



Meadows of Eden US65 just north of Branson, Missouri, USA

REDUCED \$100K 6,800 SF 1.12 ac 202' US65 frontage

Coldwell Banker Commercial VANGUARD and

Coldwell Banker Commercial SOUTHWEST PARTNERS

<http://bit.ly/Missouri-Branson-area-Meadows-of-Eden-You-Tube>



Meadows of Eden graphics
bird's eye view

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Meadows of Eden graphics
Google street view

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STATE HWY 176

US HWY 65

US HWY 65

Meadows of Eden graphics
County property line overlay

Meadows of Eden US65 just north of Branson, Missouri, USA

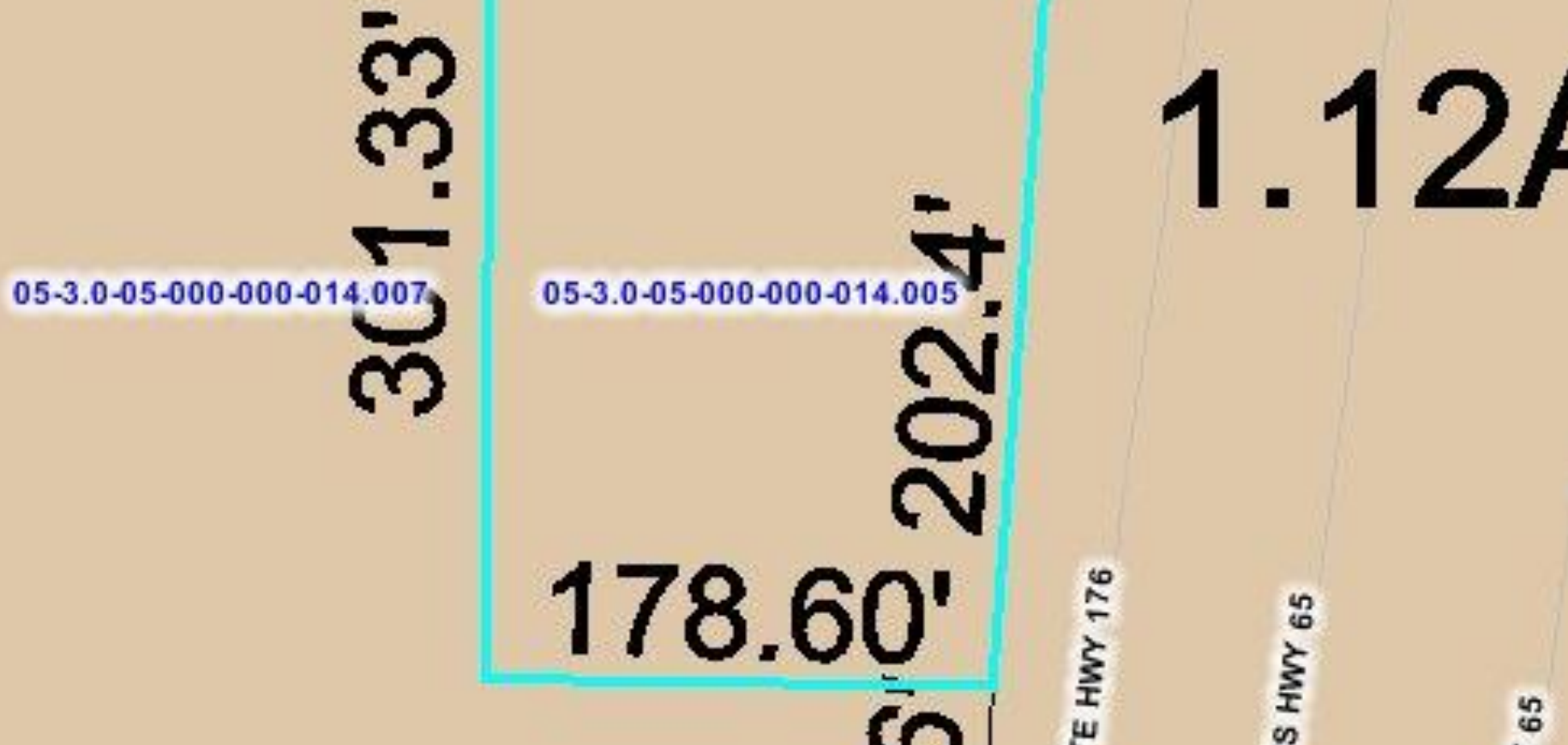


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Meadows of Eden graphics
County tax plat



