

Chesterfield Plaza

**50+ Acres of Prime
Commercial Property**

**Ideally located on US 171
only 1/2 mile from Joplin
Regional Airport.**

All City Utilities Available

**Owner will consider
dividing lots**

**Hub of one of the
Fastest Growing Regions
in the Nation!**

Why Consider This Area?

Location....Location...Location!!!

Joplin is the regional hub for nearly 500,000 people living in Southwest Missouri, Northeast Oklahoma, and Southeast Kansas. Each working day, an estimated 235,000* people commute into the Joplin, Webb City, Carl Junction Metro area for jobs, services, entertainment, and health care.

The properties presented here are ideally situated in the north/central corridor on US Highway 171 and are located within a ½ mile Joplin Regional Airport. This prime location is in the center of one of the most rapidly developing areas in the state of Missouri. This north/central section of the Metro area is growing by leaps and bounds and is in need of support services for this region.

Population Growth Trends

The Metro area's population has rapidly grown over the past decade. Since 1990, the Metro area has experienced a growth rate of 21.6% as noted below.

Population Growth Statistics*

	<u>1990</u>	<u>2000</u>	<u>2005</u>	Projection <u>for 2007</u>
Metro Area	135,600	157,322	165,010	171,324

** Source: The Joplin Area Chamber of Commerce*

Due to the rapid growth and its pivotal location, the Metro area has experienced exceptional business growth in the last five to ten years. Fortunately, the north/central section of the Metro area has experienced the most new home construction growth. Unfortunately, the support service growth has not accompanied the new construction expansion in this section. The majority of new retail ventures have taken place in the southern region, leaving a great need in the northern area.

The north/central section has seen an incredibly rapid growth rate. The Webb City/Carl Junction region issued in excess of 400 new home construction permits for 2003 and 2004. Oronogo which falls into the Webb City School District has issued more than 500 new home construction permits within the last 5 years. This growth has taken Oronogo's population from 976 people in 2000 to an estimated 3,100 in 2005 with many more homes and developments in the planning stages.

In the last three years, the Webb City and Carl Junction School Districts have seen enrollment jump from 7-10% due to rapid new home construction. These two progressive school districts have responded. The Webb City school district has spent \$22 million since 1994 building three new schools including Madge T. James Kindergarten (22,096 sq. ft. facility); Harry S. Truman Elementary (27,654 sq. ft. facility); and the Webb City Middle School (70,956 sq. ft. facility). They have made additions to 6 existing facilities adding a total of more than 169,000 square feet. The Carl Junction school district has added two new schools including a new high school with a 2100-seat gym in 2000 and a 6th -grade center which includes 14 new classrooms. Since 1998, they have expanded the junior high and built an 800-seat auditorium. They have also hired 23 more teachers in order to get class sizes down.

Unbelievably this north/central section of the Metro area has no lumber yards, hotels, very few dine-in restaurants and other support services that this area would welcome. This property would be a prime location for any of these ventures and would be welcomed by the residents of this area.

MISSOURI STATE HIGHWAY 171

Future Traffic Light

COLLEGE STREET

ZIGLER STREET

SEVENTH STREET

DETENTION 3.0 ACRES

COMMERCIAL 4.2 ACRES

COMMERCIAL 1.2 ACRES

COMMERCIAL 1.3 ACRES

COMMERCIAL 1.3 ACRES

COMMERCIAL 1.3 ACRES

COMMERCIAL 1.2 ACRES

HOTEL 2.3 ACRES

COMMERCIAL 10.4 ACRES

4 PLEX 5.8 ACRES 32 UNITS 6.5 DU/AC

ASSISTED LIVING 2.3 ACRES

Your text here.

Future Traffic Light



CHESTERFIELD PLAZA



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417-335-6835
INFO@YUNGDESIGN.COM

