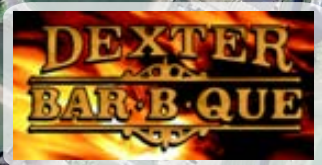


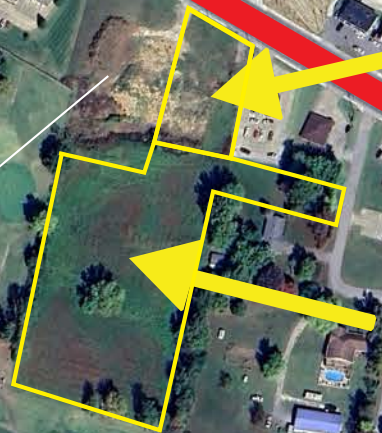
L3



504,000 Visits
per Placer.ai



CODES



COMMERCIAL
30,075 SF



RESIDENTIAL
3.642 ACRES

2505 E. JACKSON BLVD

JACKSON, MO 63755

136' FRONTAGE ON JACKSON BLVD



2505 E. JACKSON BLVD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:
REBECCA THESSSEN
314.282.9836 (DIRECT)
314.620.0093 (MOBILE)
REBECCA@L3CORP.NET

L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JOHN@L3CORP.NET



COMMERCIAL TRACT:
\$421,050.00 / \$14.00 PSF

RESIDENTIAL TRACT:
\$634,596.00 / \$4.00 PSF

POPULATION ANALYSIS

		<u>3 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
POPULATION		17,084	31,478	77,093
HOUSEHOLDS		6,663	12,356	30,732
AVG HH INCOME		\$84,417	\$85,659	\$73,436

**VIEW &
DOWNLOAD:**

DEMO REPORT

2505 E. JACKSON BLVD

SUBDIVISION PLAT

PLEASE CONTACT: **L³ CORPORATION**
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GOOD DAY FARM SUBDIVISION
A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST
CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

LEGEND
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STAKE
SCATTERED RECORD INFORMATION

LOCATION MAP
SITE

MODOT NETWORK BENCHMARK
The benchmark shown here is not located on the Missouri Coordinate System of 1983. East Zone. It is a public benchmark. It is the property of the Missouri Department of Transportation. It is not to be used for any purpose other than as a reference on the MODOT 1/2" IRON PIPE. It is not to be used for any purpose other than as a reference on the MODOT 1/2" IRON PIPE. It is not to be used for any purpose other than as a reference on the MODOT 1/2" IRON PIPE.

OWNERS CERTIFICATION
The undersigned, owner of the tract of land herein stated and further described in the surveyor's certificate set forth below, has caused the same to be surveyed and adjusted in the manner shown on this plat, which Subdivision Plat shall be known as:

"Good Day Farm Subdivision"

The area which for better identification as shown hatched on this plat is hereby established as a **RESIDENTIAL** ACCESS EASEMENT reserved by the present and future owners of Lots 1, 2 and 3 and all of their respective successors and assigns, their tenants, sub-tenants, licensees, and their respective officers, employees, agents, representatives, trustees, for the non-exclusive right and privilege for ingress and egress by pedestrian, automobile, passenger vehicles, and trucks. The owners agree not to obstruct the foregoing easement by means of a fence or other barrier, and further, to keep the area open and clear of any property leading to and from East Jackson Boulevard 1/2" IRON PIPE. No such easement shall be reduced, canceled, or otherwise altered without the approval of the present and future owners of above said Lots 1, 2 and 3, and the easement shall be perpetual and shall apply to all future successors, and said easement shall be perpetual and further shall run with the real estate.

I, **WITNESS THEREOF**, have hereto set my hand this 21 day of December, 2023.

By [Signature]
Name: **Ryan Hargis**

Title: **Manager**

STATE OF Missouri
COUNTY OF Saline

On this 21 day of December, in the year 2023 before me, [Signature], a Notary Public in and for said state, personally appeared **Ryan Hargis**, of Jackson Boulevard Holdings LLC, known to me to be the person who executed the foregoing instrument in behalf of said company, and acknowledged to me that he executed the same for the purposes therein stated.

I, **WITNESS WHEREOF**, have hereto set my hand and affixed my notarial seal the day and year last above written.

My commission expires 3-9-2031

TOTAL TRACT
A tract of land as conveyed to Jackson Boulevard Holdings LLC by document number 2023-0708 of the Cape Girardeau County records, located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri being more particularly described as follows:

Beginning at the northeast corner of Victorian Phase #4 Subdivision recorded as Document number 2017-120-19 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as 108 ft. 100 feet wide, thence along said right of way line, South 89 degrees 02 minutes 21 seconds East, 135.05 feet, to the north corner of a tract of land conveyed to FRAA Holding LLC by Document number 2020-1471 of said records, thence along said right of way line, and along the west and south line of said FRAA Holding LLC parcel and the westerly extension of the south line, South 09 degrees 42 minutes 44 seconds West, 258.67 feet, and South 71 degrees 32 minutes 25 seconds East, 250.83 feet, to the west right of way line of Hilltop Drive, thence South 08 degrees 42 minutes 44 seconds West, along the west right of way line of Hilltop Drive, 328.80 feet, to the north line of a tract of land conveyed to Banning and Debbie Wilson, by Document number 2010-10764, of said records, thence along the north and west line of said Wilson tract, North 71 degrees 14 minutes 48 seconds West, 208.48 feet, and South 08 degrees 42 minutes 44 seconds West, 280.53 feet, to the common line between above said Jackson Boulevard Holdings LLC tract and a tract of land conveyed to Jackson County Club, Inc. by Deed Book 423 Page 20, of said records, thence North 75 degrees 27 minutes 50 seconds West, along said common line, 242.37 feet, to the southeast corner of above said Jackson Boulevard Holdings LLC tract, thence along said southerly extension, North 08 degrees 38 minutes 10 seconds East, 854.42 feet to the POINT OF BEGINNING. Containing 294,670 square feet or 6.760 acres, more or less.

GENERAL NOTES:
1) Subject property is Deed C-2 General Commercial District according to Zoning Ordinance Chapter 16.1.2023 of the City of Jackson.
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2505 E. JACKSON BLVD

ZOOM AERIAL

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