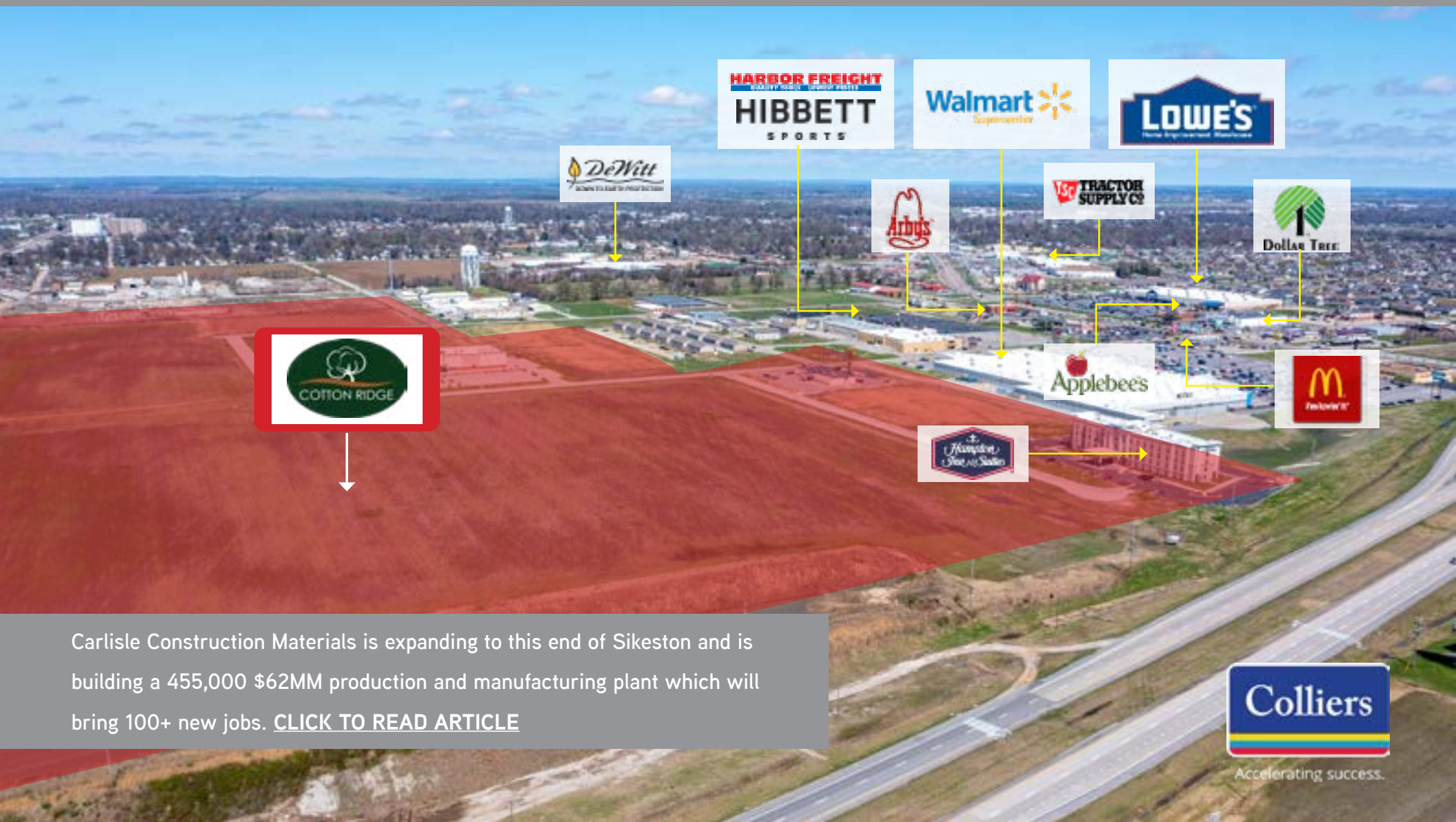


COTTON RIDGE DEVELOPMENT RETAIL LAND OPPORTUNITY

1.50 – 4.0 Acre Lots Available / Opportunity Zone – TIF Funds Available

1303 S Main St, Sikeston, MO 63801



Carlisle Construction Materials is expanding to this end of Sikeston and is building a 455,000 \$62MM production and manufacturing plant which will bring 100+ new jobs. [CLICK TO READ ARTICLE](#)

PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a unique retail and mixed-use development opportunity that includes ~58 acres of land directly adjacent to Walmart Supercenter with frontage on Highway 60 which 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 1.50 acres to 4 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 58 acres of well-located retail and mixed-use zoned land 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.