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Meadows of Eden graphics
½ and 1-mi radius satellite

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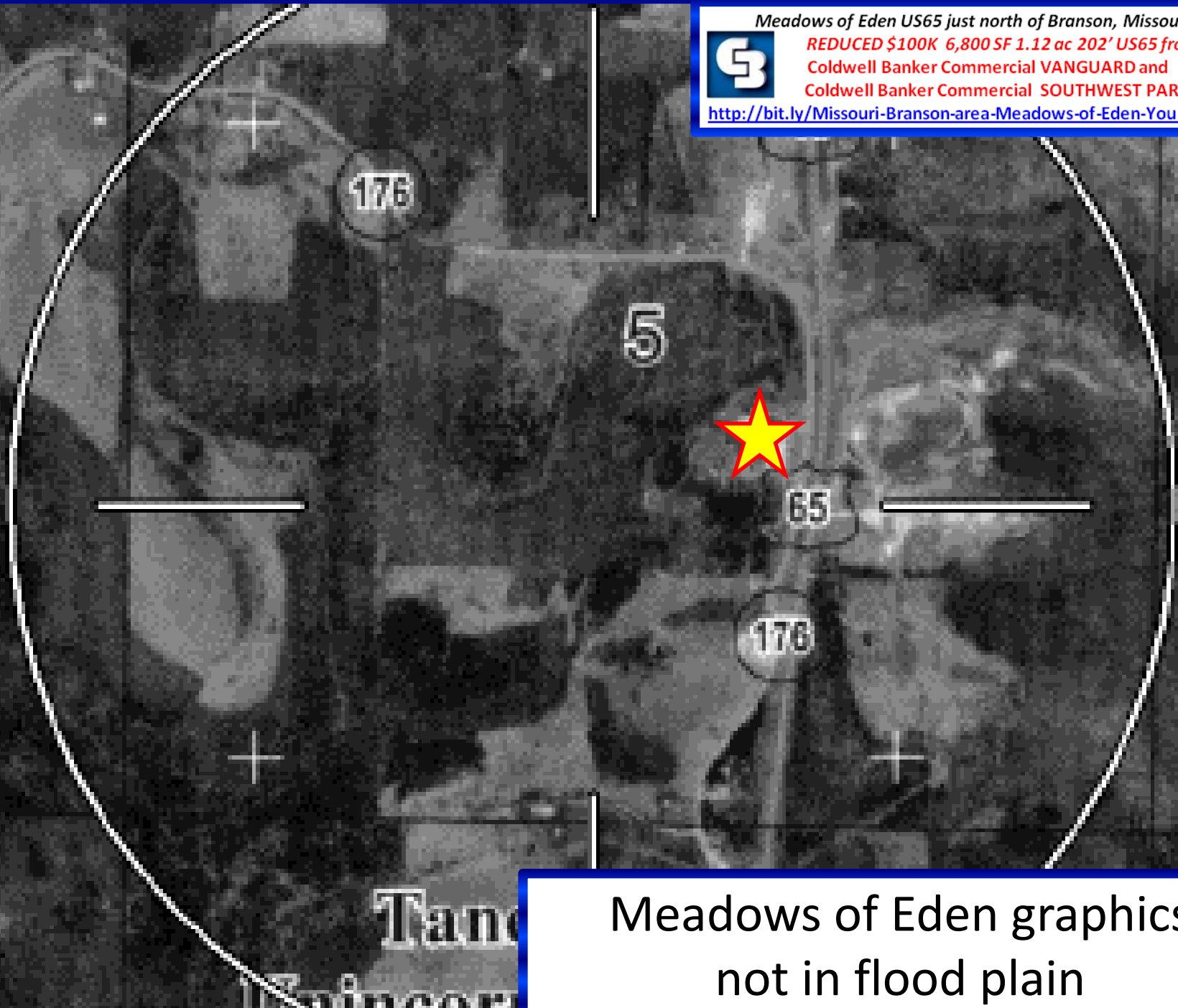


