

# RETAIL

## Development Opportunities



Potential Sales Total \$1,519,653,859

Actual Sales Total \$1,256,000,000

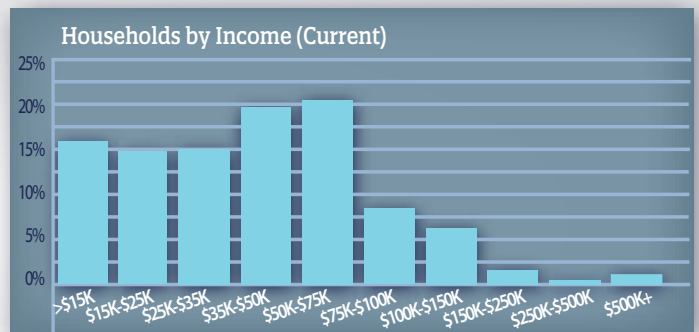
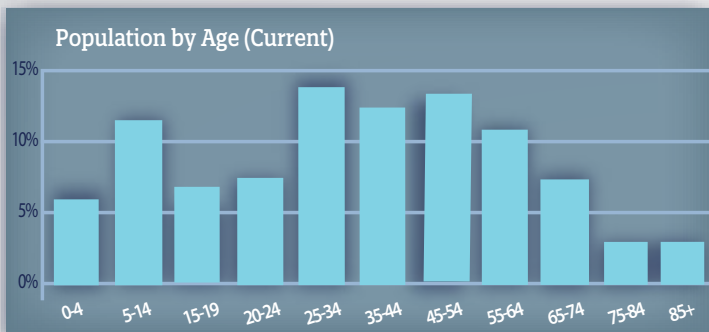
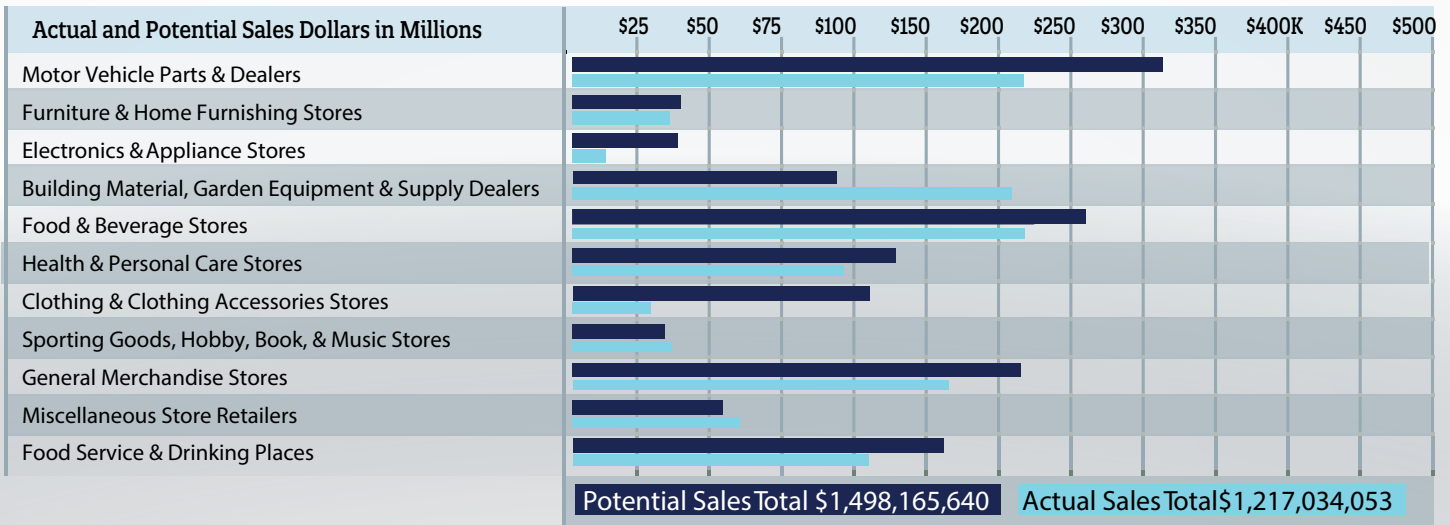


# Why Moberly?

- Centrally located on 4-lane US Highway 63 with connection to 4-lane US Highway 36 and Interstate 70 with a secondary trade area comprising more than 18 communities in a 35 mile radius
- For consumers who live in the primary trade area, the next closest major retail is over 40 miles away offering a significant opportunity for commercial and retail development
- Local, regional and state governments committed to supporting commercial and retail growth
- Home to Moberly Area Community College and Central Christian College of the Bible with enrollments in excess of 6,000 students
- Omar N. Bradley Regional Airport to accommodate executive jet travel

