

Price Reduced!!

149(+/-) Acres

Prime Location · Development Opportunity

Partially Completed



260 Shepherd of the Hills Expressway Branson Mo

Attention Developers! Bank owned 149(+/-) acres in town!
Partially developed with some infrastructure completed (see attached information package). The property is located on the north side of Shepherd of the Hills Expressway at the intersection of Shepherd of the Hills Expressway and Expressway Lane. Ideal location within minutes to Branson Schools, Shopping and Entertainment.

- **Partially Developed**
- **2600' Frontage**
- **149 (+/-) Acres**
- **Outstanding Views**
- **High Visibility**
- **\$998,000 Sale Price**
- **MLS # 60087764**

Property Offered By:


Chris Vinton



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VINTON
COMMERCIAL REALTY

	60087764	Land/Lots	Commercial Lot(s)	Active
	County: Taney Subdivision: N/A Lake/River: None Lot Dimensions: 2672 x 2608 Property Type: Land/Lots Agreement Type: Exclusive Right To Sell View: No Waterfront/View: None Elementary School: Branson High School: Branson Middle School: Branson			List Price: 998,000 Sign on Property: Yes Aprx Lot Size (Acres): 149 Inside City Limits: Yes Foreclosure/Short Sale: Yes

Directions: Hwy 248 West on left to Shepherd of the Hills Expressway. Property on right.

Legal Description: Legal on title shall govern

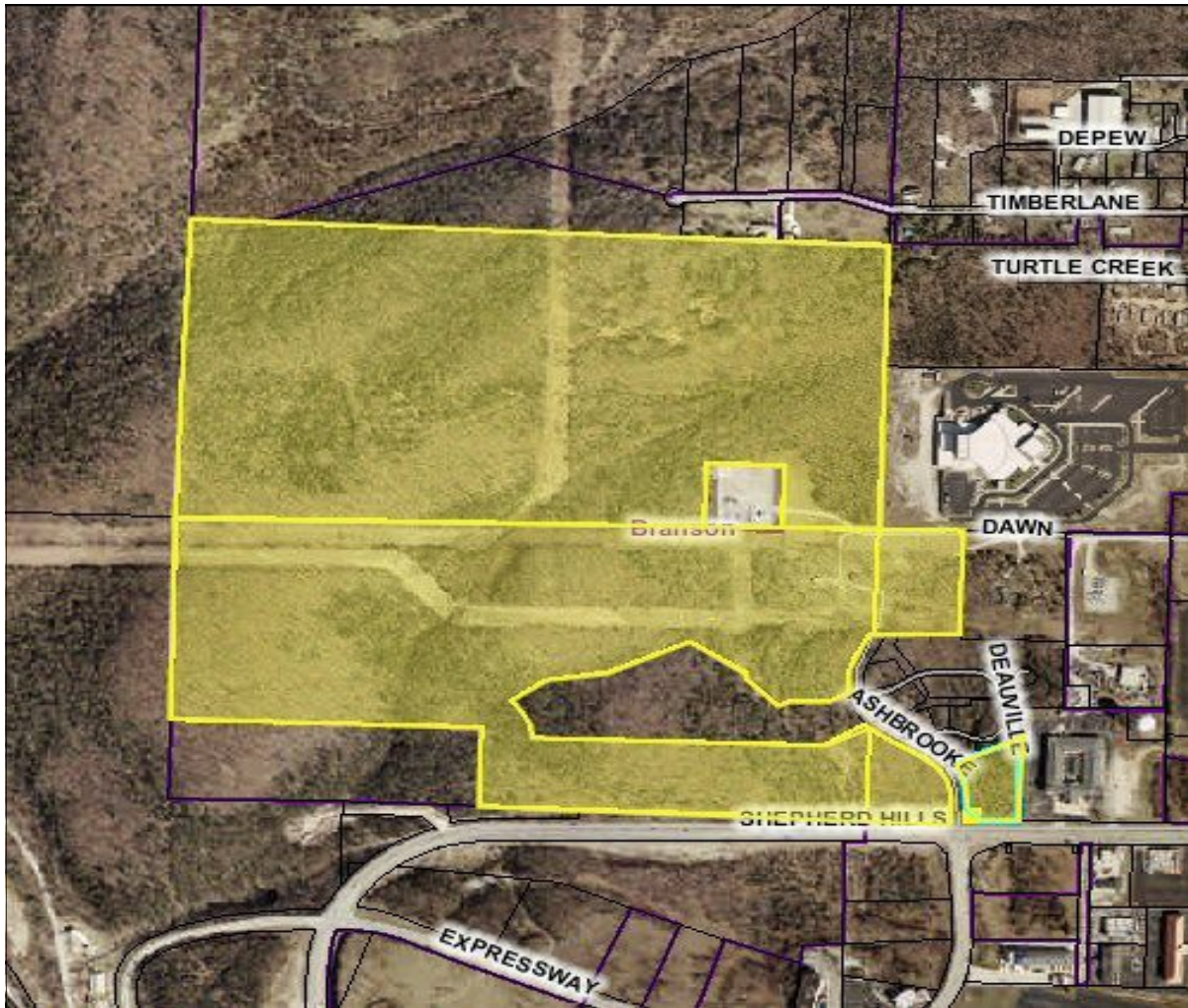
Marketing Remarks: Attention Developers! Bank owned 149 +/-acres in towns! Partially developed with some infrastructure completed (see attached info package). Ideal location within minutes of Branson Schools, Shopping & Entertainment. Property is located on the north side of Shepherd of the Hills Exp. at the intersection of Shepherd of the Hills Exp & Expressway Lane. ***Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

