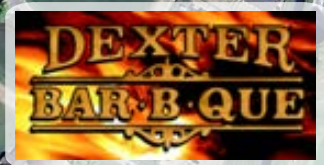





504,000 Visits
per Placer.ai

Alliance Bank
More than our name, it's how we do banking.




firstmidwest

CODES

E Jackson Blvd 23,154 (2025)

**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

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

**VIEW &
DOWNLOAD:**

DEMO REPORT

2505 E. JACKSON BLVD

SUBDIVISION PLAT

PLEASE CONTACT: **L3 CORPORATION**
REBECCA THESSEN JOHN NOTTER
314.282.9836 (DIRECT) 314.282.9825 (DIRECT)
314.620.0093 (MOBILE) 314.650.3600 (MOBILE)
RTHESSEN@L3CORPORATION.COM JNOTTER@L3CORPORATION.COM

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

PROPERTY DESCRIPTION

Tract 1: A parcel of land containing 4.93 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S. Survey 782, thence South 52° 30' East, along the North line of Survey 782, a distance of 275.0 feet to a point in the Southwest right of way of the U.S. Highway No. 81, thence South 58° 32' East, along said right of way line, 250.0 feet to a corner, thence South 52° 30' East, along the North line of Survey 782, a distance of 103.0 feet to a corner, thence South 52° 30' East, along the right of way line, 250.0 feet to a corner, thence South 52° 30' East, along the North line of Survey 782, a distance of 103.0 feet to a corner, thence North 72° 30' West, 210.0 feet to a corner, thence North 72° 30' West, 210.0 feet to the point of beginning, and containing 4.93 acres.

Tract 2: A parcel of land containing 0.877 acre, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S. Survey 782, thence South 52° 30' East, along the North line of Survey 782, 275.0 feet to an intersection with the Southwest right of way of the U.S. Highway No. 81, thence South 58° 32' East, along said right of way line, 250.0 feet to the point of beginning, thence South 58° 32' East, along the North line of Survey 782, a distance of 103.0 feet to a corner, thence North 72° 30' West, 210.0 feet to a corner, thence North 72° 30' West, 210.0 feet to the point of beginning, and containing 0.877 of an acre, more or less.

Tract 3: A parcel of land containing 1.106 acres, more or less, being a part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Start at a stone on the North line of said Survey No. 782, which stone is the Southeast corner of Jackson Southern Farm in said Township and Range, thence North 62° 27' West, 594.0 feet along the North line of said Survey No. 782, 275.0 feet to a corner, thence South 52° 30' East, along the North line of Survey 782, a distance of 103.0 feet to a corner, thence North 72° 30' West, 210.0 feet to a corner, thence North 72° 30' West, 210.0 feet to the point of beginning, and containing 1.106 acres, more or less.

Also: that part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said U.S. Survey 782, thence South 52° 30' East, along the North line of Survey No. 782, 275.0 feet to a corner on the South right of way of the U.S. Highway No. 81, thence South 58° 32' East, along said right of way line of the U.S. Highway No. 81, 250.0 feet, thence South 52° 30' East, along the North line of Survey 782, a distance of 103.0 feet to a corner, thence North 72° 30' West, 210.0 feet to a corner, thence North 72° 30' West, 210.0 feet to the point of beginning, containing 0.876 acre, more or less.

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

LEGEND
FOUND 1/2" IRON PIPE
SET IRON PIPE
FOUND CROSS
FOUND STAKE
SOURCES RECORDED INFORMATION

LOCATION MAP

MOODOT NETWORK BENCHMARK
The bearings shown herein are not bearings based on the Missouri Coordinate System of 1983. East Zone bearings were determined from ground control points relative to the ground which include GPS receivers utilizing real time kinematic (RTK) technology on the MOODOT IRN network provided by the Missouri Department of Transportation. Ground was provided by the MOODOT Network on the date of the survey.