PRICING DETAILS

Lot Size:	1.50 AC – 4.00 AC
Asking Price/SF:	\$5.50 - \$6.00
Total Land Size Available:	58.33 Acres

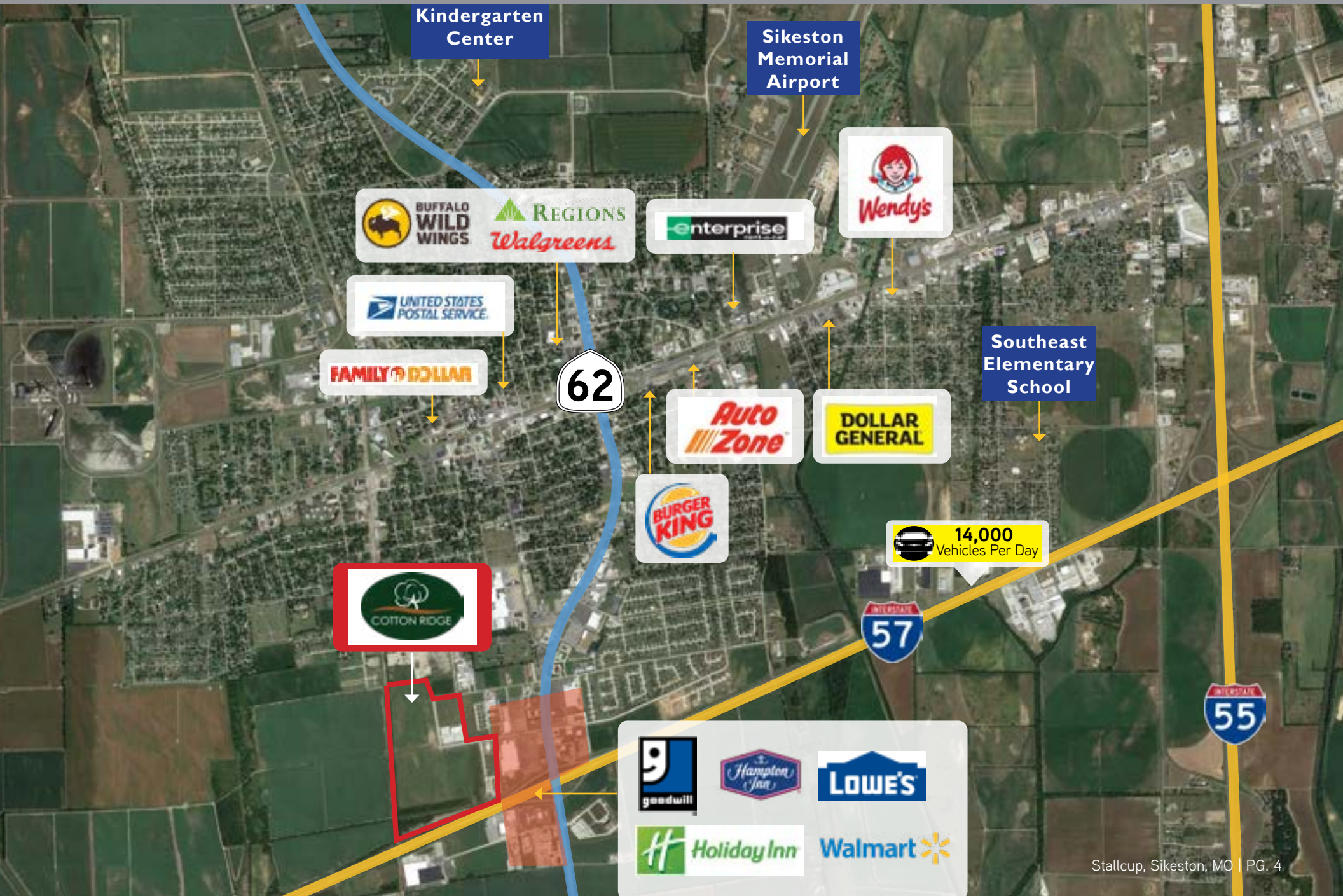
PROPERTY OVERVIEW

HIGHLIGHTS

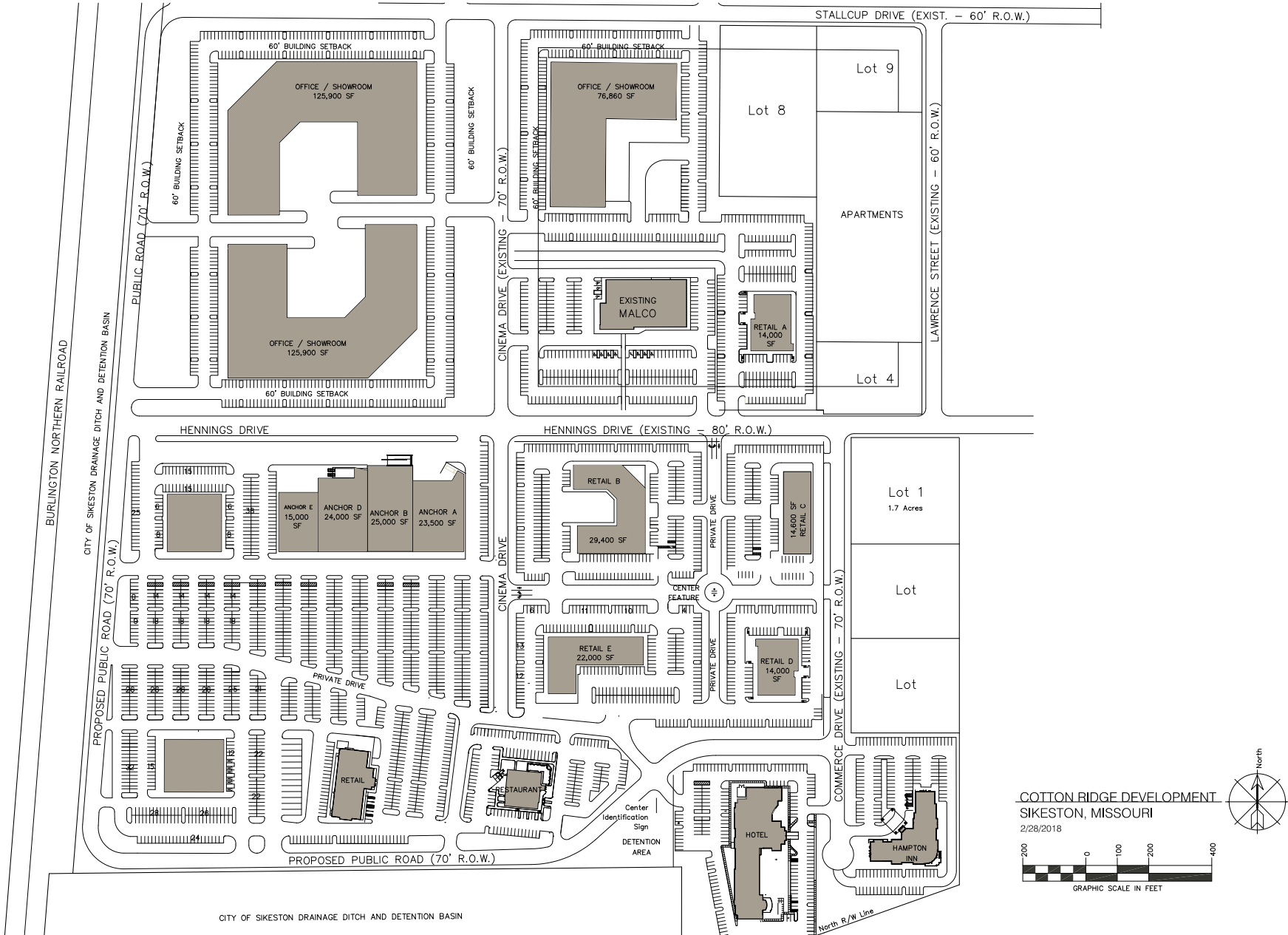
- Opportunity Zone Retail & Mixed-Use Development Opportunity – Sikeston, MO
- 1.50 Acre – 4 Acre Lots Available - \$5.50/SF - \$6.00/SF – Total Land Available ~58 Acres
- Adjacent to Walmart Supercenter – Regional Draw, 9th Store Sam Walton Ever Built in the Chain
- AT&T in Front of Walmart was Previously the #6 Performing Store in the Country
- 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
- Malco Theaters Intends to Continue Operation Despite COVID - 7 Lease Years Remaining on their New Building
- Nearby Regional Draw Lambert’s Cafe (Sees ~700,000 Customers/Year)
- Local Landowners Seeking to Develop an Agricultural Museum at this Project
- Surrounding Retailers – Lowe’s, Harbor Freight, Aldi, Taco Bell, Arby’s, McDonald’s, Sonic