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Meadows of Eden graphics
not in flood plain



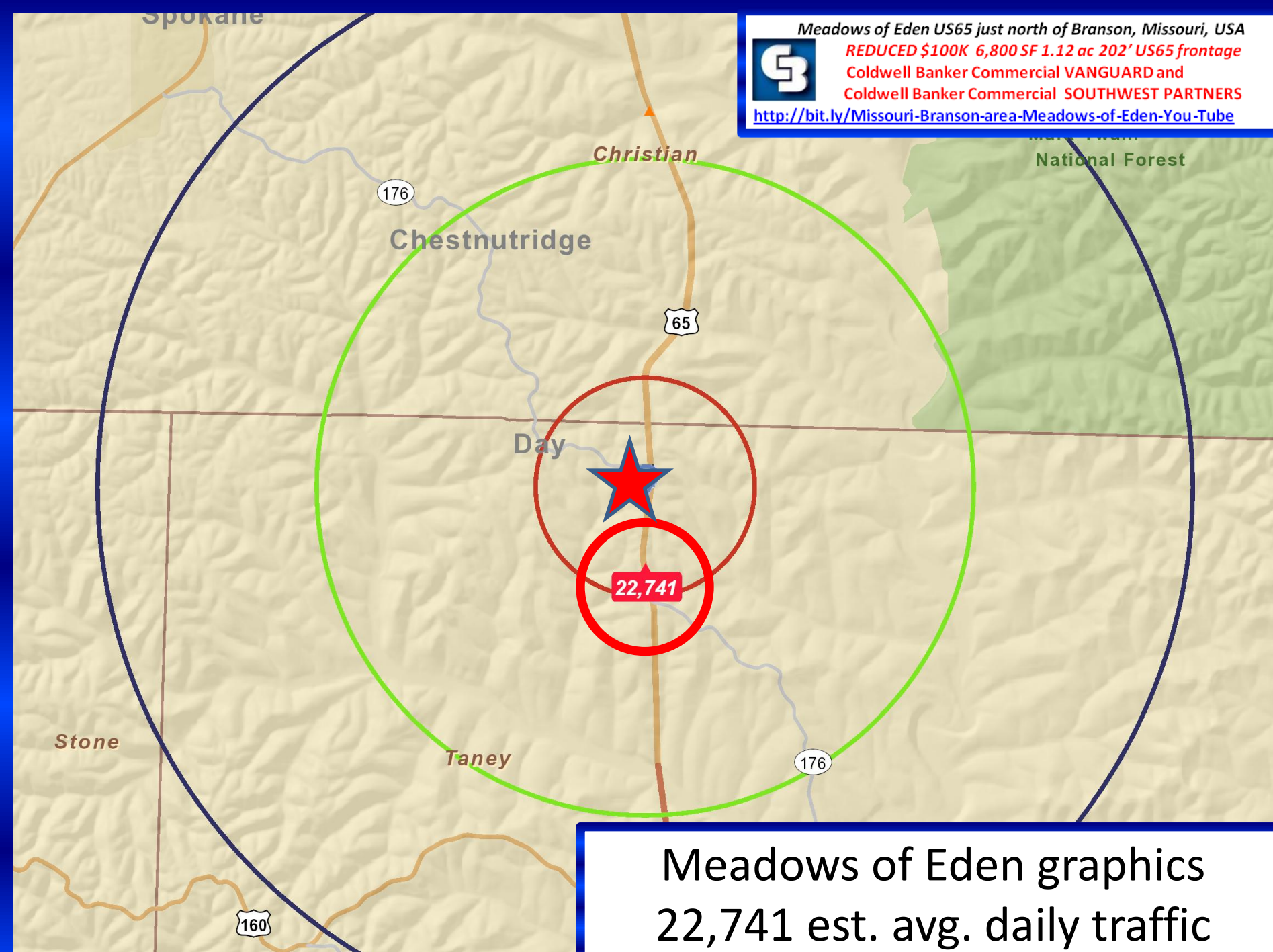
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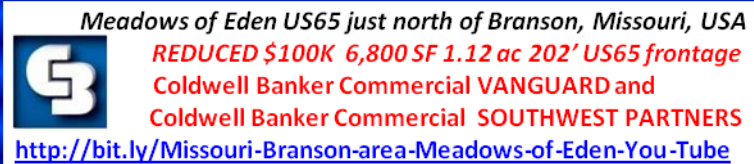
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Meadows of Eden graphics
22,741 est. avg. daily traffic





