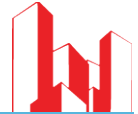


I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

COVER PAGE

For Sale



PATRIOT LANDING NORTH

LOT 3
4.26± AC.
(1.85± AC. BUILDABLE AREA)

LOT 2
4.80± AC.
(3.9± AC. BUILDABLE AREA)

Go Fresh MARKET

PATRIOT LANDING NORTH
OPTION TO PURCHASE

LOT 5
6.98 ± AC.
(6 ± AC. BUILDABLE AREA)

WEST GATE

LOT 8
1.55 ACRES

LOT 4
1.38 ACRES

LOT 5
4.97 ACRES

LOT 7
1.11 ACRES

LOT 6
1.87 ACRES

LOT 3
0.83 ACRES

For more information please contact:

David Havens
Senior Broker
417.877.7900 x101
dhavens@jaredcommercial.com

I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

EXECUTIVE SUMMARY

For Sale



PROPERTY SUMMARY

Sale Price:	\$2,975,000
Lot Size:	14 Acres Acres
APN #:	117035000002006007
Zoning:	Commercial
Market:	Waynesville
Sub Market:	Fort Leonard Wood Army Base
Cross Streets:	Ashley May Ln

PROPERTY OVERVIEW

One of the only I-44 interchanges available in Missouri that is supported by strong demographics and a large submarket Fort Leonard Wood. Interchange is West Gate Access to Ft. Leonard Wood. All utilities are to site, development is in a CID, most land is pad ready for development.

Included in package but separate from the \$2,975,000 - Patriot Landing South (Option transfer) Lot 5- 5.98 acres (pad Ready).

PROPERTY HIGHLIGHTS

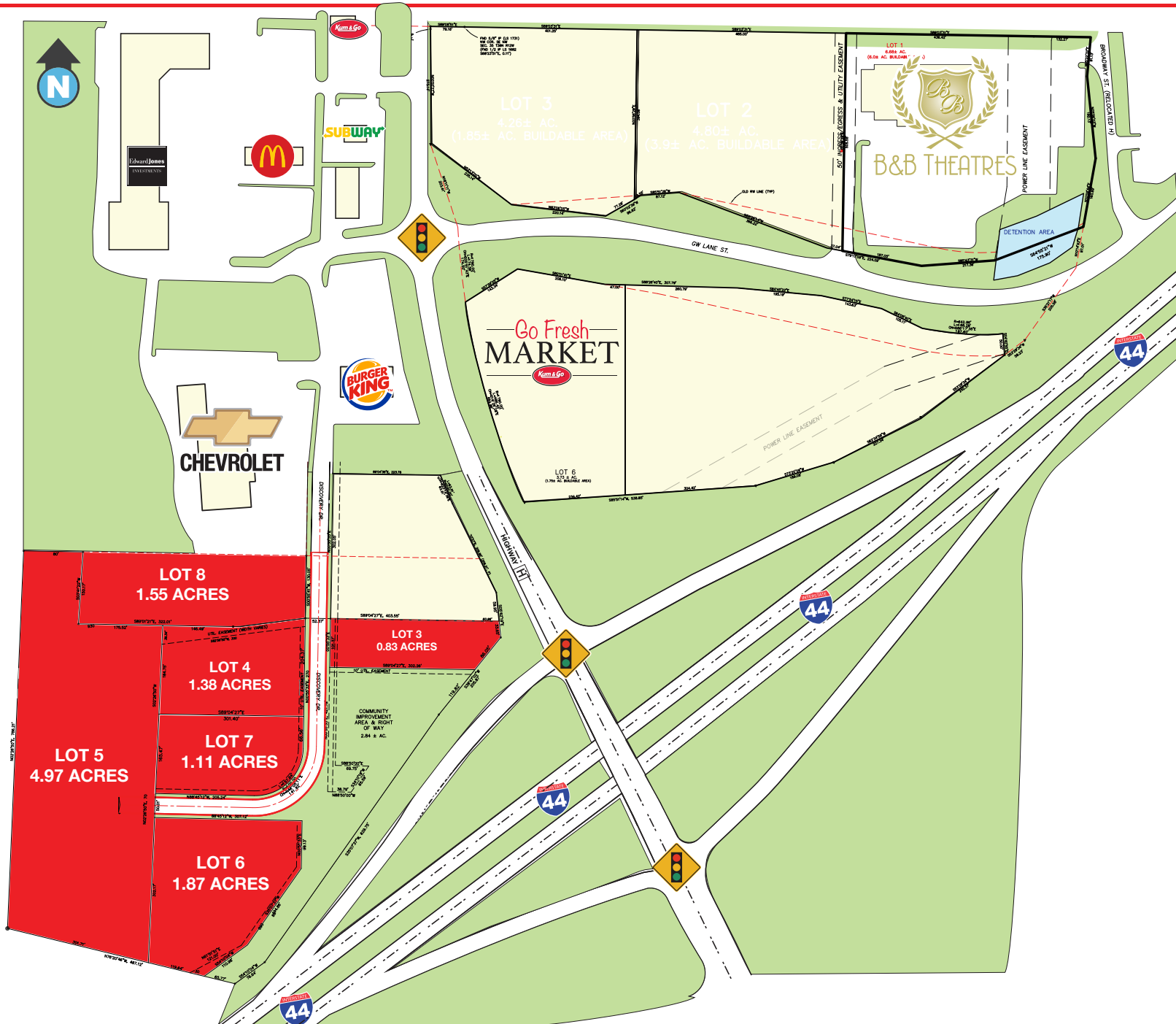
- Fort Leonard Wood Submarket.
- Main Retail Hub of Waynesville.
- Retail Pad Ready.
- Interstate visibility.
- Close proximity to I-44.
- Located in CID.
- All Utilities to Site.