DATE: 8 APRIL 2005



Surrounding Area Map

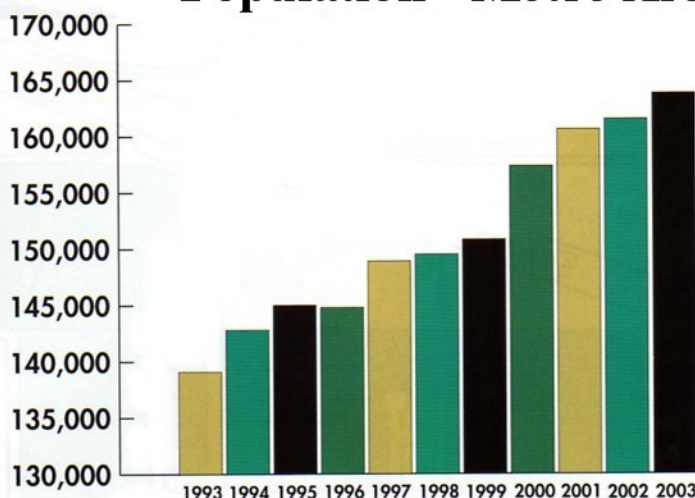
The Metro population of 165,010 is often misleading. Since Joplin is the hub community for Missouri and three neighboring states - Kansas, Arkansas, & Oklahoma - the population often swells to 235,000 during the daytime.

Joplin Chamber of Commerce

2003 Population

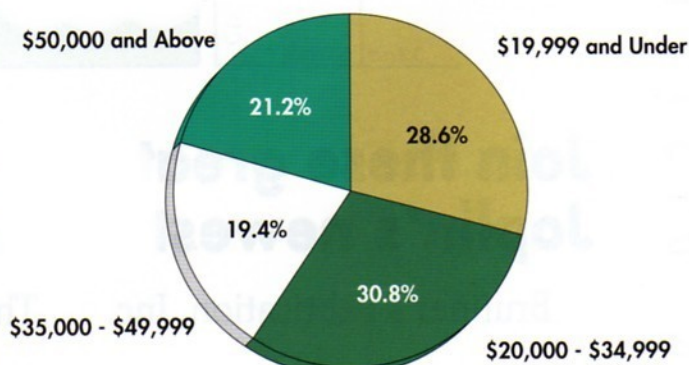
Joplin Metro	162,400
City of Joplin	46,504
Median age	35.3%
0 - 17 years	22.2%
18 - 24 years	14.1%
25 - 34 years	13.7%
35 - 49 years	19.1%
50+ years	30.4%

Population - Metro Area



	Population City of Joplin	Joplin Metro Area	Number of Households Joplin	Number of Households Joplin Metro
1993	41,500	138,700	17,800	54,700
1994	42,700	142,800	18,300	56,200
1995	43,900	145,000	18,800	57,200
1996	44,500	144,800	19,100	57,900
1997	44,300	148,900	19,100	59,100
1998	44,300	149,500	19,200	59,300
1999	45,400	150,800	19,400	60,100
2000	45,504	157,322	19,101	61,552
2001	46,000	160,600	19,300	62,800
2002	46,400	161,500	19,200	63,200
2003	46,504	162,400	19,300	63,500

Percent of Households by Effective Buying Income - Metro



Households

	Joplin Metro	City of Joplin
Number of Households	63,500	19,300
Persons per Household	2.6	2.4

Income

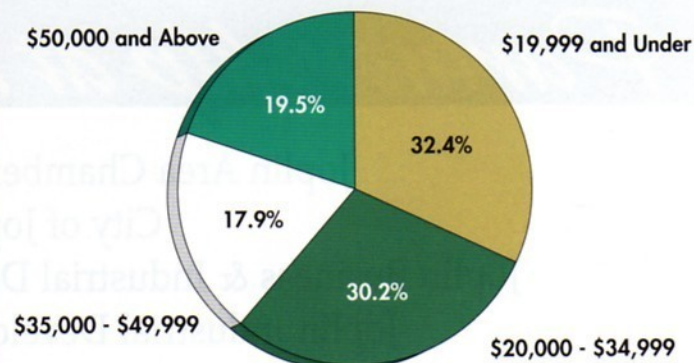
	Joplin Metro
Average per capita income	\$22,641
Median household effective buying income	\$30,201

Housing

Number of new home starts since 1993*	2,548
Number of new home starts in 2004	208
Number of residential sales*	1,941
Average value of homes	\$95,959
Median price of homes sold in 2004*	\$80,873

*Through September of 2004

Percent of Households by Effective Buying Income - City of Joplin



D E M O G R A P H I C S

Growing Economy

STRONG & VIBRANT

A pro-business local government, reasonable operating costs, easy transportation access and a highly productive, skilled labor force help Joplin area companies stay competitive in today's regional and global markets. This positive business climate, in turn, has created a growing economy and job opportunities in the Joplin metropolitan area.

A strong economic development effort, led by the Chamber of Commerce, the City of Joplin and Empire District Electric Company, helps local companies expand or move into new, higher

Jasper Products, LLC develops and produces heart-healthy soy-based beverages for a number of national food companies. Other food companies in the Joplin metropolitan area include such recognizable names as General Mills Bakeries & Foodservice, Safeway Bakery, Butterball and Milnot.

