

938 James F. Epps



938 JAMES F. EPPS RD, BRANSON, MO 65616

COVER PAGE

For Sale



For more information please contact:

David Havens

Senior Broker

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For Sale



PROPERTY OVERVIEW

Land for sale in Branson, MO, 49.7 Acres.

PROPERTY HIGHLIGHTS

- Large Acreage for a mixed use development
- Directly across from Cedar Ridge Schools
- Property fronts J.F Epps Rd, which is a North- South Corridor that connects Shepard of Hills PKWY with the Strip (Hwy 76).
- Parcel is easily accessed off J.F. Epps Rd.

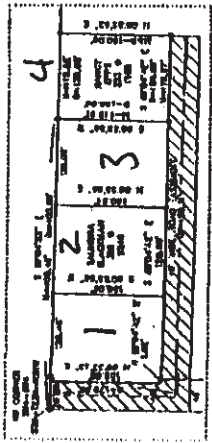
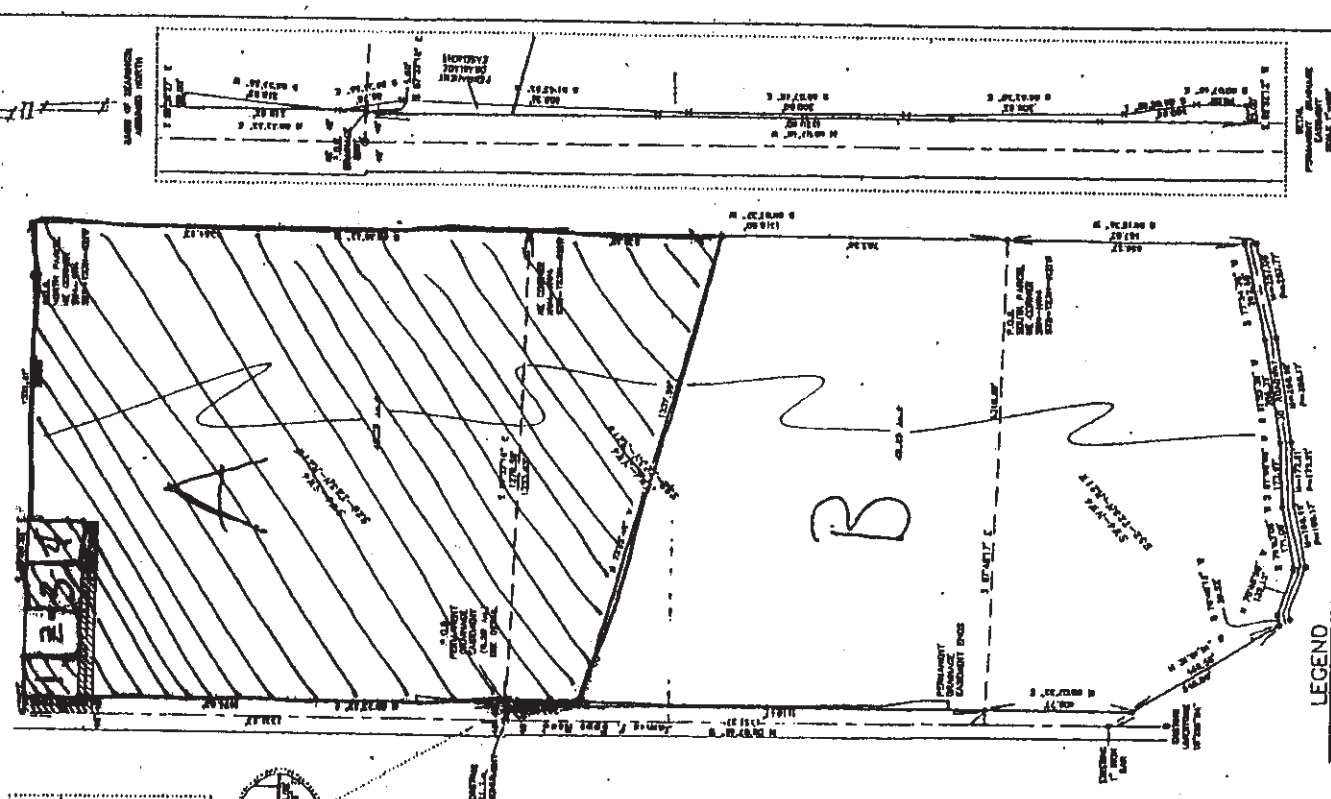
PROPERTY SUMMARY

