

# COTTON RIDGE DEVELOPMENT LAND OPPORTUNITY

1303 S Main St, Sikeston, MO 63801



**1.5 AC to 9.5 AC Lots Available | Opportunity Zone  
TIF Funds Available**





PRICING DETAILS	
Lot Size:	1.5 to 9.5 AC
Asking Price/SF:	\$5.50 - \$6.50
Total Land Size Available:	58.22 Acres

## PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a unique development opportunity that includes ~58 acres of land directly adjacent to Walmart Supercenter, Lowe's, Hampton Inn, McDonald's and many other tier-1 national tenants with frontage on Highway 60 in Sikeston, MO – a regional hub in Southeast Missouri. Highway 60 is currently being transformed into Interstate 57 (already signed into federal law) allowing for greater exposure to traffic counts that will double once the "Future I-57" project is completed. The offering allows developers/investors the ability to acquire 1.5 acres to 9.5 acre lots in an opportunity zone. Additionally, this development is part of a Tax Increment Financing District (TIF) that reimburses a portion of the development costs back to the developer (inquire with broker for additional details). This is an excellent opportunity to acquire developable land in a well-located commercial-zoned area that provides developers with attractive tax incentives, a pro-development municipality and the ability to capitalize on new regulation transforming Highway 60 into Interstate 57 making this a true regional destination.

## DEVELOPMENT HIGHLIGHTS

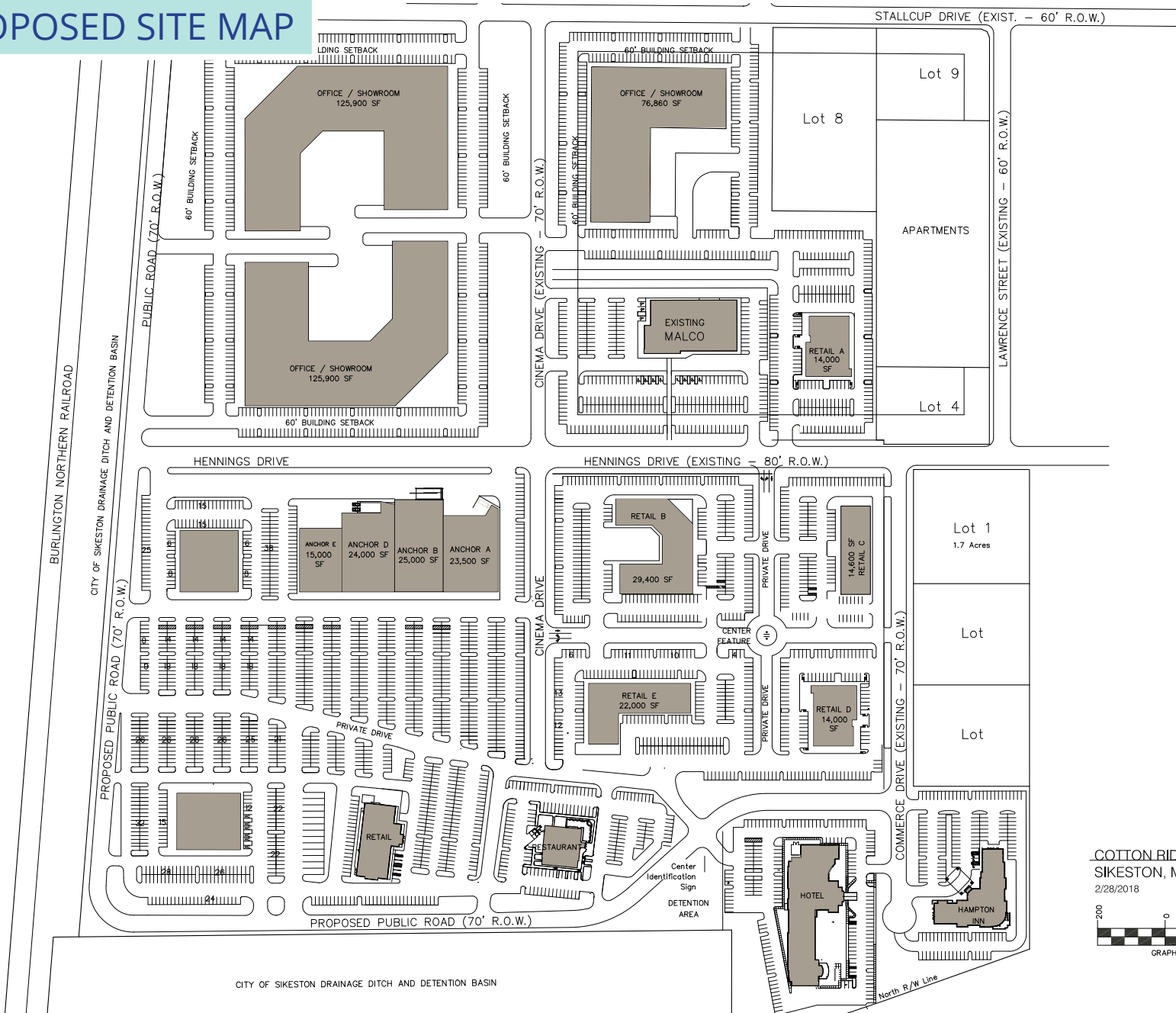