Details		Dock Information	Tax & Legal
HOA: No Easements/Restrictns: Subdivision; Subj to Zoning; Unknown Lot: Acreage; Easment/Restrictions; Rolling; Sloped; Trees; Wooded	Possession: At Closing Road Frontage: City; Access - 4 Lane Road Maintenance: City Road Surface: Blacktop Surface Water: None Section: 30 Township: 23 Range: 21 Topography: Gently Rolling; Sloped; Wooded View: City; Mountain; Panoramic Will Sell: Cash		Real Estate Tax: 1 Tax ID: 08-9.0-30-000-054.002 Tax Year: 2016 Transaction Type: Sale

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 chris@ivalve.net http://www.VintonRealty.com License #: 2003020919	Property Sub-Type: Commercial Lot(s) Sign on Property: Yes	Begin Date: 08/17/2017
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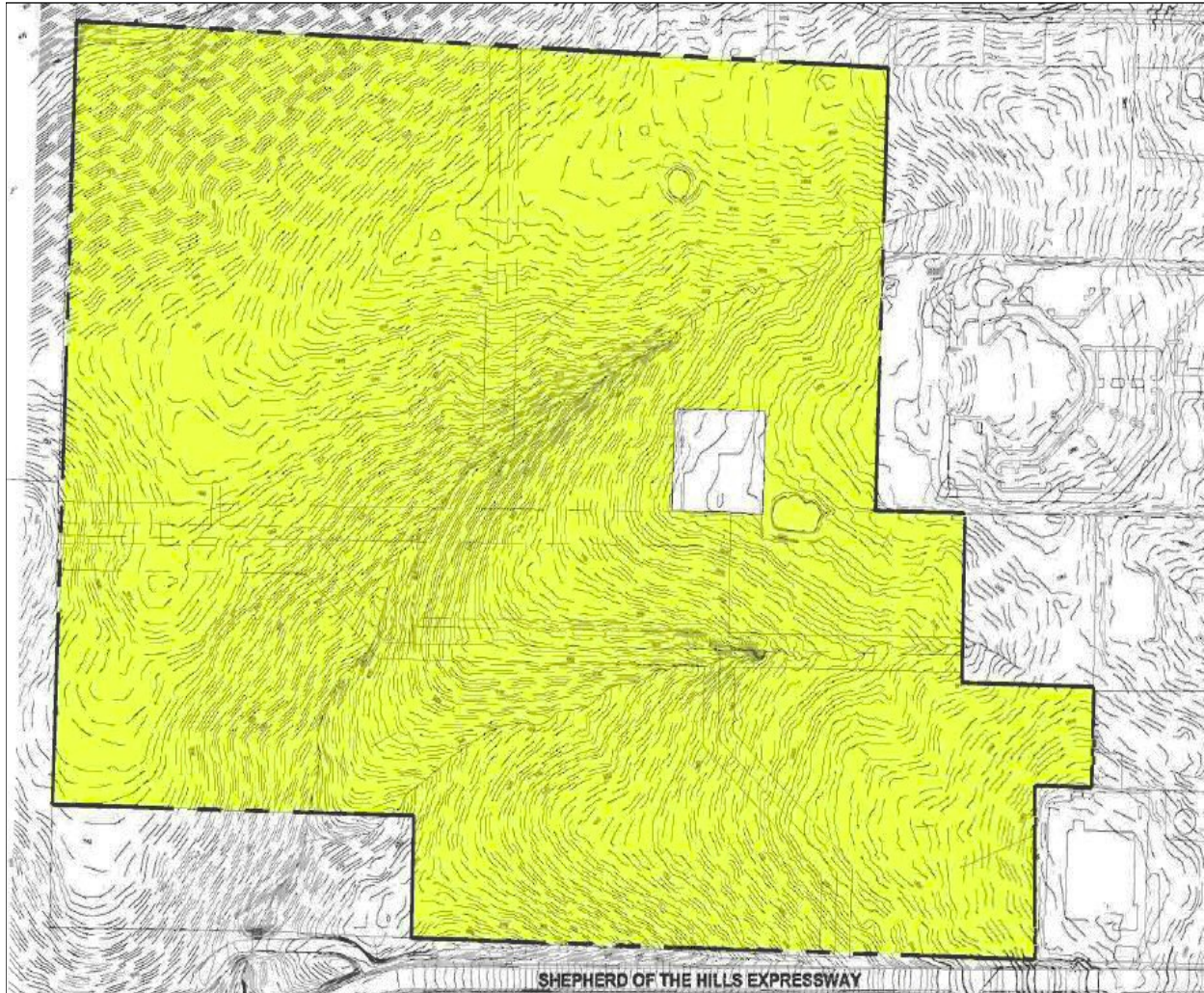
149(+/-) acres Shepherd of the Hills Expressway Branson Mo



The above map shows the subject property highlighted in yellow.

Based upon the assessor's calculations we estimate the subject's acreage at 148.67 acres m/l. The subject is located on the north side of Shepherd of the Hills Expressway at the Shepherd of the Hills Expressway and Expressway Lane Intersection. The subject is part of larger planned development that the previous owners began developing several years ago. The development was called Ash Brooke but has since been changed to Audubon Place. As planned the development was going to have a combination of single family residential, multifamily residential and commercial uses including an RV park. A portion of the original property was transferred to Long Development and was partially developed with single family residential. These two tracts are not part of this appraisal.

Topography Map



The above topographic map shows the topography of the entire development

The topography of the subject is typical of most of the Ozarks with undulating ridgelines running generally down from the east to the west towards Roark Creek. The highest elevations are near the southeast corner of the subject property at approximately 1,090 ft above mean sea level (msl). The lowest elevation appears to be along the southern boundary of the subject site towards the southwest corner along a draw at approximately 855 ft above msl.

