



Branson Shoppes

Out Lots – For SALE / LEASE

999 Branson Hills Parkway, Branson, MO 65616

CORE Real Estate Group, LLC
100 Centre on the Lake, Lake St. Louis, MO 63367
www.corerealestatellc.com



Property Highlights

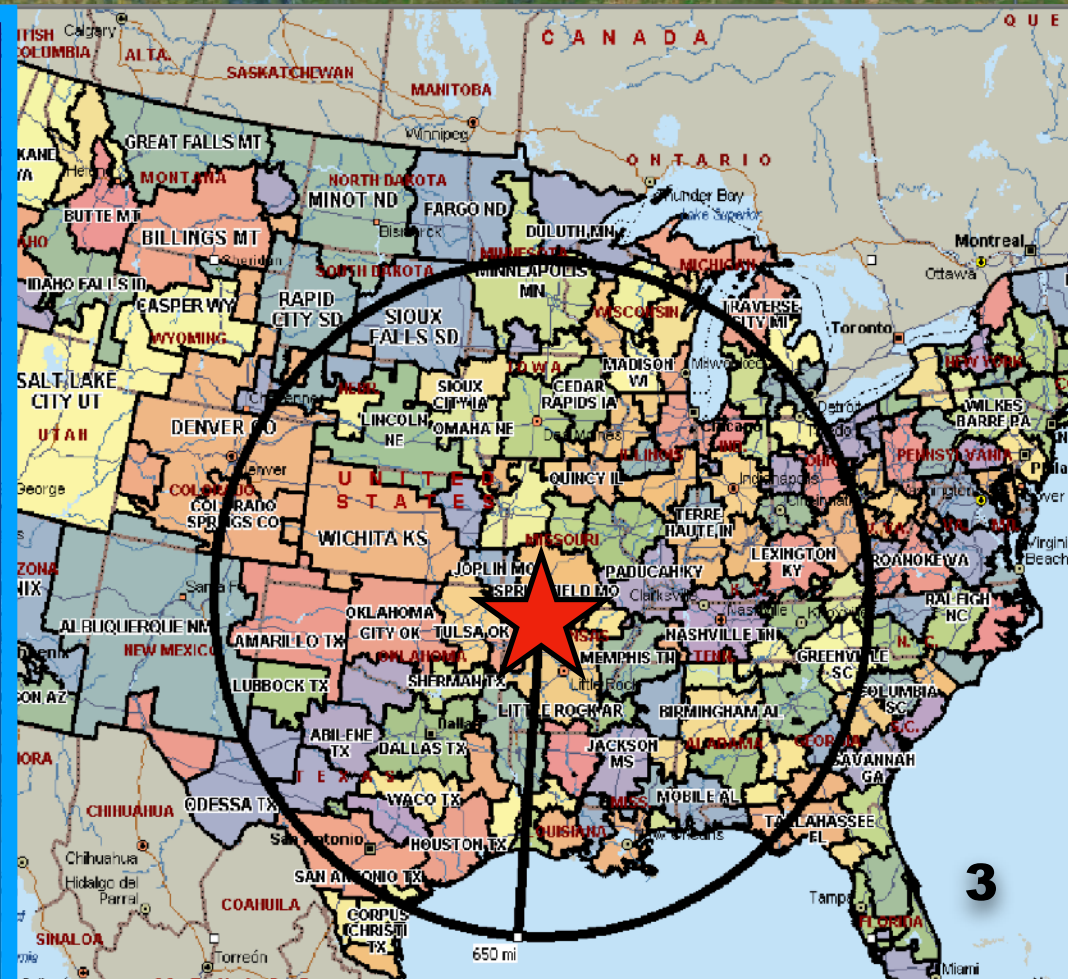
- Two lots available totaling 4.91 acres
- Lot 1 – 3.14 acres
- Lot 9A- 1.77 acres
- Total center size: 1,047,637 SF
- 8 million tourists per year
- Anchors: Walmart, Target, Home Depot, Kohl's and Aldi
- Highway 65: 37,849 VPD
- 60,000 tourists visit nearby Branson Rec-Plex for athletic tournaments each year
- Owner will subdivide lots if needed





