

L3



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CODES

E Jackson Blvd 22,300 (2024)

**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)

RTHESSSEN@L3CORPORATION.COM

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)




JNOTTER@L3CORPORATION.COM



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
MODOT NETWORK BENCHMARK
The bearings shown here are not bearings based on the Missouri Coordinate System of 1983. East Zone bearings were determined from ground surveyed control points established in the project with Texas GPS receivers utilizing real time kinematic (RTK) technology as reliance on the MODOT RTK Network reported by the Missouri Department of Transportation. Bearings as provided by the MODOT Network are in the datum of NAD83.

OWNERS CERTIFICATION
The undersigned, owner of the tract of land herein plotted 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 **RECREATION, CROSS 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 accessible to their property leading to and from East Jackson Boulevard 1/2" No. 1. 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 fully to each and every portion, and said easement shall be perpetual and further shall run with the real estate.

I hereby establish permanent easements for utilities, as shown on this Plat.

IN WITNESS WHEREOF, I have hereunto set my hand this 21 day of December, 2023.

JACKSON BOWLING HOLDINGS, LLC
By: [Signature]
Name: Ryan Hargreaves
Title: Manager
STATE OF Missouri
COUNTY OF Saline ss

On this 21 day of December, in the year 2023 before me, [Signature], a Notary Public in and for said state, personally appeared Ryan Hargreaves, of Jackson Bowling 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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal the day and year first above written.

My commission expires 3-9-2031

TOTAL TRACT
A tract of land as conveyed to Jackson Bowling Holdings LLC by document number 2023-07088 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 2017-12018 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 08 degrees 42 minutes 44 seconds West, 208.67 feet, and South 71 degrees 32 minutes 28 seconds East, 208.67 feet, to the west right of way line of Hilling Drive, thence South 08 degrees 42 minutes 44 seconds West, along the west right of way line of Hilling 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 32 minutes 28 seconds East, 208.67 feet, and South 08 degrees 42 minutes 44 seconds West, 208.67 feet, to the common line between above said Jackson Bowling 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 73 degrees 27 minutes 50 seconds West, along said common line, 212.37 feet, to the southerly intersection of the east line of above said Jackson Bowling 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 Zoned C-2 General Commercial District according to Zoning Ordinance Lateral dated June 7, 2023 from the City of Jackson. Subsequent to City of Jackson Zoning Ordinance.
Front yard: Each lot upon which a building is constructed shall have a front yard of not less than forty (40) feet.
Side yard: Each lot upon which a residential building is constructed, there are no side yard easements except that a side yard of eight (8) feet shall be maintained where such lot abuts a residential district. On each lot upon which a dwelling is constructed, there shall be a side yard of not less than eight (8) feet. Building in excess of forty-five (45) feet in height shall have the side yard setback increased by one (1) foot for every one (1) foot in height that the building is increased over forty-five (45) feet.
Rear yard: Each lot upon which a building is constructed shall have a rear yard of not less than twenty-five (25) feet.
Height: All buildings 80' 200 feet and not over 100' 100 feet. Buildings exceeding this limitation shall require a special use permit.
2) Subject property is within Flood Zone V (Areas of minimal flood hazard) according to the National Flood Insurance Rate Map Number 2005-03020E and was effective date of 8/20/21.
3) Stock and Associates Consulting Engineers, Inc. used exclusively Missouri Land Title Insurance Company, agent for Reallocation Title, Inc. Commission No. 23-0076, with an effective date of August 6, 2023 at 10:01 a.m. for research of statements and encumbrances. No further research was performed by Stock and Associates Consulting Engineers, Inc.
4) The purpose of this plat is to divide 4 tracts of land into 4 lots in the subdivision.

LOT 1
67,284 Sq. Ft.
1.545 Acres

LOT 2
30,075 Sq. Ft.
0.690 Acres

LOT 3
158,649 Sq. Ft.
3.642 Acres

LOT 4
30,480 Sq. Ft.
0.698 Acres

REVISIONS
1. PREPARED FOR: GOOD DAY FARM, 425 N. CAPITOL AVE., SUITE 1350, LITTLE ROCK AR 72201, ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

PREPARED FOR:
GOOD DAY FARM
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SUITE 1350
LITTLE ROCK AR 72201
ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

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