I-44 Interchange - Waynesville Pad Sites

200 DISCOVERY RD, WAYNESVILLE, MO 65833

WEST GATE SITE PLAN

Site Plan



I-44 Interchange - Waynesville Pad Sites

200 DISCOVERY RD, WAYNESVILLE, MO 65833

FINAL PLAT WEST GATE

Final Plate

"WEST GATE COMMERCIAL SUBDIVISION - PHASE 3"

PART OF THE S 1/2 OF SECTION 35,
TOWNSHIP 36 NORTH, RANGE 12 WEST OF THE 5TH. P.M.,
CITY OF WAYNESVILLE, PULASKI COUNTY, MISSOURI

DECLARATION:
Said land has been subdivided as shown on this plat, all public areas, streets, easements and restrictions of access are relinquished and dedicated as shown for the use of the public. In witness whereof the sole owner(s) have hereunto set their seals
this _____ day of _____

David McFarland - McFarland Construction

DECLARATION:
Said land has been subdivided as shown on this plat, all public areas, streets, easements and restrictions of access are relinquished and dedicated as shown for the use of the public. In witness whereof the sole owner(s) have hereunto set their seals
this _____ day of _____

Richard Hicks

Jan Marie Hicks

FND ALUM. MON.
NW COR. SW
SEC. 35 T36N R12W

**STATE OF MISSOURI
COUNTY OF PULASKI**
On this _____ day of _____ before me personally appeared the following persons, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in _____ the _____ day and year first above written.

Notary Public
My Commission expires: _____

**CERTIFICATE OF APPROVAL BY THE WAYNESVILLE
PLANNING AND ZONING COMMISSION:**
Approved this _____ day of _____ by the Planning and Zoning Commission of Waynesville, Missouri.

CERTIFICATE OF APPROVAL BY CITY COUNCIL:
I, _____ City Clerk of Waynesville, Pulaski County, Missouri, do hereby certify that the plat of "Westgate Commercial Subdivision - Phase 3", was presented to, accepted and approved by the Council of said City of Waynesville, and approved by Ordinance No. _____ on this _____ day of _____.

City Clerk

COUNTY TAX RELEASE:
I, _____ Collector of Revenue for Pulaski County, do hereby certify that all property taxes due on the property herein described have been paid. In testimony whereof I have hereunto set my hand and affixed my seal at Waynesville, Missouri, this _____ day of _____.

Date _____ Terry Mitchell, Collector of Revenue

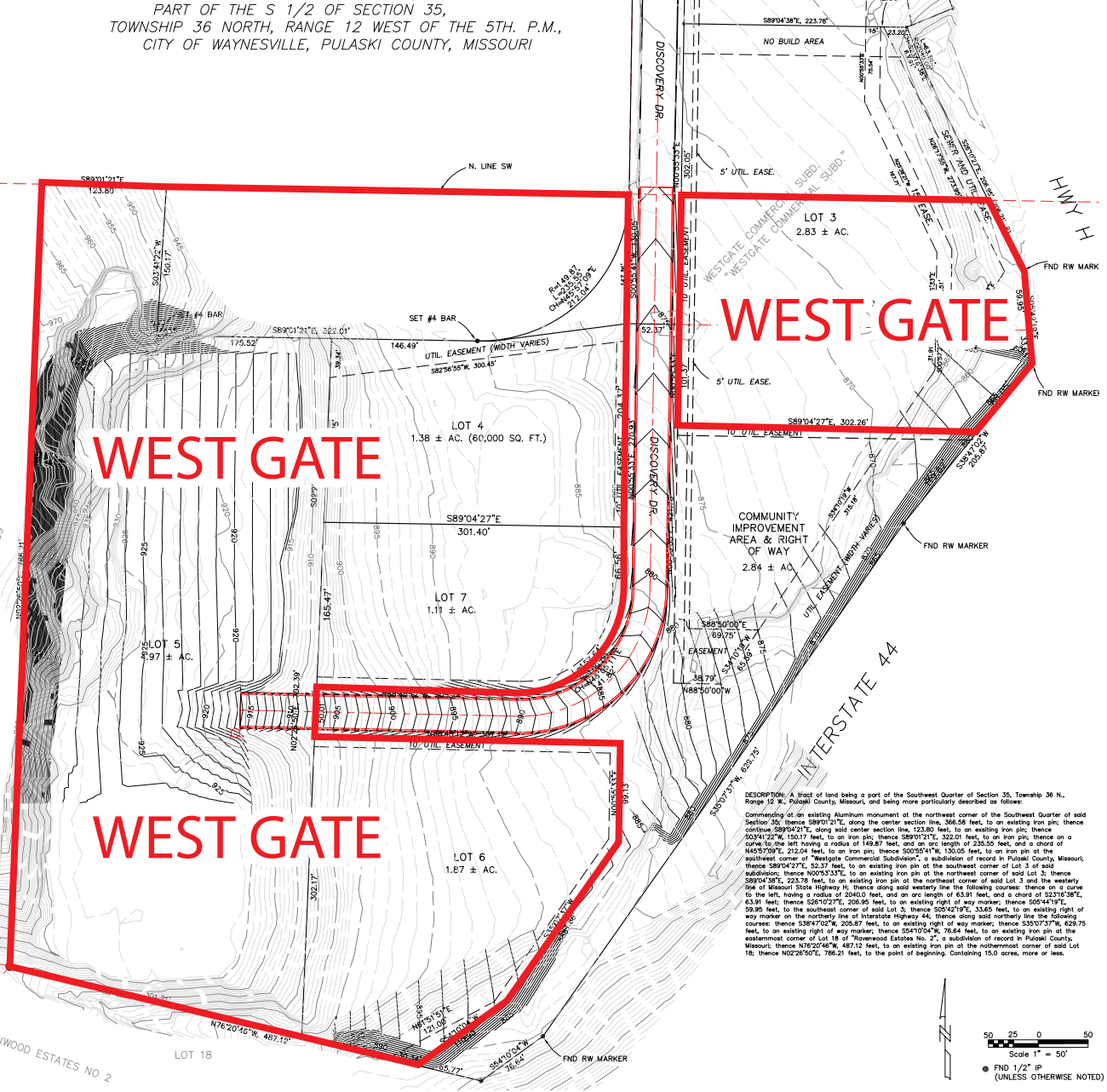
RECORDER'S CERTIFICATE:
This plat was filed for record in my office on this _____ day of _____ Plot filed at Plot Book Number _____ Page _____