- Opportunity Zone Commercial Development Opportunity – Sikeston, MO (Regional Hub)
- 1.50 Acre – 9.5 Acre Lots Available - \$5.50/SF - \$6.50/SF – Total Land Available ~58 Acres
- Carlisle Construction Expansion Nearby - \$62MM Production & Manufacturing Plant – 100+ New Jobs
- Adjacent to Walmart Supercenter – Regional Draw, 9th Store Sam Walton Ever Built in the Chain
- AT&T in Front of Walmart was the #6 Performing Store in the Country
- Surrounding Retailers – Lowe’s, Harbor Freight, Aldi, Taco Bell, Arby’s, McDonald’s, Sonic
- Hwy 60 to Become I-57 to Little Rock, AR – Already Signed into Federal Law
- Hwy 60 Frontage - 14,000 CPD Will Double Counts with Completion of “Future I-57” Project
- Hampton Inn Bought their Own Parcel - Has Strongly Recovered Revenues Post-COVID
- Watami Bought their Own Parcel - Very Successful Location for them Despite COVID
- Fast Growing Market with Strong Housing Demand and Job Growth
- Adjacent Malco Theaters Very Successful - 7 Lease Years Remaining on their Brand New Building
- Nearby Regional Draw Lambert’s Cafe (Sees ~700,000 Customers/Year)
- Local Landowners Seeking to Develop an Agricultural Museum at this Project