Codes
DISPENSARY
COMMERCIAL
RESIDENTIAL

NOT INCLUDED

TOTAL TRACT
A tract of land as conveyed to Jackson Boulevard Holdings, L.L.C. by document number 2020-07086 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 Plaza #4 Subdivision recorded as Document number 2017-12019 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as 108.00 feet wide, thence along said right of way line, South 89 degrees 02 minutes 21 seconds East, 335.05 feet, to the north corner of a tract of land conveyed to FRHA Holdings, L.L.C. by Document number 2020-11471 of said records, thence along said right of way line, and along the east and south line of said FRHA Holdings, L.L.C. parcel and the westerly extension of the south line, South 05 degrees 42 minutes 44 seconds West, 228.67 feet, and, South 71 degrees 32 minutes 26 seconds East, 228.63 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, 228.80 feet, to the north line of a tract of land conveyed to Sanyo and Debbie Wilson, by Document number 2010-10764, of said records, thence along the north and west line of said Wilson tract, North 91 degrees 14 minutes 48 seconds West, 208.08 feet, and South 28 degrees 42 minutes 44 seconds West, 280.52 feet, to the common line between above said, Jackson Boulevard Holdings, L.L.C. 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, 215.27 feet, to the southeast corner of said line of above said Jackson County Club, Inc. 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 Chapter 14.020 of the City of Jackson.
2) Subject property is located in the City of Jackson.
3) Front yard: Each lot upon which a building is constructed shall have a front yard of not less than thirty (30) feet.
4) Side yard: On lots upon which a residential building is constructed, there are no side and rear yard setbacks that shall apply to the lot and shall be established where such lot is used as a residential district. On each lot upon which a dwelling is constructed, there shall be a side yard or each side of not less than eight (8) feet. Buildings in excess of forty-five (45) feet in height shall have the side yard setbacks measured by use of a lot for use of one (1) lot or height that the building is measured over forty-five (45) feet.
5) Rear and each side yard when a building is constructed shall have a rear yard of not less than twenty (20) feet.
6) Subject property has an active Flood Zone (Area of minimal flood hazard) according to the National Flood Insurance Rate Map Number 20050302E and an effective date of 9/20/21.
7) Stock and Associates Consulting Engineers, Inc. used exclusively Historic Land File Resources Company, again for Resolutions File, the Commission by 20-28705, with an effective date of August 6, 2023 at 10:01 a.m. for assessment of assessments and encroachments. No further research was performed by Stock and Associates Consulting Engineers, Inc.
8) The purpose of this plat is to divide 4 tracts of land into 4 lots in the subdivision.

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 **RESIDENTIAL ACCESS** easement owned 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 for 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 unobstructed for the use of the easement holder from East Jackson Boulevard to Lot 1. No such easement shall be relocated, terminated, or otherwise altered without the approval of the present and future owners of above said Lots 1, 2 and 3, and the easement hereby established shall apply fully to each adjacent easement, and said easement shall be perpetual and further shall run with the real estate.

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 Boulevard Holdings, LLC
By: Ryan Hilde
Name: Ryan Hilde
Title: Manager

STATE OF Missouri
COUNTY OF St. Louis

On this 21 day of December, in the year 2023 before me, Andrew David Buttner, a Notary Public in and for said state, personally appeared Ryan Hilde, 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.

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

My commission expires 3-9-2031

ABBREVIATIONS

DB - DEED BOOK
FILE - FILE
FND - FOUND
N - NORTH
P - POINT OF BEGINNING
P.F.S. - POINT OF COMMENCEMENT
S - SOUTH
SQ - SQUARE
(S/W) - SOUTH-OF-WAY WIDTH

REVISIONS

DATE	BY	REVISION
10/20/23	REB	1. PREPARED FOR SUBDIVISION PLAT

REVISIONS

DATE	BY	REVISION
10/20/23	REB	1. PREPARED FOR SUBDIVISION PLAT

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

STOCK & ASSOCIATES CONSULTING ENGINEERS, INC.
2421 & 2505 E. JACKSON BLVD. & 2615 HILLTOP DRIVE,
JACKSON, MISSOURI

GOOD DAY FARM SUBDIVISION

1

REVISIONS

DATE	BY	REVISION
10/20/23	REB	1. PREPARED FOR SUBDIVISION PLAT

REVISIONS

DATE	BY	REVISION
10/20/23	REB	1. PREPARED FOR SUBDIVISION PLAT

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



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2505 E. JACKSON BLVD

ZOOM AERIAL

PLEASE CONTACT:

REBECCA THESSEN

314.282.9836 (DIRECT)

314.620.0093 (MOBILE)

RTHESSEN@L3CORPORATION.COM

L³ CORPORATION

JOHN NOTTER

314.282.9825 (DIRECT)

314.650.3600 (MOBILE)

JNOTTER@L3CORPORATION.COM



The information in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.