Date _____ Rochelle Beasley, Recorder of Deeds

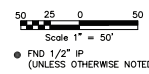
CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS., at the direction of the Mr. David McFarland, have executed a survey of the tract of land shown and described herein, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.

Donald B. Mayhew, PLS., PE
P.L.S. #2389
07/17/12
REC. 06/20/12

LOT 17
RAVENWOOD ESTATES NO 2
LOT 18
LOT 5
LOT 4
LOT 7
LOT 6



DESCRIPTION: A tract of land being a part of the Southwest Quarter of Section 35, Township 36 N., Range 12 W., Pulaski County, Missouri, and being more particularly described as follows:
Commencing at an existing Aluminum monument at the northeast corner of the Southwest Quarter of said Section 35; thence S89°04'27"E, along the center section line, 366.58 feet, to an existing iron pin; thence continue S89°04'21"E, along said center section line, 123.80 feet, to an existing iron pin; thence S03°04'12"W, 150.17 feet, to an iron pin; thence S89°04'21"E, 322.01 feet, to an iron pin; thence on a curve to the left having a radius of 148.87 feet, and an arc length of 245.50 feet, and a chord of N46°57'09"E, 212.04 feet, to an iron pin; thence S00°55'41"W, 130.05 feet, to an iron pin at the southwest corner of "Westgate Commercial Subdivision", a subdivision of record in Pulaski County, Missouri; thence S89°04'27"E, 52.37 feet, to an existing iron pin at the southeast corner of Lot 3 of said subdivision; thence N00°23'13"E, to an existing iron pin at the northeast corner of said Lot 3; thence S89°04'30"E, 223.78 feet, to an existing iron pin at the northeast corner of said Lot 3 and the westerly line of Missouri State Highway 44; thence along said westerly line the following courses: thence on a curve to the left, having a radius of 2040.0 feet, and an arc length of 63.91 feet, and a chord of S23°16'38"E, 43.91 feet; thence S20°10'27"E, 206.89 feet, to an existing right of way marker; thence S05°44'10"E, 59.95 feet, to the southeast corner of said Lot 3; thence S04°21'19"E, 33.65 feet, to an existing right of way marker on the northerly line of Interstate Highway 44; thence along said northerly line the following courses: thence S38°47'02"W, 205.87 feet, to an existing right of way marker; thence S30°37'37"W, 629.75 feet, to an existing right of way marker; thence S54°10'04"W, 76.84 feet, to an existing iron pin at the eastmost corner of Lot 18 of "Rowland Estates No. 2", a subdivision of record in Pulaski County, Missouri; thence N76°20'48"W, 487.12 feet, to an existing iron pin at the northernmost corner of said Lot 18; thence N02°20'50"E, 786.21 feet, to the point of beginning. Containing 15.0 acres, more or less.