Investment Highlights

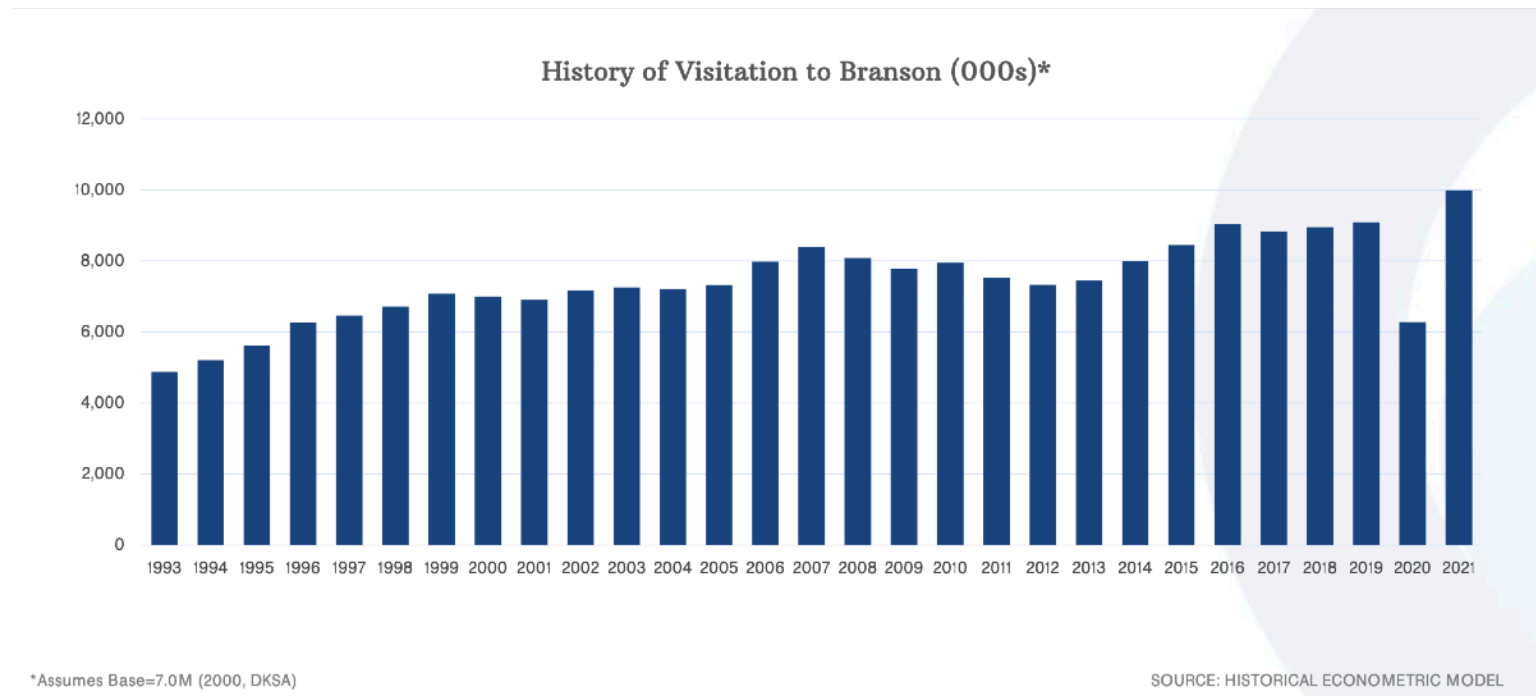
- Over 50% of the United States is within a one day drive to Branson.
 - (650 mile radius shown)
- Positioned in the Ozarks attracting visitors from nearby major cities like Kansas City, St. Louis, and Tulsa
- Lower operational costs in Missouri compared to coastal states
- Over 80% of people spent 4 nights in Branson and spent 25% of their time shopping