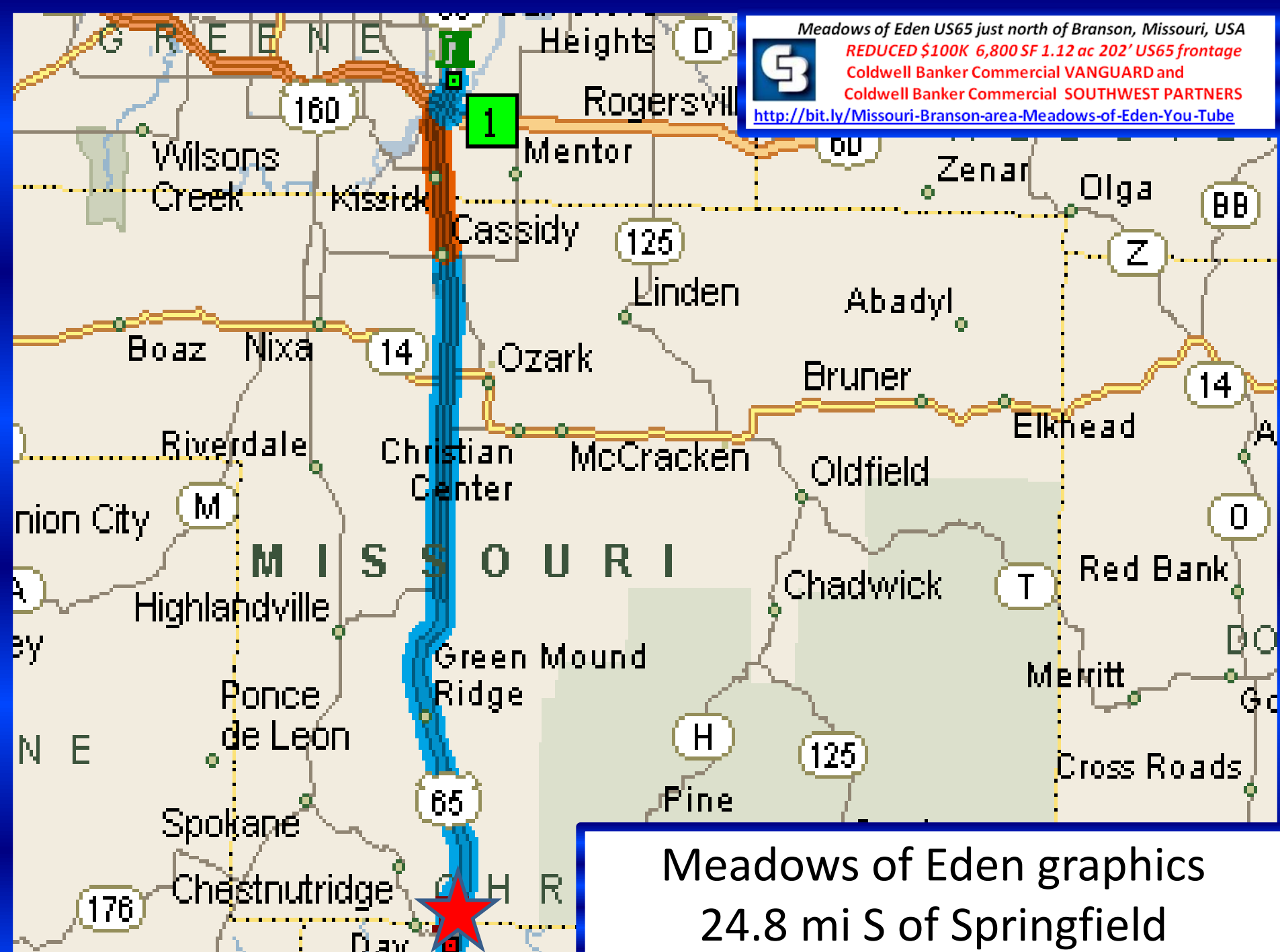
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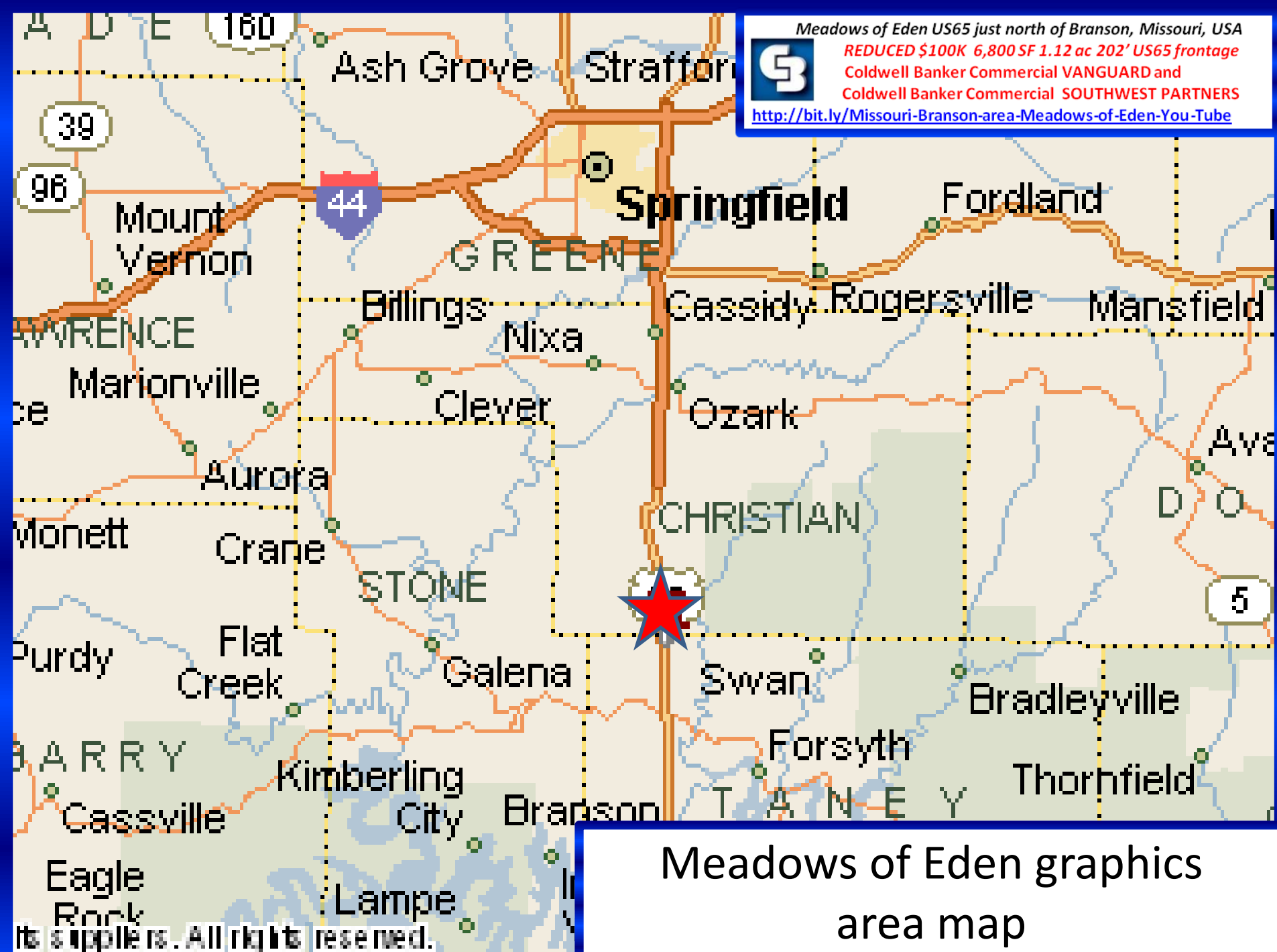
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Meadows of Eden graphics
24.8 mi S of Springfield