REVISIONS BY	07/24/12 TITLE BLOCK
	08/20/12 LOT 4
	09/05/12 LOT 8 AND CD
	09/13/12 various

PROJECT FOR:
DAVID MCFARLAND + RICHARD HICKS

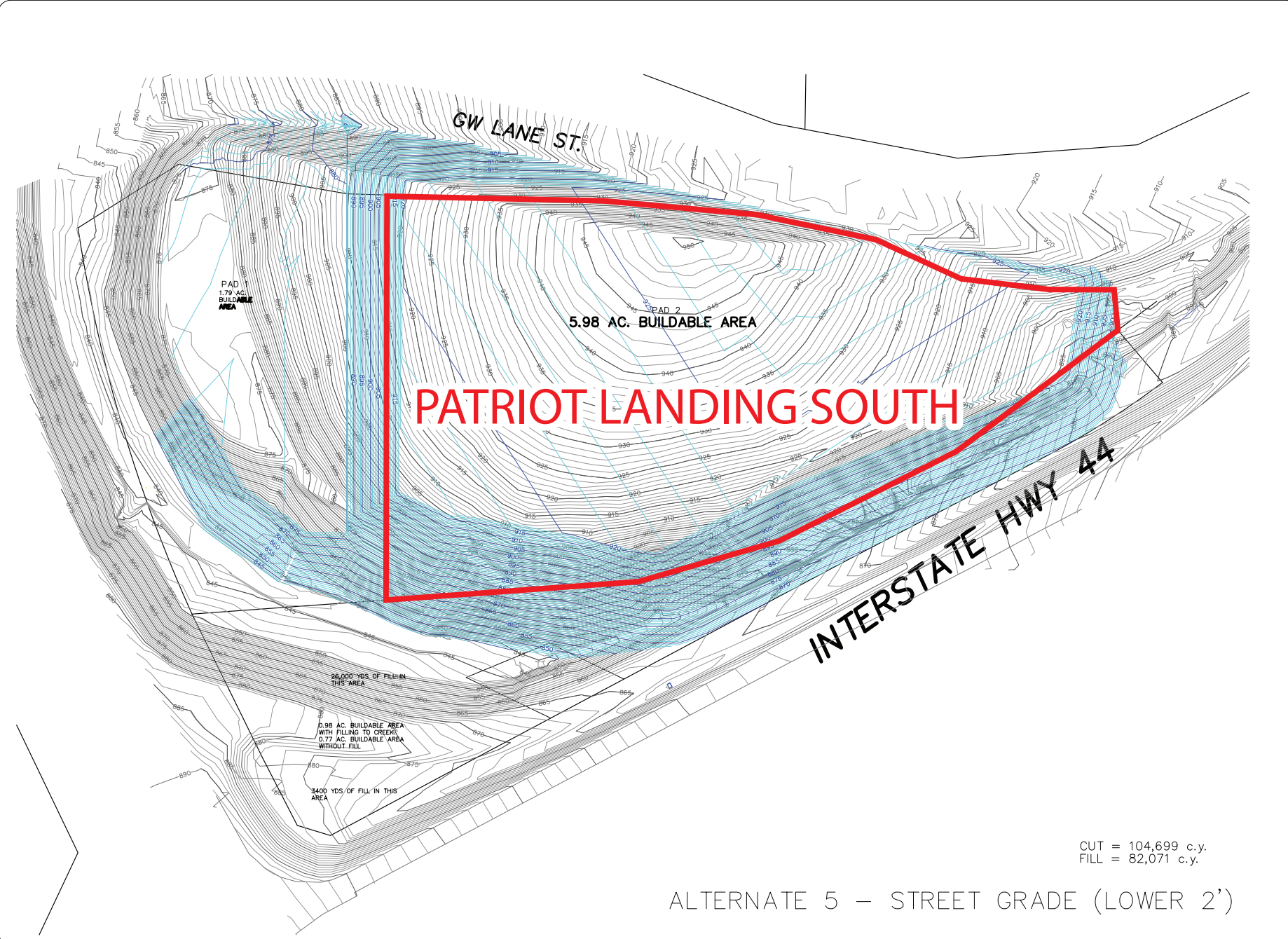
FINAL PLAT WEST GATE PH 3

**MAYHEW SURVEYING
AND ENGINEERING**
PO BOX 418
CROCKER, MO 65452
573-736-2492

DRAWN BY: DBM
CHECKED BY: DBM
DATE: 06/10/11
SCALE: 50
PROJECT No. 11-31
FILE:
SHEET 1
OF 1 SHEETS



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



CUT = 104,699 c.y.
FILL = 82,071 c.y.

ALTERNATE 5 – STREET GRADE (LOWER 2')