While manufacturing is still the largest employment sector in the Joplin area, healthcare is a rapidly growing area. Joplin's two large hospitals are the foundation for a regional medical community that reaches into Kansas and Oklahoma. More than 10,000 people are



technology markets. For example, EaglePicher Technologies, LLC has called Joplin home for more than 100 years.

While EaglePicher traces its roots to Joplin's mining heritage, the company today produces high-tech power systems for aerospace applications, including powering communications satellites that link to the world.

Some of Joplin's smaller firms are also on the cutting-edge in their industries. RX Label Technology Corp., Siricomm, Inc., Gestalt, LLC, Niobrara Research and Mid-America Precision Products, LLC are recognized nationally in their respective technology fields.

Joplin is also home to many newer companies, as well. SST, Inc, a subsidiary of JPMorgan Chase, operates a 102,000 square foot financial service center. Canadian-based CFM Home Products, saw rapid growth in 2004, adding more than 300,000 square foot to its existing facility and several hundred new jobs. Owens-Corning Vinyl Operations produces vinyl construction products at its 330,000 square foot facility. Alcan Packaging produces multi-layer plastic packaging in more than a 200,000 square foot building.

employed in the medical sector, providing a full range of basic and specialty practices.

Located at the center of a highway system that reaches from coast to coast and Canada to Mexico, Joplin is a hub for the transportation industry. Nearly 50 trucking firms, employing more than 7,000 people, have a presence in the Joplin area. Three railroads serve the area and the Joplin Regional Airport offers commercial and charter services.

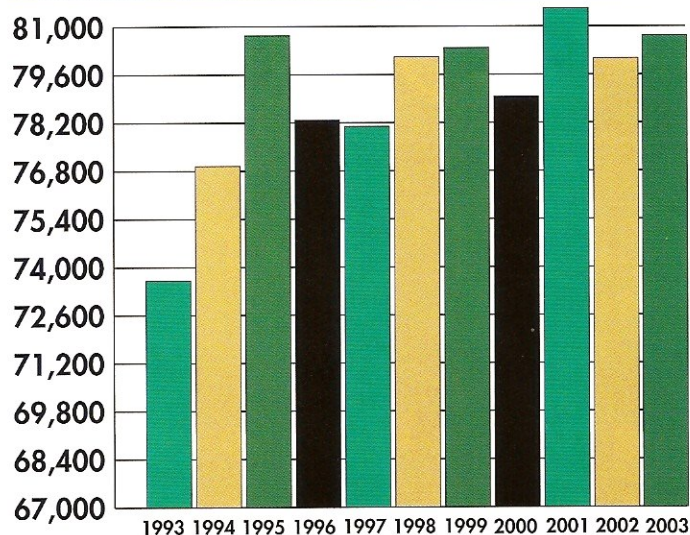
Joplin's retail market has grown as well. As the shopping and restaurant center for a market of more than 470,000 people, Joplin's retail community has doubled in size over the past decade. Annual retail sales are more than \$2,000,000,000 and nearly 16,000 people work in the retail market in the two-county metro area.

Joplin has a long-term commitment to helping entrepreneurs pursue new opportunities, assisting local companies in growing and bringing new, quality companies to the community. In Joplin, economic development is a team effort.

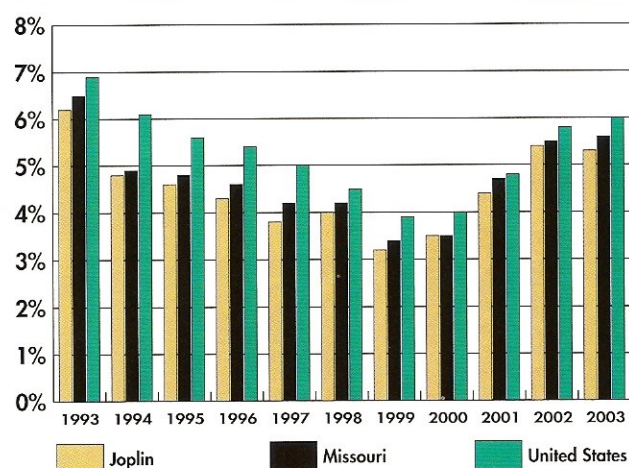
You're invited to join!