AERIAL MAP



PROPOSED SITE MAP



PLAT MAP



SURROUNDING RETAIL



LOCATION OVERVIEW

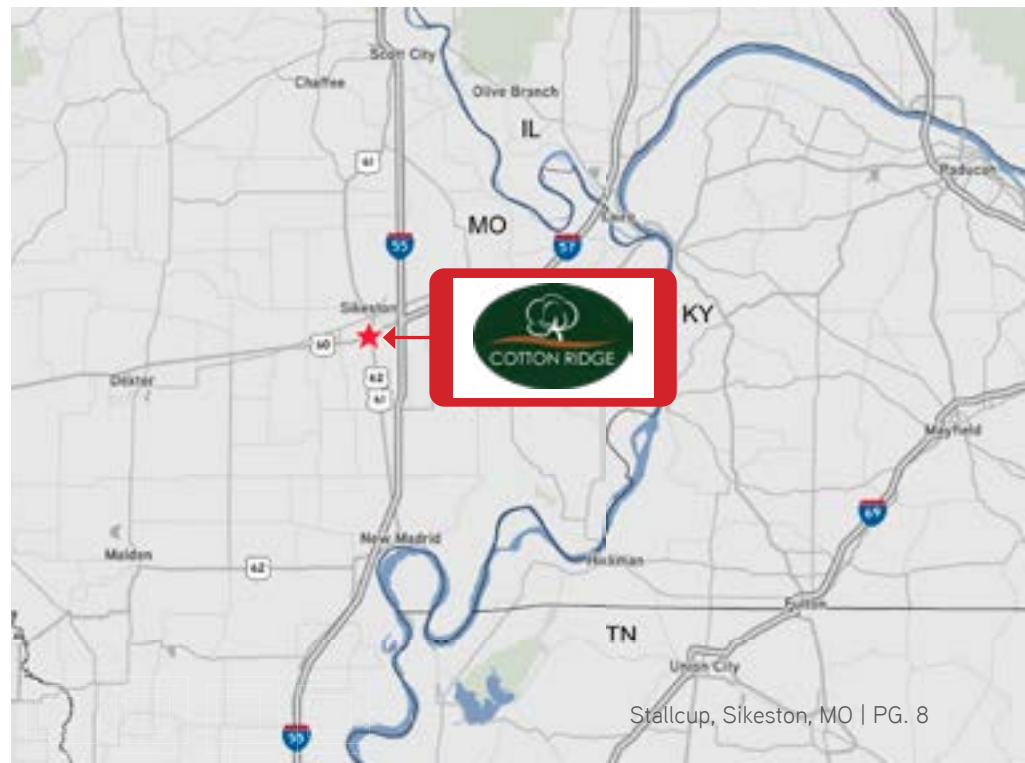
CITY OF SIKESTON

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

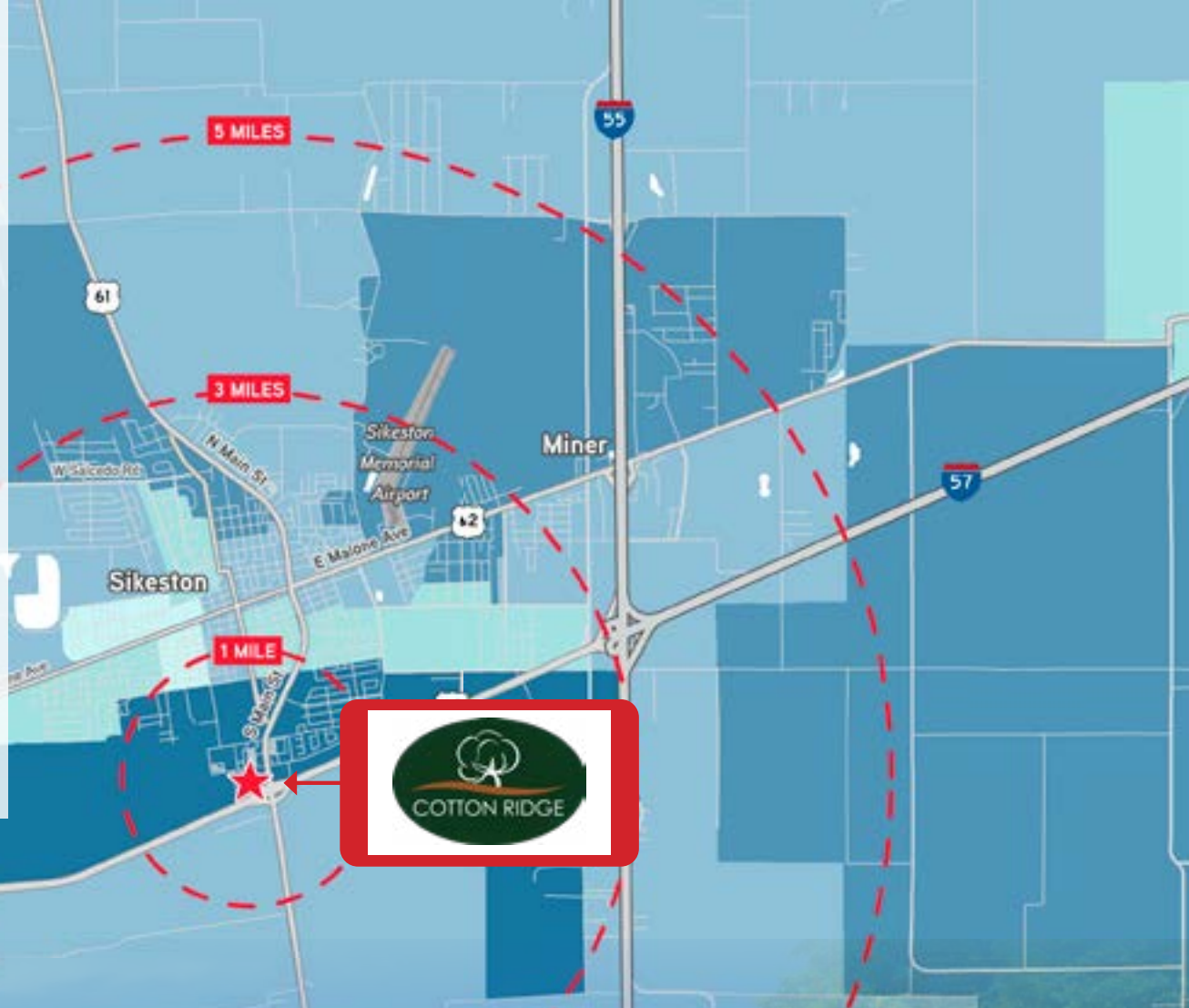
- The major city employers include Unilever, Missouri Delta Medical Center, the Sikeston Public Schools system, and Wal-Mart.
- In 1904, the Little River Drainage District was formed. Agriculture products of the area include cotton, soybeans, corn, rice, watermelons, wheat, milo, potatoes, and poultry 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 (2020)	16,276	19,368
Households	3-MILE	5-MILE
Estimated Households (2020)	6,723	7,914