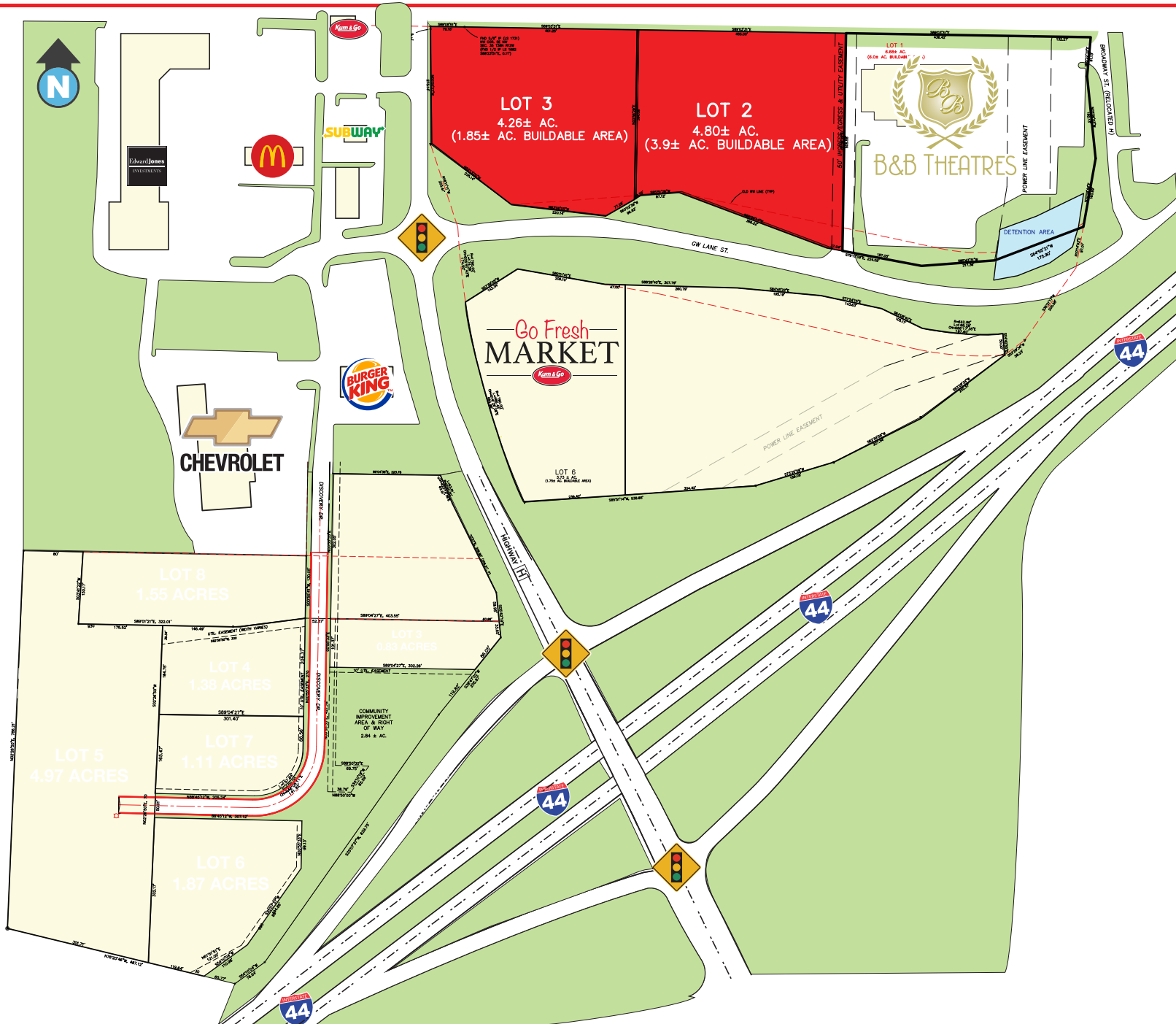
REVISIONS	BY

PROJECT FOR
CITY OF WAYNESVILLE + DRD, LLC
 PATRIOT LAND, SOUTH GRADING PLAN

MAYHEW SURVEYING AND ENGINEERING
 P.O. BOX 418
 CROCKER, MO 65452
 573-736-2482

DRAWN BY: DBM
 CHECKED BY: DBM
 DATE: 05/27/13
 SCALE: 50
 PROJECT No. 11-107
 FILE:
 SHEET
GR 1
 OF 1 SHEETS







PRELIMINARY PLAT "PATRIOT LANDING"

PART OF THE NE1/4 & NW1/4 OF SECTION 35,
TOWNSHIP 36 NORTH, RANGE 12 WEST OF THE 5TH. P.M.,
CITY OF WAYNESVILLE, PULASKI COUNTY, MISSOURI

DECLARATION:

Said land has been subdivided as shown on this plat, all public areas, streets, easements and restrictions of access are relinquished and dedicated as shown for the use of the public. In witness whereof the sole owner(s) have hereunto set their hands

this _____ day of _____

Donald McFarland - DRD, LLC

STATE OF MISSOURI
COUNTY OF PULASKI

On this _____ day of _____ before me personally appeared the following persons, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal, at my office in _____ day and year first above written.

Notary Public:

My Commission expires: _____

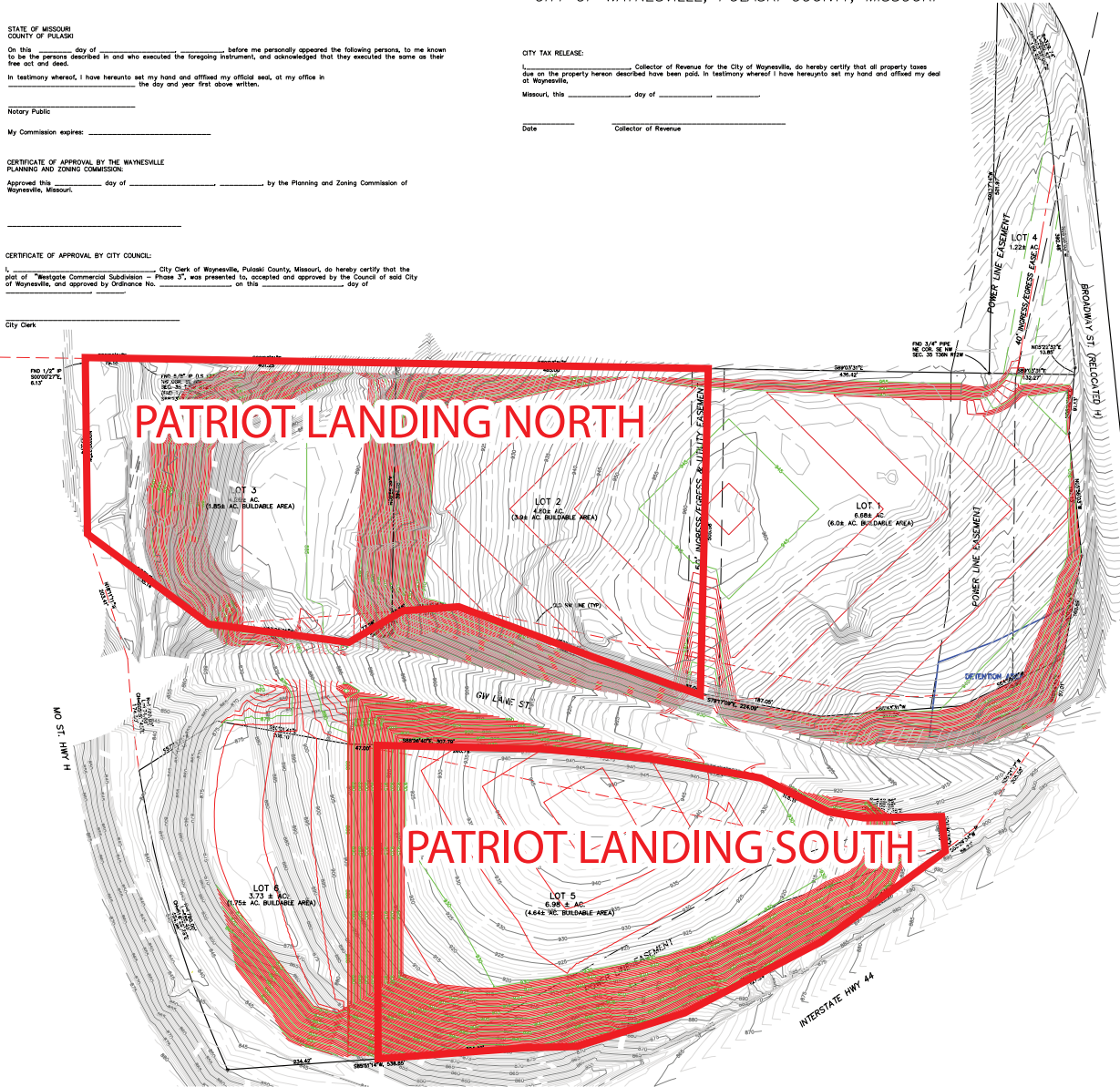
CERTIFICATE OF APPROVAL BY THE WAYNESVILLE
PLANNING AND ZONING COMMISSION

Approved this _____ day of _____ by the Planning and Zoning Commission of
Waynesville, Missouri.

CERTIFICATE OF APPROVAL BY CITY COUNCIL:

I, _____ City Clerk of Waynesville, Pulaski County, Missouri, do hereby certify that the
plat of "Patriot Commercial Subdivision - Phase 3", was presented to, accepted and approved by the Council of said City
of Waynesville, and approved by Ordinance No. _____ on this _____ day of _____

City Clerk



PROJECT
LOCATION

VICINITY MAP
Scale 1" = 1000'
SEC. 24, T36N, R12W

COUNTY TAX RELEASE:

I, _____ Collector of Revenue for Pulaski County, do hereby certify that all property taxes due
on the property hereon described have been paid. In testimony whereof, I have hereunto set my hand and affixed my
deed of Waynesville, Missouri, this _____ day of _____

Date _____ Terry Mitchell, Collector of Revenue

RECORDER'S CERTIFICATE:

This plat was filed for record in my office on this _____ day of _____ Plat filed at Plat Book
Number _____ Page _____

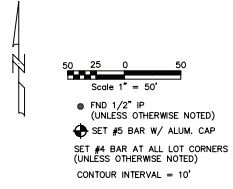
Date _____ Rochelle Beasley, Recorder of Deeds

SURVEYOR'S DECLARATION:

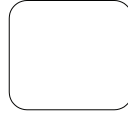
KNOW ALL MEN BY THESE PRESENTS:
That I, Donald B. Mayhew, PLS, do hereby certify that this plat was prepared under my supervision from an actual survey
of land herein described prepared by me, dated 9/01/09, and signed by me, LS No. 2386, in accordance with section
420.100. A copy of the subdivision regulations of the City of Waynesville, Pulaski County, Missouri, and in accordance with
the current Missouri Minimum Standards for Land Surveyors as promulgated by the Missouri Board for Architects,
Professional Engineers, and Land Surveyors along with the Missouri Department of Natural Resources.

Donald B. Mayhew, PLS, PE
PLS #2386
9/01/09

DEVELOPER: MCFARLAND CONSTRUCTION CO.
LEBANON, MO
ZONING: COMMERCIAL
FLOOD PLAIN: THERE ARE NO FLOOD PLAINS ON THIS
PROPERTY



REVISIONS	BY



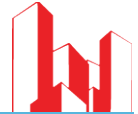
PROJECT FOR:
DRD, LLC
PRELIMINARY PLAT PATRIOT LANDING

**MAYHEW SURVEYING
AND ENGINEERING**
P.O. BOX 419
CROCKER, MO 65452
573-756-2492

DRAWN BY:
DBM
CHECKED BY:
DBM
DATE:
9/28/12
SCALE:
50
PROJECT No.
09-64
FILE:
SHEET
1
OF 1 SHEETS



I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 6583

RETAILER MAP



Google

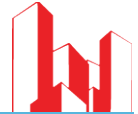
Map data ©2019 Google Imagery ©2019, DigitalGlobe, USDA Farm Service Agency

2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | Fax: 417.877.7689 | www.jaredcommercial.com