Provided by the Joplin Area Chamber of Commerce

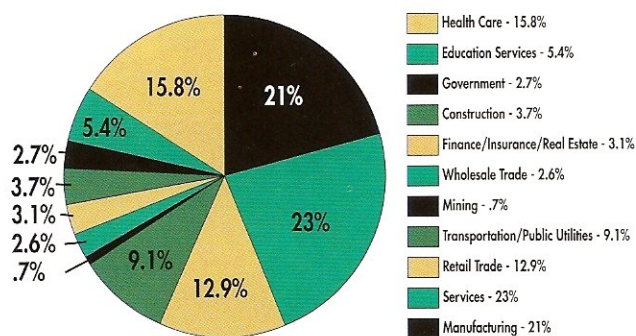
Employment Rates 1993-2003 (Joplin Metro Area)



Unemployment Rates 1992-2002 (Joplin Metro Area)



Employment Breakdown for Non-Agricultural Jobs 2002 (Joplin Metro Area)



Provided by the Joplin Area Chamber of Commerce

Major Employers

*Freeman Health System	3,224
*Contract Freighters, Inc.	3,033
*St. John's Regional Medical Center	2,655
*Leggett & Platt, Inc.	2,400
*Joplin R-VIII School District	1,200
*EaglePicher Technologies, LLC	1,100
*Wal-Mart, Inc. of Joplin	970
TAMKO Roofing Products, Inc.	680
*Empire District Electric Company	663
*Sitton Motor Lines, Inc.	650
*Missouri Southern State University - Joplin	600
*Tri-State Motor Transit Company	578
*General Mills Bakeries & Foodservice	521
*Missouri Department of Transportation	487
*Crossland Construction	480
*FAG Bearing Corporation	397
*City of Joplin	384
*Cardinal Scale/Detecto Company	375
Americold Logistics	350
*Ozark Center	350
*Aegis Communications	335
*Jasper Products	300
*Priority Personnel	293
*LaBarge, Inc. Electronics Division	285
*Economic Security Corporation	280
*CFM Home Products	250
*Shangri-La	250
*Able Manufacturing & Assembly, LLC	235
Pitsco	215
*Names and Numbers	210
*Joplin Workshops	208
*Gulf States Corporation	200
*Modine Manufacturing	200

*Denotes Chamber Member

Dining & Lodging

BE OUR GUEST

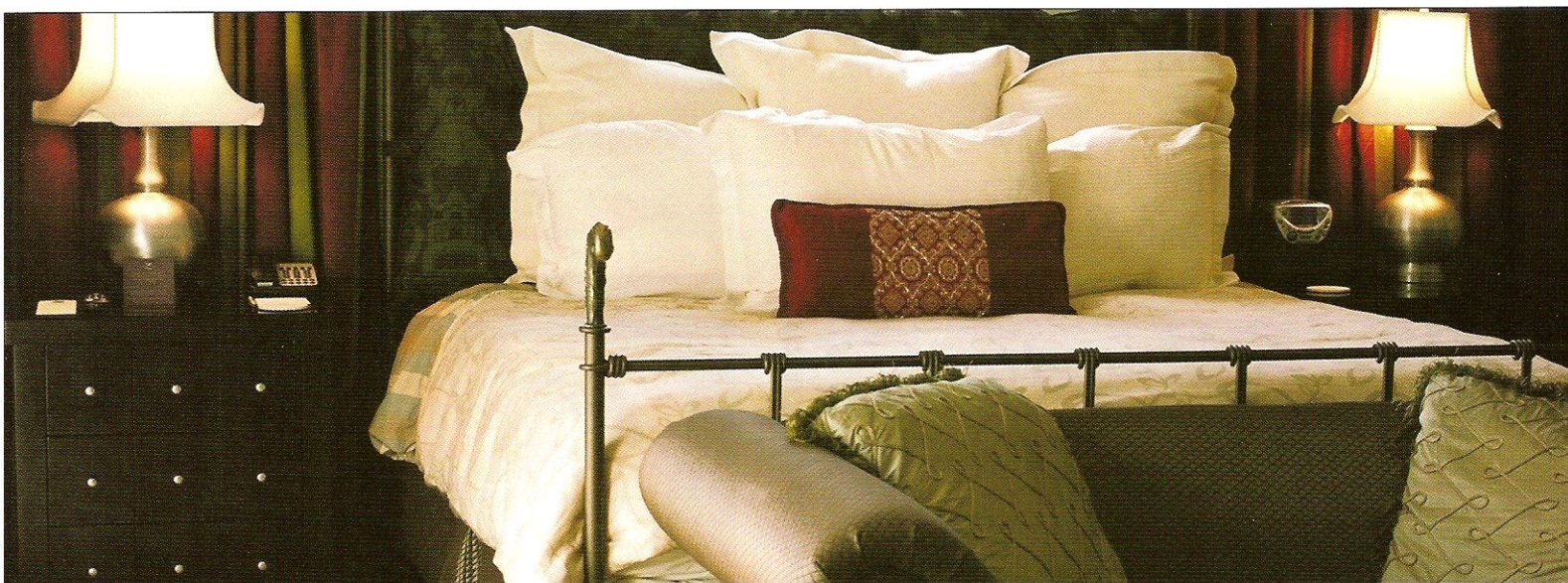
Joplin is already home to 20 hotels and motels and around 1,700 rooms, but that number climbed in 2004 after ground was ceremoniously broken on two new Marriott-owned ventures.