Soils and Foliage

The entirety of the subject property is situated on the Ozark Mountain Plateau in the White River watershed where soils are usually shallow with underlying clay and limestone with numerous rock outcrops. The subject is similar to most of the region. However, soils in the vicinity of the subject, mostly to the west are known to consist of a thin greyish topsoil on a cherty clay over a dense clay fragipan with a total depth of several yards. Other areas in the vicinity of the subject, including the northern portion of the subject, are characterized by very thin greyish soils, mostly sandy loams, with probable depths of less than a foot or two on top of laminant non-pinnacled limestone. The soils on the subject are very high in organic matter, highly permeable, and not very compactible. In contrast, the clay dominated soils on tracts to the west are highly compactible, moderately permeable above the fragipan, and have a high shrink-swell potential. The underlying limestone under the entirety of the subject consists of a very common form of cherty dolomite typical of the area. This formation is highly abundant in Taney County and obviously has a commercial value. The natural slope of the site was steep enough to expose laminate rock strata at lower elevations during development which could lead to excessive foundation wetness in deeper excavations due to drainage through lateral fractures in the rock. Extensive tile drains may be required, even for parking lots. Foliage on the site is dominated by small evergreens and native hardwoods with underlying brush. Due to the prevalence of exposed rock, much of this foliage must be removed by hand or with light equipment. Overall, the upper elevations have the thinnest soils and the weakest tree cover. The lower elevations and the creek bottoms have dense brush and substantial hardwoods lining the waterways. The nature of this foliage is illustrated on the enclosed photographs. Most construction, even light construction, will require excavation and most excavations will require drilling and blasting. Landscaping will require the use of transplanted soils in upland areas. Due to the laminant structure of the bedrock, excavated areas will transmit water rapidly and result in a need for extensive special engineering and tile drains for foundations and parking lots.

Utilities

We were unable to completely enumerate the utilities serving the subject, but are aware that water, sewer, and electric lines serve the site. There is a water tower located just east of the property owned by Taney County Water District No. 3. There are water lines on the property as evidenced by fire hydrants that have been installed on Parcel #3 and #4 (Single Family Phase #1 and #2). It also appears that sewer lines have been extended to service these two parcels. Electricity is provided by the White River Valley Electrical Cooperative from single and three phase lines, Cable television service and telephone service have also been extended to the site. Natural gas is not available anywhere in the community, although propane gas is available from several local suppliers.

Easements

There are a few substantial easements affecting the subject property. The following map shows the existing electric transmission line easements that bisect the subject property and the entire development.

The existing and planned sewer and water lines are all within deeded easements as are the underground electric, cable and telephone which will serve the development and each future lot.



Access

According to the Development Plan as approved by the City of Branson the subject has access from two points along Shepherd of the Hills Expressway and a third access from the end of Dawn Street along the eastern boundary of the subject site. Shepherd of the Hills Expressway is a four lane asphalt paved street with concrete curb and gutters and a left turn lane. Dawn is a gravel street that extends from the subject east to Highway 248 approximately ¼ mile to the east.