# AERIAL OVERVIEW

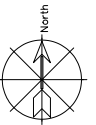


# PROPOSED SITE MAP



COTTON RIDGE DEVELOPMENT  
 SIKESTON, MISSOURI  
 2/28/2018

GRAPHIC SCALE IN FEET





# SURROUNDING RETAIL



## CITY OF SIKESTON

Sikeston is a city located both in southern Scott County and northern New Madrid County, in the state of Missouri. It is situated just north of the “Missouri Bootheel”, although many locals consider Sikeston a part of it. By way of Interstate 55, Interstate 57, and U.S. Route 60, Sikeston is close to the halfway point between St. Louis and Memphis and three hours from Nashville. The city is named after John Sikes, who founded it in 1860. It is the principal city of the Sikeston Micropolitan Statistical Area, which consists of all of Scott County, and has a total population of 41,143.

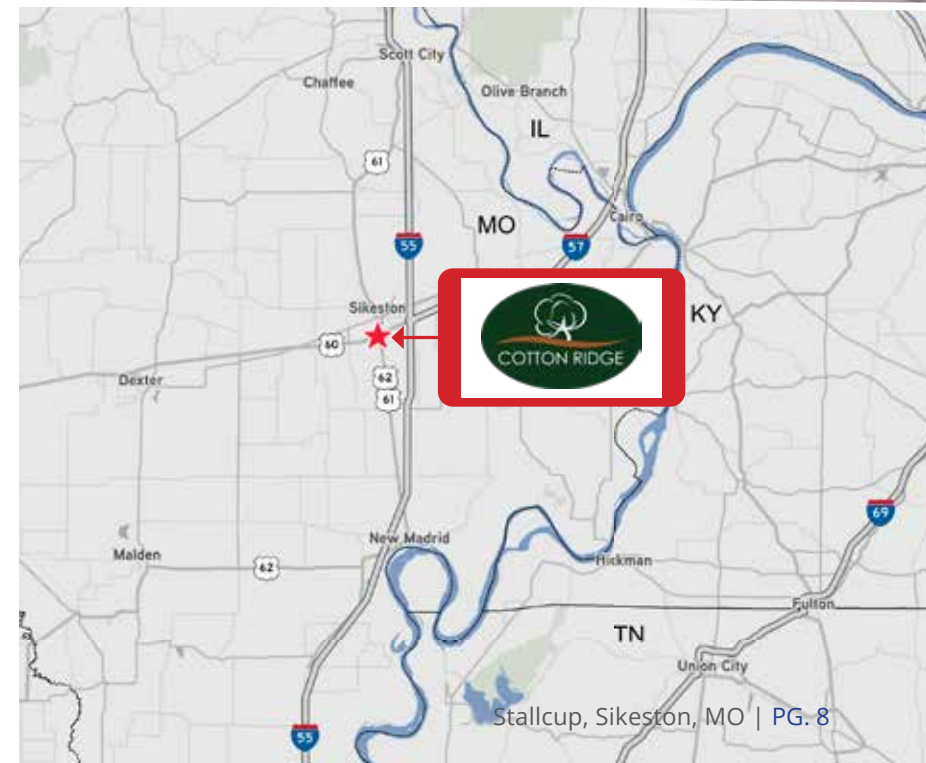
As of the 2010 census, the city population was 16,318, making it the fourth most populous city in Missouri’s 8th Congressional district (map) behind Cape Girardeau, Rolla, and Poplar Bluff and just ahead of Farmington.

## ECONOMY

- The major city employers include Unilever, Missouri Delta Medical Center, the Sikeston Public Schools system, and Wal-Mart.
- Carlisle Construction Expansion Nearby - \$62MM Production & Manufacturing Plant – 100+ New Jobs

## Agriculture

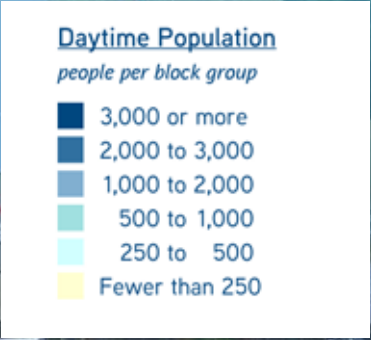
- Products of the area include cotton, soybeans, corn, rice, watermelons, wheat, milo, potatoes, and poultry with native trees that include oak and cypress. Historically, the city was known for its two large flour mills.
- Sikeston is the headquarters for Montgomery Bank which is the largest privately owned, family-operated bank in Missouri. The bank began in 1903 as the T. L. Wright Private Bank in Doniphan, Missouri. In 1955, Tom Baker of Sikeston purchased the charter and established Planters Bank.