Sale Price:	\$849,000
Lot Size:	49.7 Acres
APN #:	08-9.0-29-000-000-035.000
Zoning:	Commercial
Market:	Branson, MO
Cross Streets:	Cedar Ridge Dr

Exhibit Memorandum of Settlement

PLAN OF SURVEY

Ordered By: Nancy L. Epps/Sandra Blackman Date: February 22, 2005
Section 29 & 32, Township 23 North, Range 21 West, Taney County, Missouri



CONVEYANCE TO THE PARTIES... THE PARTIES HEREBY AGREE... THE PARTIES HEREBY AGREE TO WAIVE ANY AND ALL RIGHTS... THE PARTIES HEREBY AGREE TO WAIVE ANY AND ALL RIGHTS...

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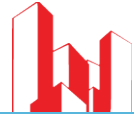
STATEMENTS

THE PARTIES HEREBY AGREE TO WAIVE ANY AND ALL RIGHTS... THE PARTIES HEREBY AGREE TO WAIVE ANY AND ALL RIGHTS... THE PARTIES HEREBY AGREE TO WAIVE ANY AND ALL RIGHTS...

DATE: FEBRUARY 22, 2005

Surveyor information block including M&D WEST SURVEYORS, contact details (PA, MO, TN, IL), date of survey (February 22, 2005), scale (1"=200'), and a signature block for the surveyor.

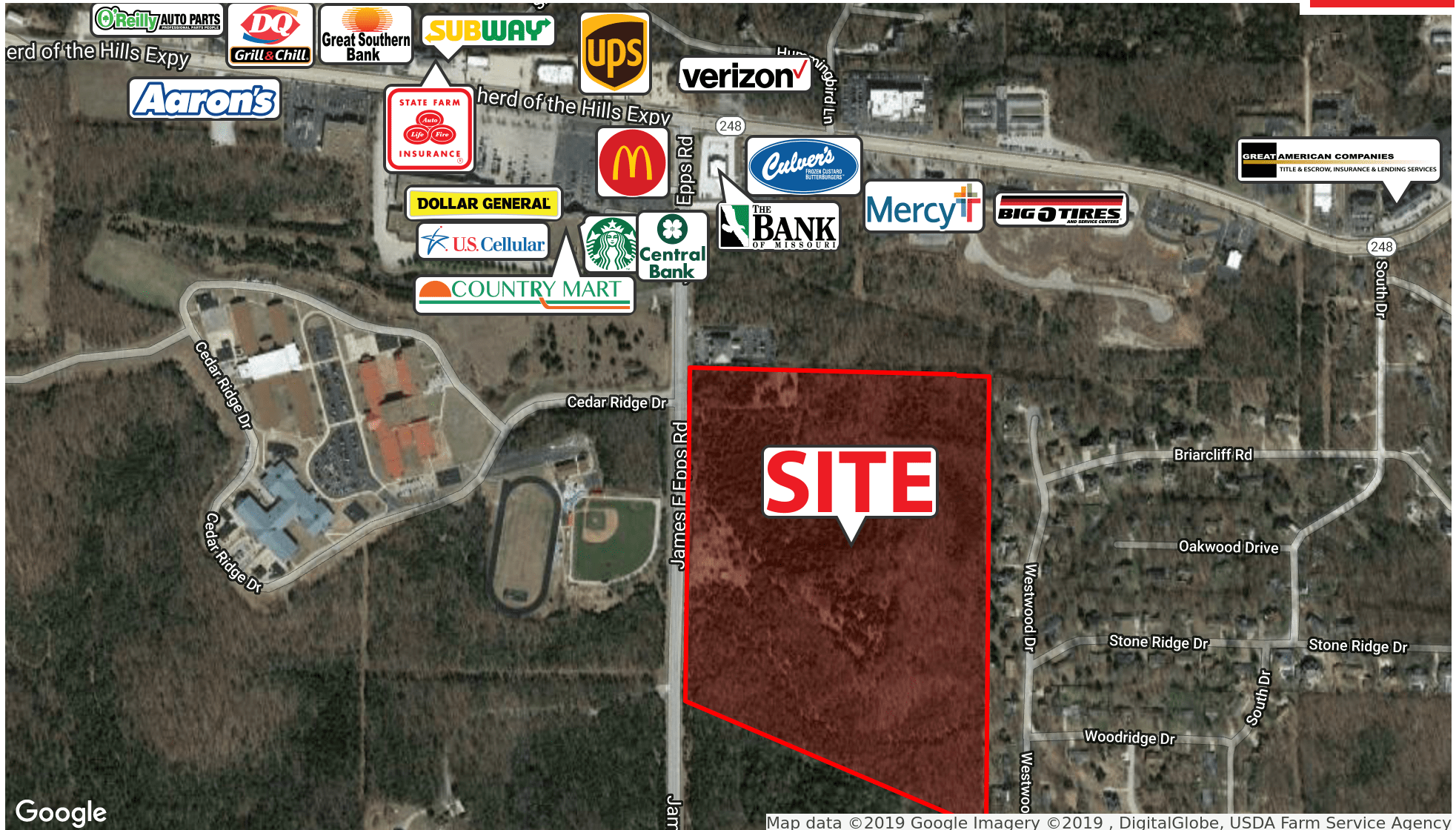
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RETAILER MAP