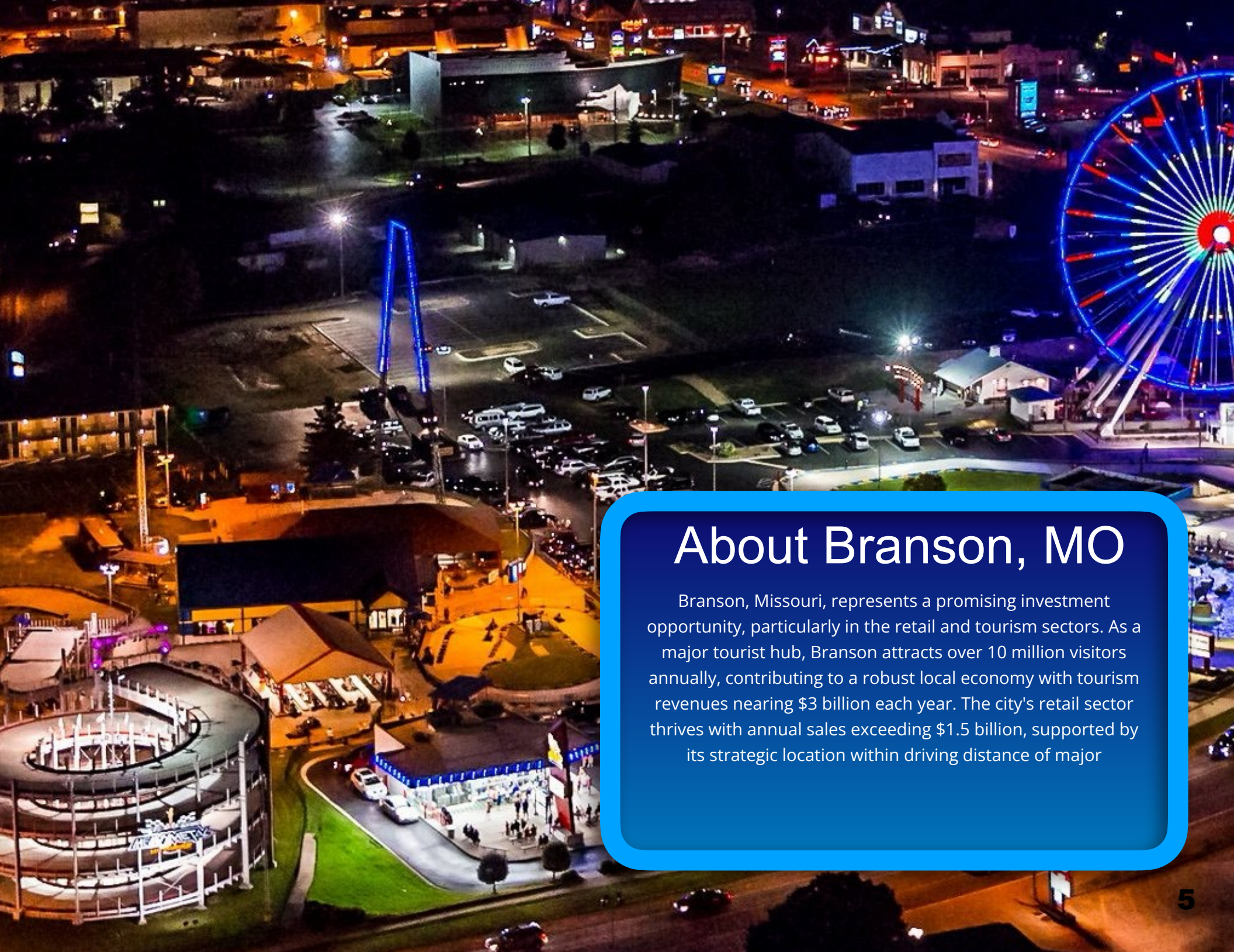


Demographics

	1-mile	3-mile	5-mile
2021 Total Population	2,142	14,440	33,063
2026 Projected Population	2,369	15,279	33,953
Average Household Income	\$59,524	\$66,824	\$64,127
Median Household Income	\$50,989	\$53,451	\$50,753

Over 10+ Million Visitors in the past year!





About Branson, MO

Branson, Missouri, represents a promising investment opportunity, particularly in the retail and tourism sectors. As a major tourist hub, Branson attracts over 10 million visitors annually, contributing to a robust local economy with tourism revenues nearing \$3 billion each year. The city's retail sector thrives with annual sales exceeding \$1.5 billion, supported by its strategic location within driving distance of major

Aerial



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Exclusively
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