- 20% increase in civilian labor force in the last 10 years with major employers contributing to over a 25% increase in daytime population
- Significant utility infrastructure including community-wide fiber optics
- Major Employers include: Wal-Mart DC, Goodyear, Everlast Worldwide, Wilson Trailer, GE Capital, Dura Automotive, Orscheln Industries, and Mid Am among others
- "Moberly Missouri is leading the nation in job creation..." Former Missouri Governor Bob Holden

Trade Potential Variables	15 Minute	20 Minute	Secondary
Estimated Household Count	7,184	8,368	49,609
Number of Households in Dominant Segments	5,363	6,191	38,317
Traffic Count	15,111	15,111	15,111
Total Demand	\$221,899,169	\$275,067,188	\$1,498,165,640
Total Supply	\$321,874,475	\$338,467,528	\$1,217,034,053
Leakage/Surplus	\$99,982,780	\$63,400,34	(\$281,131,587)



# Retail Development Opportunities



The Moberly Area is a world-class business location - the heart of the north-central Missouri industry and technology community. Our dynamic companies, well-educated and highly skilled workforce, excellent school systems, and cultural amenities make the Moberly Area one of the most desirable places to live and work in the United States. The Moberly Area is very progressive and has evolved into a regional hub for employment, retail, and entertainment.



# 10<sup>th</sup> BEST regulatory environment



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# OPPORTUNITY

# Space Available

## Site 1

4.6 Acres with frontage to US 24 adjacent to the intersection of US Highway 24 and 4-lane US Highway 63 with visibility from the highway. Current businesses include Rick's Steakhouse and Century 21 McKeown and Associates. Build-to-suit opportunities available and traffic counts in excess of 15,300 per day.

## Site 2

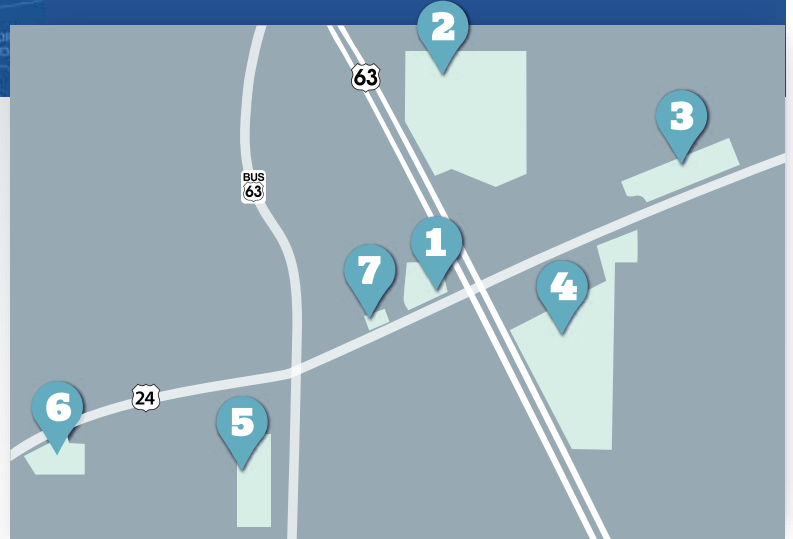
50 acres conveniently located adjacent to the east outer road near the interchange of US Highway 24 and 4-lane US Highway 63 offering superb visibility from Highway 63. Surrounding businesses include Dollar General, Game Stop, US Cellular, and Wal-Mart. Build-to-suit opportunities available and traffic counts in excess of 15,900 per day.

## Site 3

13.8 acres with frontage on US Highway 24 located in a high-growth area with traffic counts driven by Wal-Mart Supercenter, Glick's and Pizza Hut. Build-to-suit opportunities and out lots available with traffic counts in excess of 15,900 per day.

## Site 4

30 lots from .6 acre to 1.94 acre. Prime retail or office lots. Located in new subdivision now anchored by Lowe's. No side boundary building set-backs so multiple lots can be purchased and a single structure built across the lots. High visibility from US Highway 24 and 4-lane US Highway 63. Build-to-suit opportunities available with traffic counts in excess of 15,900 per day.



## Site 5

9.5 Acres of second tier but highly visible land along Business 63. Excellent exposure to traffic counts of 15,600 per day. Surrounding businesses include McDonald's, Long John Silvers, Taco Bell, Burger King, and more. Build-to-suit options available with traffic counts in excess of 15,600 per day.

## Site 6

7.1 acres with frontage to US Highway 24 one-half mile from the interchange of Highway 24 and Business 63. Surrounding businesses include Art's Appliance, Do Furniture, and Walgreens. Build-to-Suit options available with traffic counts in excess of 12,600 per day.

## Site 7

1.5 acres on Highway 24 less than one-tenth of a mile from 4-lane US Highway 63. Surrounding business include Aldi's, Orscheln Farm & Home, Maurices, Hardee's, and Car-Mart. Build-to-suit opportunities available and traffic counts in excess of 15,300 per day.

## Nationally Known Retailers