For Sale



Google

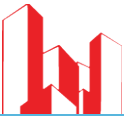
Map data ©2019 Google Imagery ©2019 , DigitalGlobe, USDA Farm Service Agency

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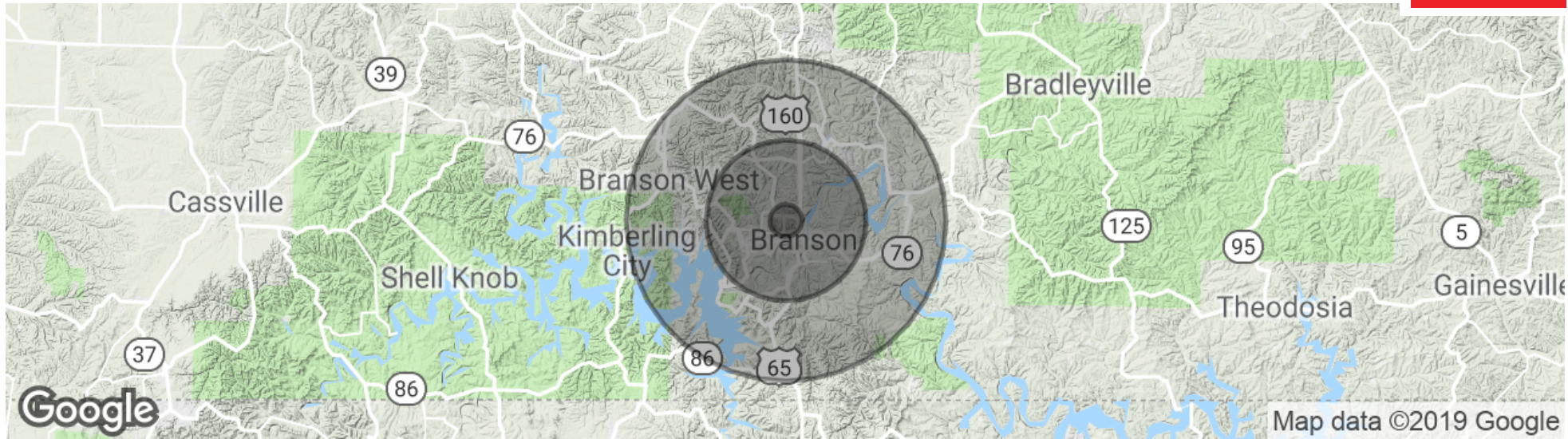
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	959	22,959	51,507
Median age	35.5	38.2	39.8
Median age (Male)	33.7	35.4	37.7
Median age (Female)	38.1	40.2	41.1

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	388	9,366	20,894
# of persons per HH	2.5	2.5	2.5
Average HH income	\$62,920	\$58,599	\$56,379
Average house value		\$136,846	\$172,103

* Demographic data derived from 2010 US Census



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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