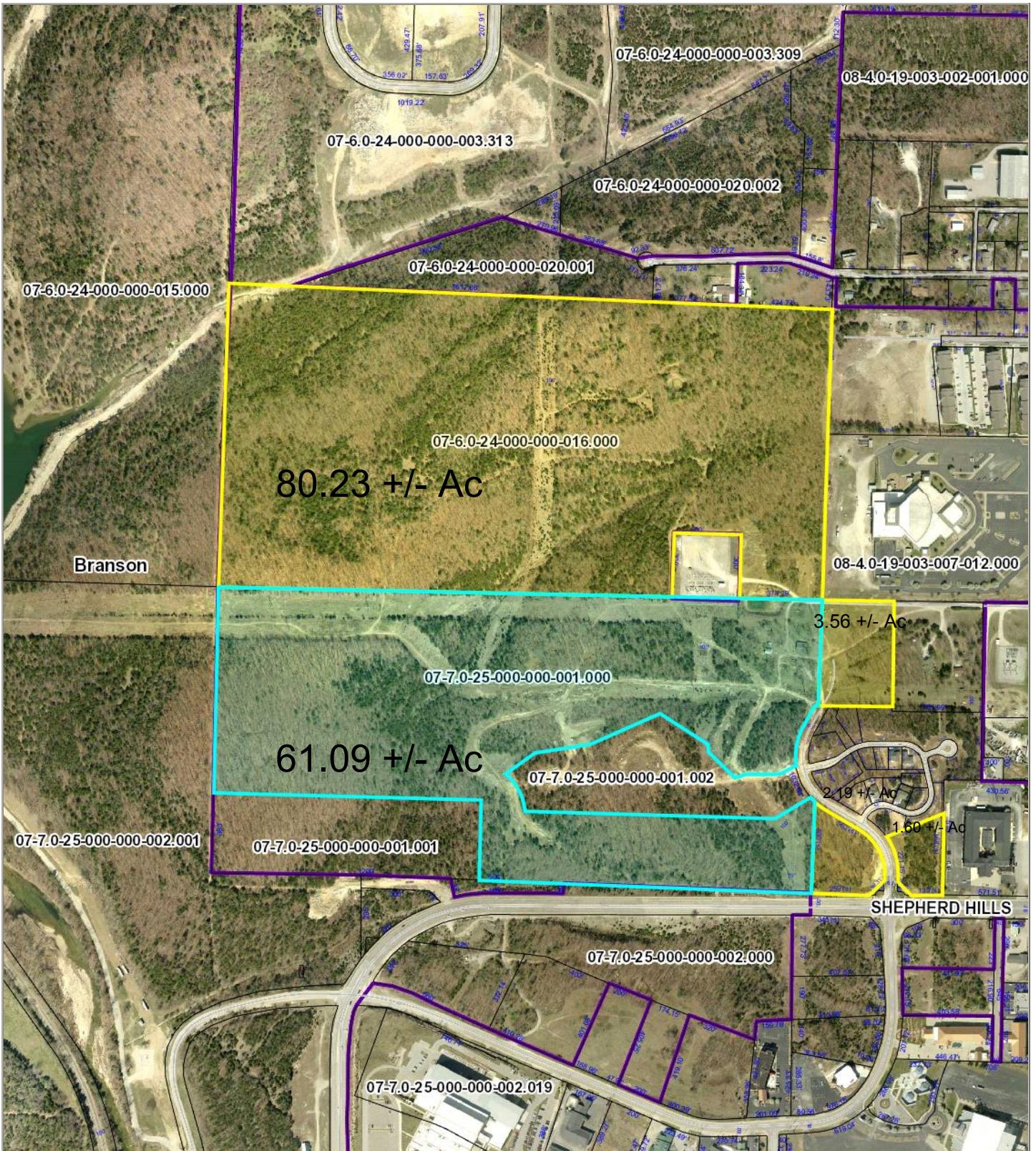
Existing Infrastructure

Blasting has been completed along with clearing and rough grading all along Ashbrooke Drive up past the R-3 parcel and over to the Tri Lakes Center property. A water line has reportedly been laid along Ashbrooke Drive from the Trilakes Center to Parcel #8 and #9 this makes water available to the multifamily (Parcel #4) and the commercial frontage along Shepherd of the Hills Expressway. All utilities are available to the commercial portion of the subject property. Ashbrooke Drive has been paved through the commercial property to just past the residential street giving access to Parcel #8.

Zoning



The zoning for the development is "PD" Mixed Use Planned Unit Development as defined within the codes and ordinances of the City of Branson and the development of this property shall be constructed under the guidelines established by these Land Use Regulations. The mixed-use classification as defined for this PD refers to a mixture of commercial and residential uses. For specific items not covered in these Land Use Regulations, the Zoning Regulations of the Branson Municipal Code, consistent with the approved use of the parcel, shall apply. The listing of approved land use categories referred to in this PD would all normally fall within the general zoning classifications C Commercial, R-3 Residential and R-1 Residential were it developed under conventional zoning. The following map illustrates the currently approved uses for the subject property. It should be noted that the portions that are shaded green illustrate the approximate location of the property that was transferred and is not a part of this appraisal.



Parcel ID	07-7.0-25-000-000-001.000	Alternate ID	n/a	Owner Address	CUMBERLAND VALLEY NATIONAL BANK & TRUST
Sec/Twp/Rng	25-23-22	Class	n/a		PO BOX 709
Property Address	419 DAWN RD BRANSON	Acreage	61.09		LONDON KY 40743

District 4CXB
 Brief Tax Description PT N2 NE4 EXCEPT PH'S 4 & 6 PROPOSED ASHBROOKE SUB
 (Note: Not to be used on legal documents)

For more information contact:
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