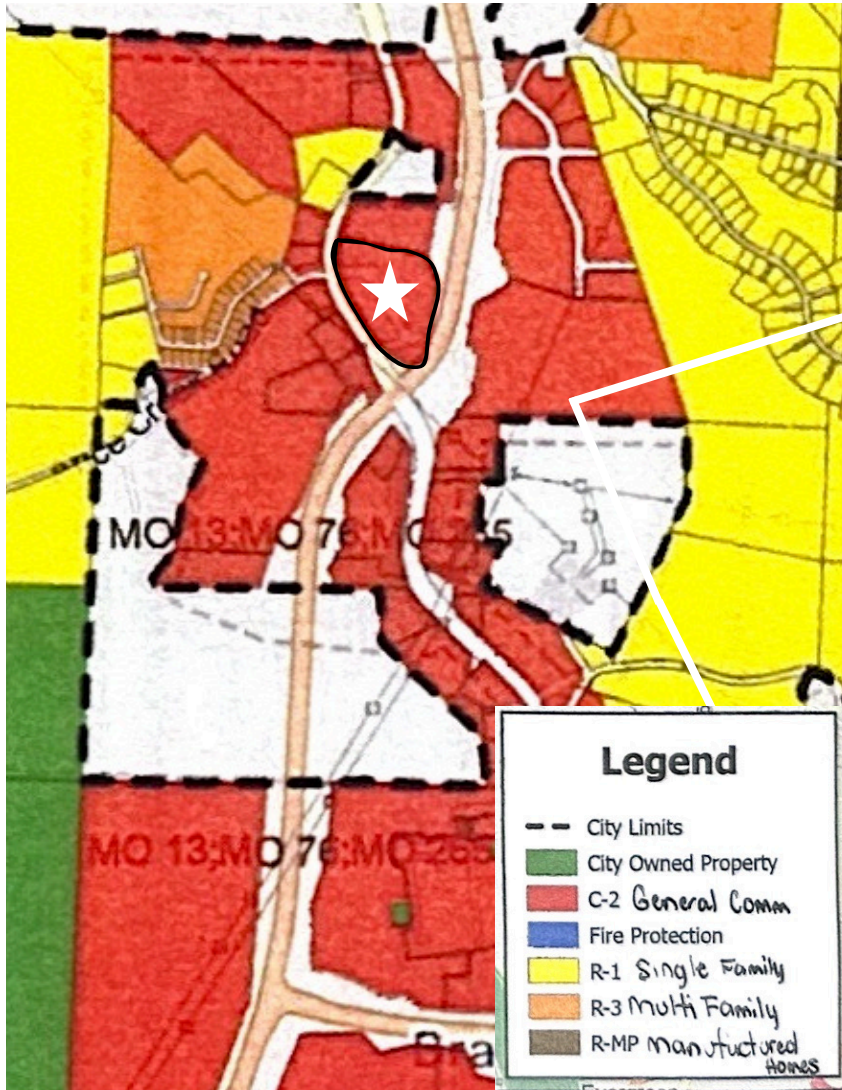


SITE MAPS



1.86 ACRES AVAILABLE

ZONING EXHIBIT

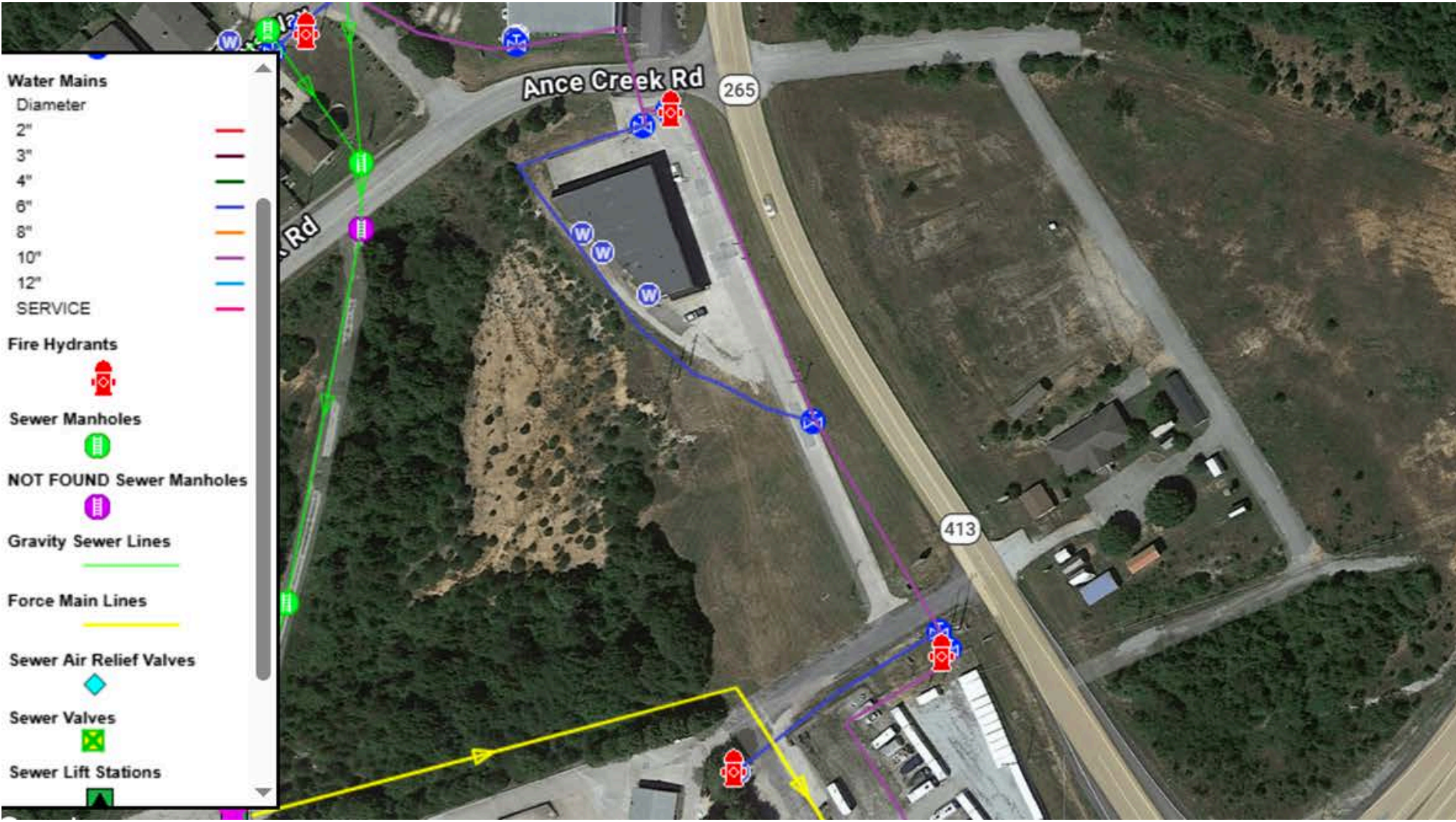
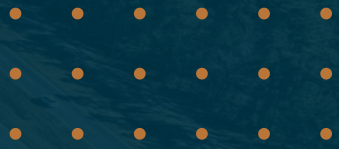


The property is zoned C-2 (General Commercial), a designation intended to accommodate a broad range of higher-intensity commercial uses serving both local demand and highway-oriented traffic. Permitted uses include general retail, restaurants (including drive-through service), automotive sales and repair, hotels and motels, entertainment venues, and a variety of service-based businesses, as well as select uses that allow for screened outdoor storage. The district is designed to support larger-scale and more flexible development, with increased allowances for building height, density, and overall site utilization compared to neighborhood commercial zoning. All development is subject to site plan approval, as well as applicable landscaping, buffering, and screening requirements—particularly where adjacent to residential uses—and must maintain a minimum of 20% open space, ensuring compatibility with surrounding properties while still allowing for commercially viable intensity.

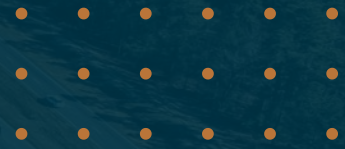


[Zoning Ordinance Link](#)

9.94 ACRE SIGNALIZED CORNER UTILITIES MAP



9.94 ACRE SIGNALIZED CORNER ACCESS MAP





AREA OVERVIEW



WHY? BRANSON WEST

OVERVIEW

Branson West, located in Stone County within the Branson MSA, serves as a strategic gateway to one of the Midwest's strongest tourism economies. Positioned along State Highway 13 with direct connectivity to Branson and Table Rock Lake, the area benefits from consistent visitor traffic, seasonal population surges, and steady residential growth. Its proximity to major attractions, combined with lower land costs and fewer development constraints than Branson proper, makes it an attractive alternative for commercial and mixed-use development.