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Meadows of Eden graphics
Missouri map

Tangible business assets conveying in sale



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#	Category	Cost
1	Equipment	\$62,087
2	Glassware	\$9,263
3	Furniture	\$9,830
4	Décor and soft goods	<u>\$48,257</u>
5	Total	\$129,437

Meadows of Eden graphics
business assets conveying



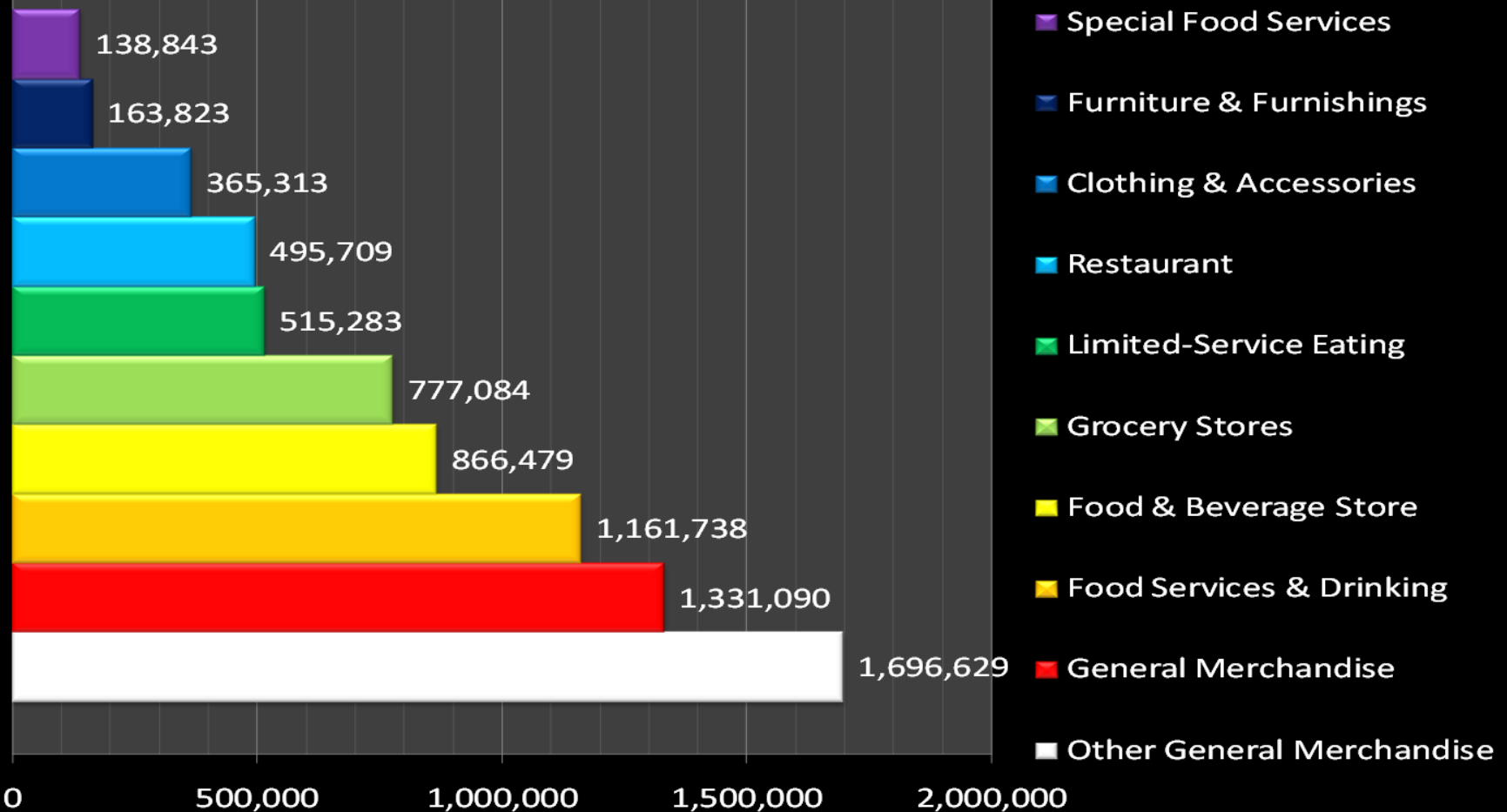
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Meadows of Eden graphics
top retail opportunities 10-min