The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

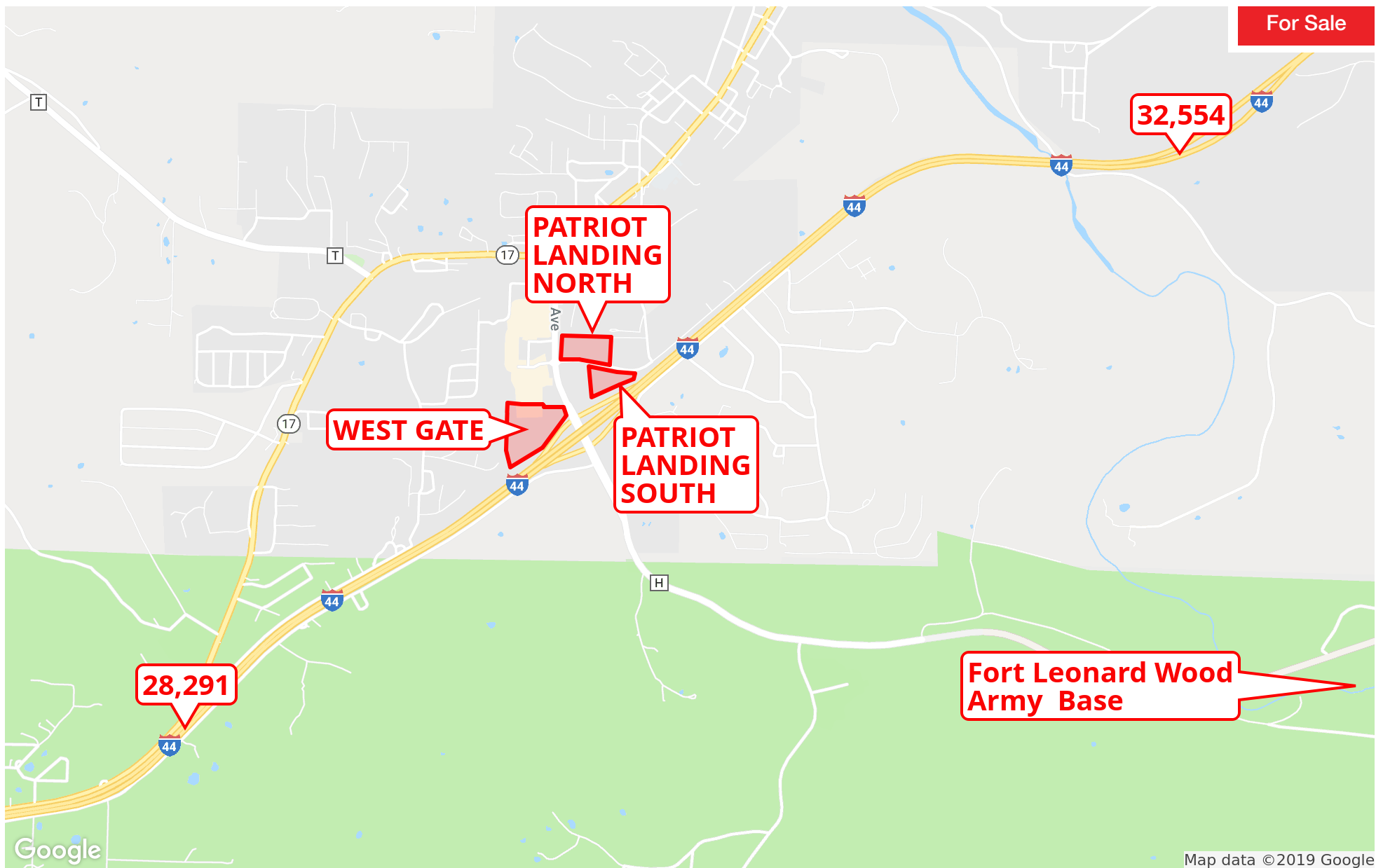


I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

TRAFFIC COUNT MAP



Map data ©2019 Google

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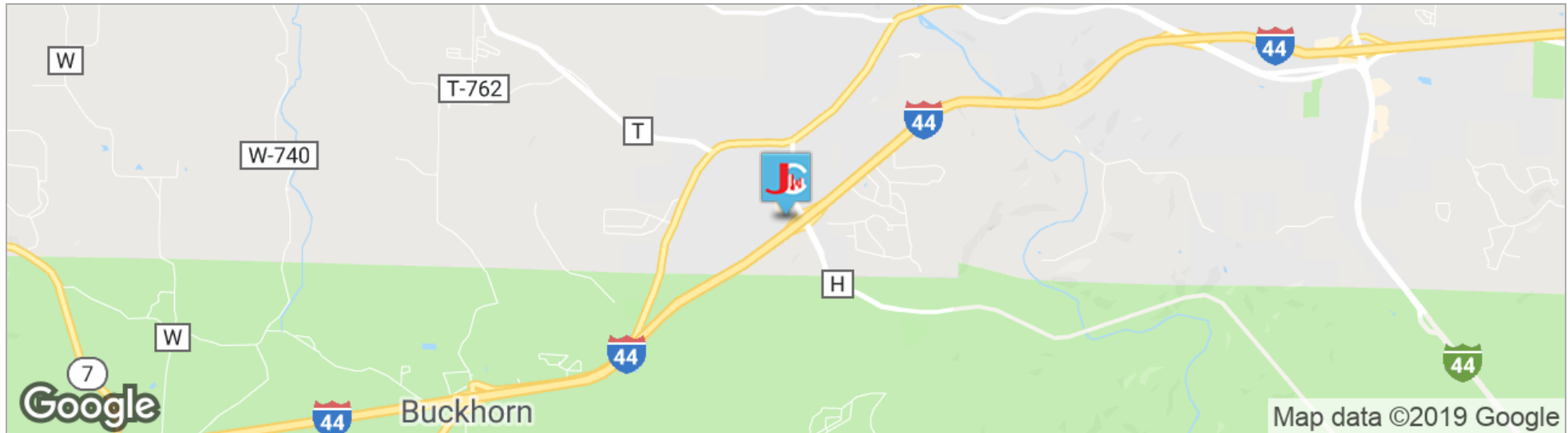
I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