BRANSON, MO

Year after year, millions of visitors travel to Branson, making it one of the most visited leisure destinations in the Midwest. Anchored by nationally recognized attractions such as Silver Dollar City, the market draws consistent tourism driven by entertainment, outdoor recreation, and family-oriented experiences. Silver Dollar City alone attracts over 2 million annual visitors and has been ranked among the top theme parks in the United States.

Branson's tourism economy generates billions in annual economic impact, supporting a wide range of hospitality, retail, and service industries. The market attracts families, retirees, and regional drive-in visitors, creating strong seasonal and recurring demand. Its combination of live entertainment, lake recreation, and destination attractions continues to position Branson as a dominant tourism hub in the central United States.



A TOURISM DRIVEN ECONOMY

Branson draws over 9 million visitors annually, supporting a regional economy centered on entertainment, hospitality, and outdoor recreation. Branson West benefits from this spillover demand, particularly from travelers accessing Table Rock Lake and Silver Dollar City.



ACCESS & CONNECTIVITY

Branson West is located at the intersection of State Highway 13 and Highway 76, providing direct access into Branson's primary retail and entertainment corridors. The area is approximately 45 minutes from Interstate 44 and within one hour of Springfield, the region's primary employment and healthcare hub.



AFFORDABLE GROWTH MARKET

Compared to Branson, Branson West offers lower entry costs for land and development, with fewer zoning and density constraints. This has led to increasing interest from developers seeking hospitality, short-term rental, and service retail opportunities.



OUTDOOR & LIFESTYLE APPEAL

Immediate access to Table Rock Lake, camping, boating, and regional attractions positions the area as a lifestyle-driven market with strong appeal for retirees, vacation homeowners, and tourism-related businesses.

9M+

Annual
Visitors to
Branson

90K

Branson MSA
Population

\$3.5B

Annual Tourism
Economic
Impact

50K

Live
Entertainment
Capacity

8K

Hotel Rooms

TOP 20

US Drive-To
Destination

WHY? MISSOURI

KEY DRIVERS

Missouri's central location in the United States positions it as a key logistics and distribution hub, with the ability to reach a majority of the U.S. population within one day's drive. The state benefits from a diverse economic base including manufacturing, agriculture, logistics, and tourism, supported by extensive transportation infrastructure and a competitive cost structure.



Central U.S. location with national distribution access



Diverse economy across multiple industries



Competitive cost of living and doing business



Strong multimodal transportation network

MISSOURI RECOGNITION & BUSINESS CLIMATE

Missouri ranks competitively for business due to its central location, infrastructure, and cost advantages. The state is recognized for strength in logistics, manufacturing, and distribution, making it a strategic choice for companies requiring national reach.

Key Rankings & Highlights:

- Top central U.S. logistics hub based on geographic reach and freight access
- Strong manufacturing employment base
- Extensive rail and freight network access

Additional Economic Indicators:

- Kansas City and St. Louis serve as major inland distribution hubs
- Ability to reach over 50 percent of the U.S. population within one day's drive



ECONOMIC OVERVIEW

Missouri has a population of approximately 6.2 million and a stable economic base anchored by the St. Louis, Kansas City, and Springfield metropolitan areas. The state continues to experience steady growth in logistics, advanced manufacturing, and healthcare sectors, supported by a cost structure below the national average.



ECONOMIC COMPETITIVENESS

Missouri ranks favorably for business due to its low operating costs, central geography, and workforce availability. Key industries include advanced manufacturing, logistics, biosciences, and agriculture. The state continues to attract distribution and industrial users seeking efficient access to national markets.



INFRASTRUCTURE OF THE FUTURE

Missouri's infrastructure supports long-term economic growth and freight movement across multiple modes:

- Six major interstate corridors (I-44, I-70, I-55, I-49, I-35, I-29)
- Two major rail hubs (Kansas City and St. Louis)
- Access to the Mississippi and Missouri Rivers
- Established intermodal and freight distribution network



WORKFORCE & TALENT

Missouri provides a stable labor force supported by major universities and technical training programs. Workforce costs remain below the national average, making the state attractive for employers in logistics, manufacturing, and service industries.

6.2M

Total State
Population

3M

Labor Force

59.5%

Labor Force
Participation
Rate

\$330B

Gross State
Product

62K

Median
Household
Income

1,000

Miles of Navigable
Water Ways

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