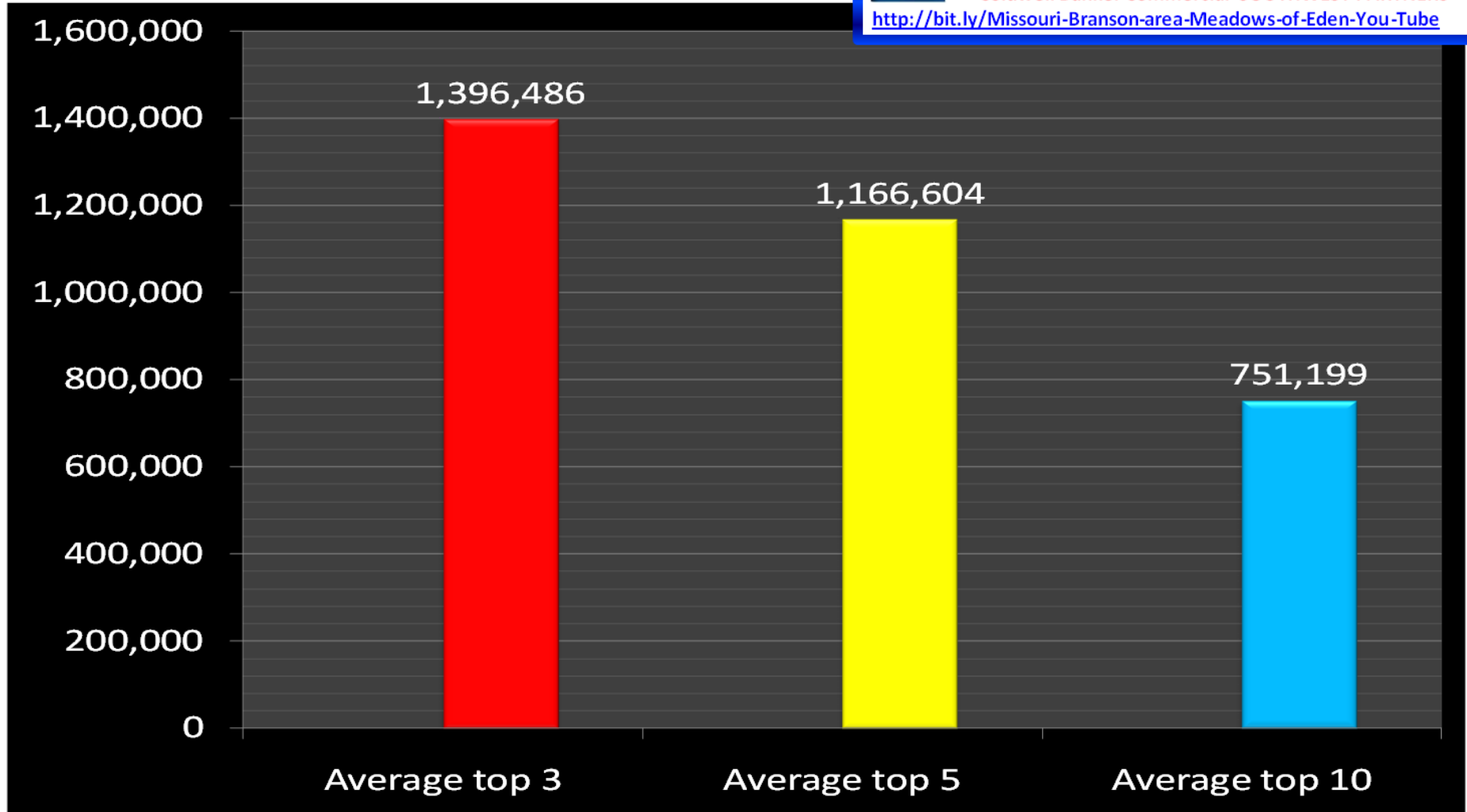
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Meadows of Eden graphics
avg top opportunities 10-min