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

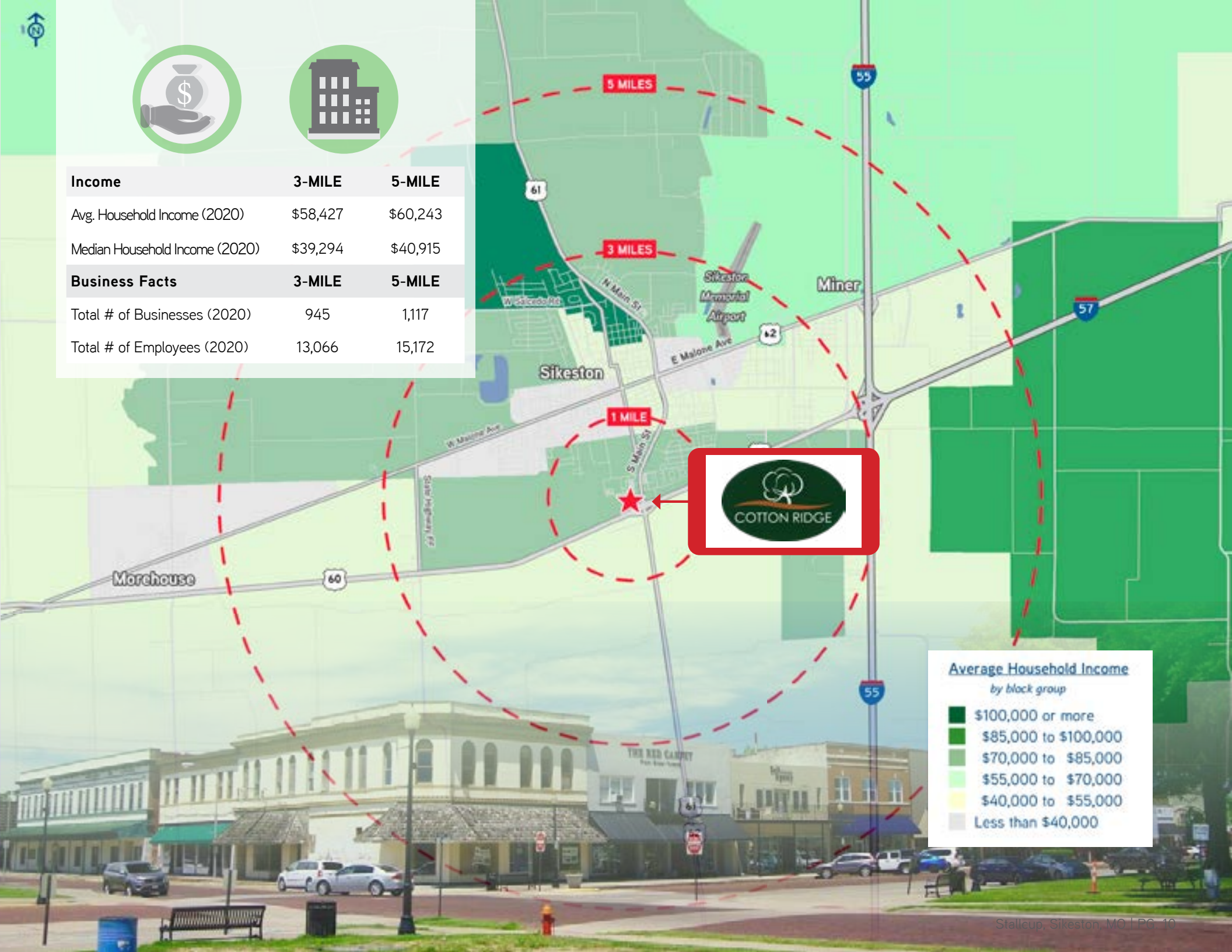


Daytime Population
people per block group

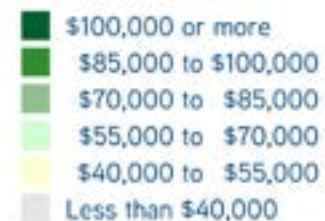




Income	3-MILE	5-MILE
Avg. Household Income (2020)	\$58,427	\$60,243
Median Household Income (2020)	\$39,294	\$40,915
Business Facts	3-MILE	5-MILE
Total # of Businesses (2020)	945	1,117
Total # of Employees (2020)	13,066	15,172



Average Household Income
by block group



This Offering Memorandum contains select information pertaining to the business and affairs of Cotton Ridge Development Sikeston, MO 63801. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of Cotton Ridge Development Sikeston, MO 63801 or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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