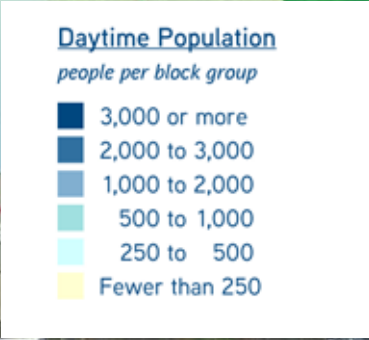
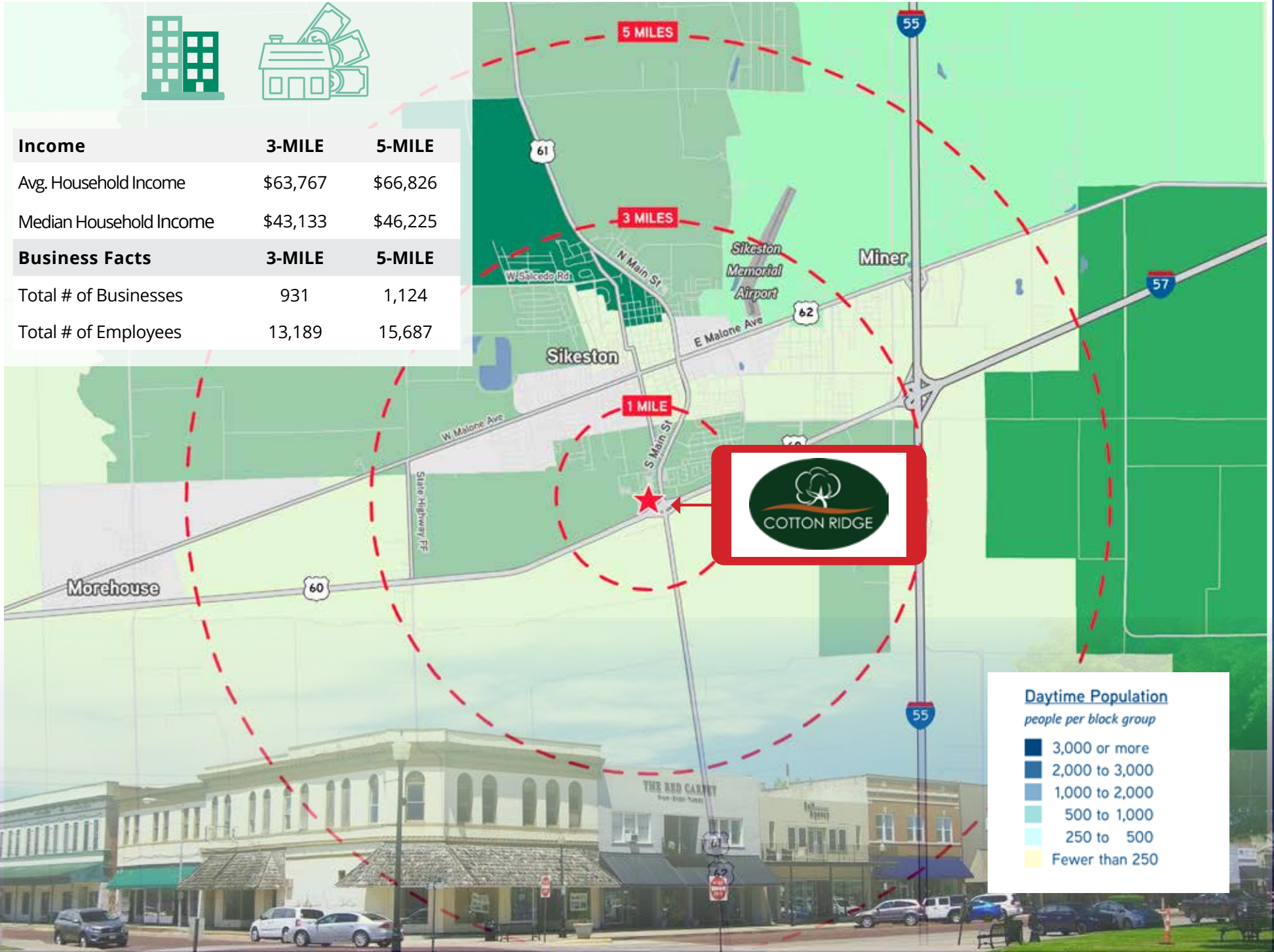
Population	3-MILE	5-MILE
Estimated Population	15,842	18,875
Households	3-MILE	5-MILE
Estimated Households	6,581	18,607

	20 Min. Drive
Population	27,004
Households	10,569
Median Age	41
Median HH Income	\$42,563
Daytime Employees	10,601





Income	3-MILE	5-MILE
Avg. Household Income	\$63,767	\$66,826
Median Household Income	\$43,133	\$46,225
Business Facts	3-MILE	5-MILE
Total # of Businesses	931	1,124
Total # of Employees	13,189	15,687



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