TownePlace Suites by Marriott has been completed inside the 168-acre Silver Creek Galleria. The hotel — the second to grace the Silver Creek Galleria — is described as a "residential community" rather than a traditional hotel.

can be found on Range Line Road, near the I-44 exit, on East 7th Street or South Main.

Most lodging choices offer one or two beds, honeymoon and executive suites, swimming pools and jacuzzis, as well as free cable, phone/internet services, free parking and continental breakfasts.

Since sleeping often goes hand-in-hand with eating, it's little wonder that Joplin is home to more than 150 restaurants.



Less than a mile away, near the I-44 interchange, sits the future home of a new Marriott Residence Inn, one of only a few found inside the Show-Me State.

So many hotels are needed because Joplin's population of 46,504 is often misleading. Since Joplin is the hub community for Missouri and three neighboring states — Kansas, Arkansas and Oklahoma — the city's population often swells to 270,000 during the daytime.

Overall, Joplin is the centerpiece of nearly a half-million people, a 9.7 percent growth since 1990.

Aside from a wide range of hotels — offering various room sizes and prices — Joplin offers 30,000 square feet of convention space, and a half-dozen banquet facilities, the largest of which is capable of seating 2,400.

Most hotels and motels offer services for either the brief sleep-over or an extended business visit. Nearly a third of these establishments

In fact, of Joplin's nearly \$2 billion in retail sales each year, nearly \$370 million is from dining and drinking establishments, which makes up 26 percent of the city's diversified economy.

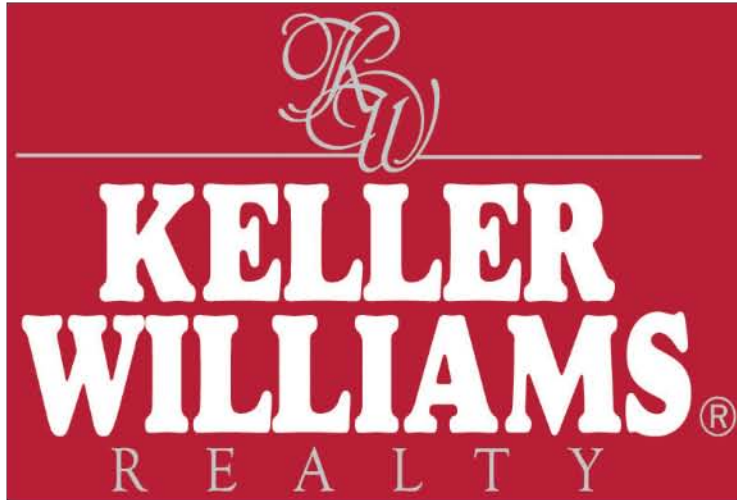
Joplin's diverse and impressive menu of dining options range from nationally recognized restaurants to a nice blend of locally owned diners and cafes that cater to specific tastes.

You name it, and Joplin or one of the surrounding towns and villages probably has it.

Italian, Mexican or the All-American burger? Oriental, German or Greek? Southwestern, Thai or the traditional pepperoni pizza? From the finest barbecue and home-baked lasagna to the freshest shrimp and juicy steaks, a dinner is literally just minutes away and is certain to satisfy the most discriminating tastes. Specialty foods, such as donuts or breakfast establishments also abound in Joplin, as do several catering services.

Provided by the Joplin Area Chamber of Commerce

This Property Proudly Presented to You by



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The information contained within this presentation was received from a variety of sources including The Joplin Area Chamber of Commerce; Missouri Facts and Figures; Missouri Department of Transportation; Carl Junction School District; Webb City School District; and the City Offices of Carl Junction, Oronogo, and Webb City.