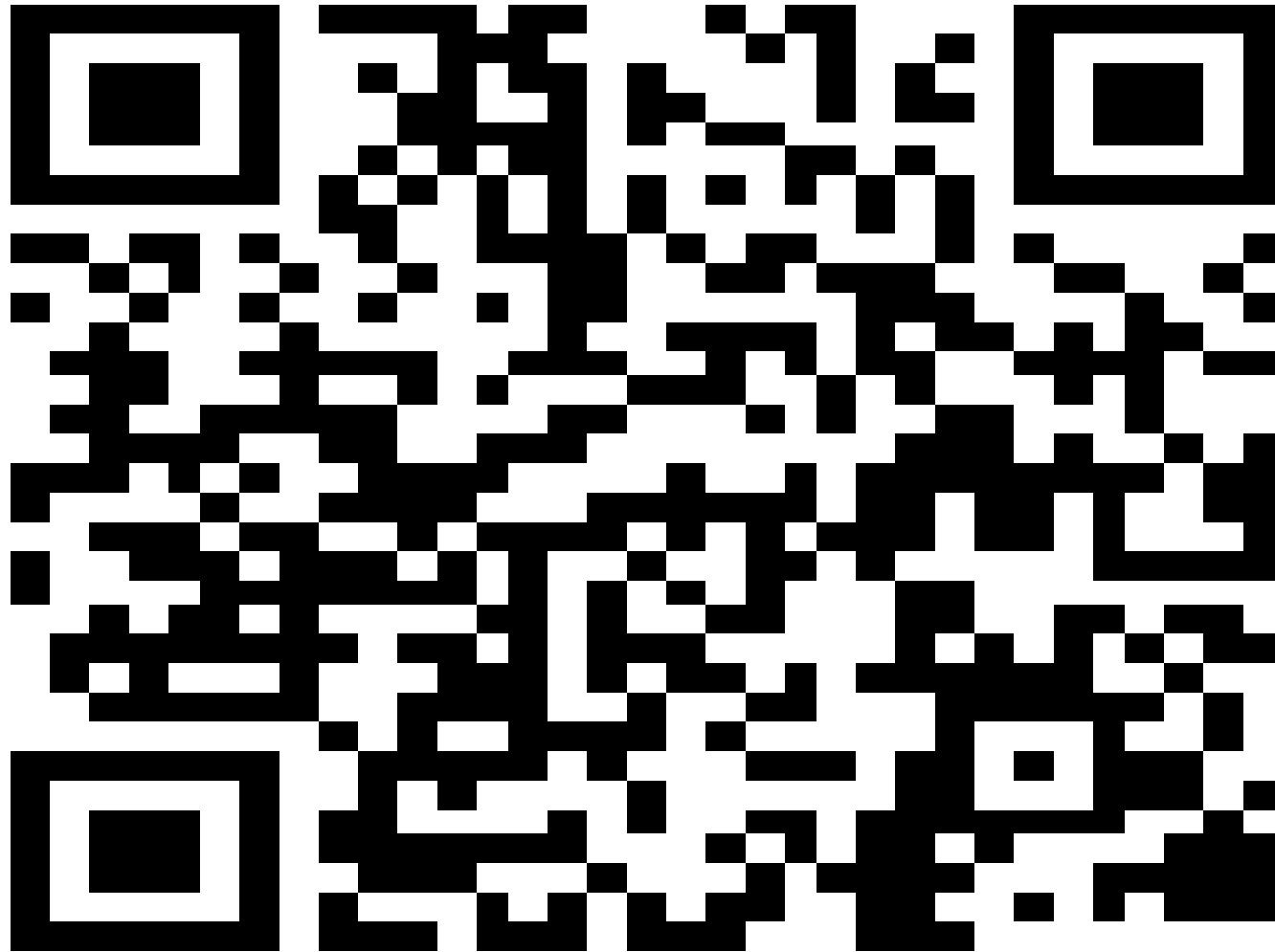
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Missouri map