LOCATION MAPS

For Sale



POPULATION	5 MILES	10 MILES	20 MILES
TOTAL POPULATION	13,904	43,727	70,297
MEDIAN AGE	32.1	29.2	32.2
MEDIAN AGE (MALE)	31.1	28.4	31.1
MEDIAN AGE (FEMALE)	33.4	29.6	33.1
HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
TOTAL HOUSEHOLDS	5,108	13,115	23,106
# OF PERSONS PER HH	2.7	3.3	3.0
AVERAGE HH INCOME	\$55,815	\$52,173	\$51,348
AVERAGE HOUSE VALUE	\$145,989	\$142,271	\$126,229

PROPERTY HIGHLIGHTS

- All Utilities to Site.
- Located in CID.
- Retail Pad Ready.
- Interstate visibility.
- Close proximity to I-44.
- Main Retail Hub of Waynesville.

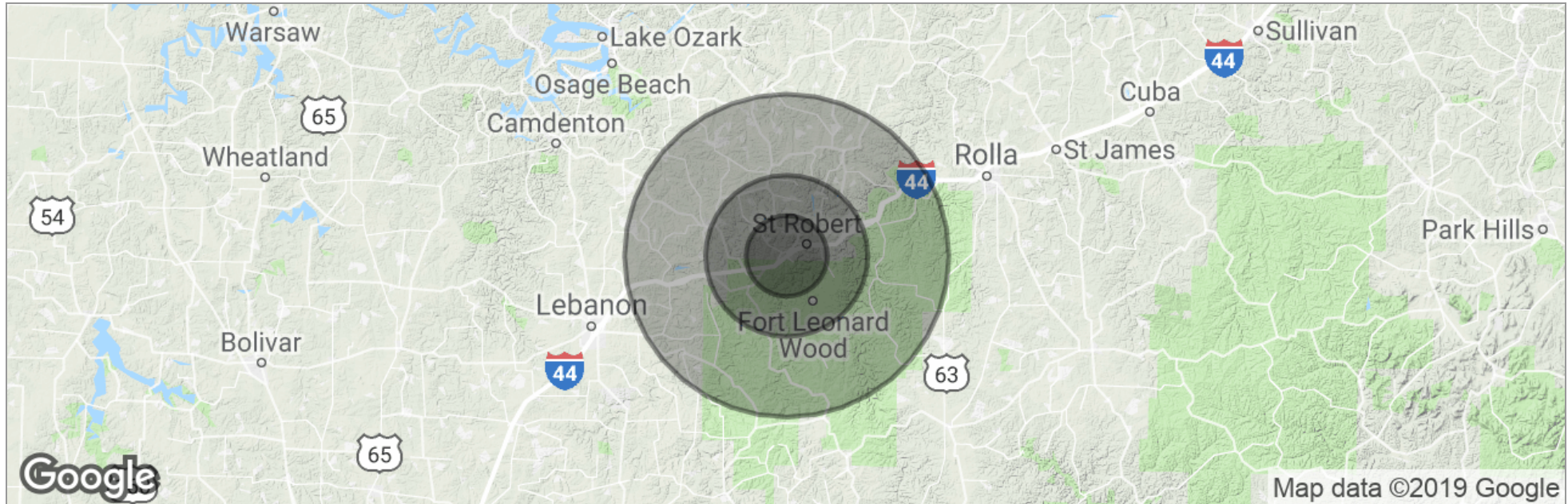
I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

DEMOGRAPHICS MAP

For Sale



	5 Miles	10 Miles	20 Miles
Total Population	13,904	43,727	70,297
Population Density	177	139	56
Median Age	32.1	29.2	32.2
Median Age (Male)	31.1	28.4	31.1
Median Age (Female)	33.4	29.6	33.1
Total Households	5,108	13,115	23,106
# of Persons Per HH	2.7	3.3	3.0
Average HH Income	\$55,815	\$52,173	\$51,348
Average House Value	\$145,989	\$142,271	\$126,229

* Demographic data derived from 2010 US Census

I-44 Interchange - Waynesville Pad Sites



200 DISCOVERY RD, WAYNESVILLE, MO 65583

CONTACT

For Sale

DAVID HAVENS Senior Broker



2870 S Ingram Mill Rd
Springfield, MO 65804

T 417.877.7900 x101
C 417.350.4771
dhavens@jaredcommercial.com
MO #2015037234

Memberships & Affiliations

CCIM, ICSC, NAR, MAR.

Education

Bachelors Degree in Business Administration from University of Northern Colorado.
Entrepreneurship Certificate from University of Northern Colorado
CCIM Candidate
Missouri and Colorado Real Estate License
Business Brokerage Certificate- VR