



Cotton Ridge Development Land Opportunity

1303 S Main St, Sikeston, MO 63801

58 Total Acres | 1.5 AC to 9.5 AC Lots Available | Opportunity Zone | TIF Funds Available



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Offering Overview

We are pleased to present a prime development opportunity for qualified investors—approximately 58 acres of strategically located land in Sikeston, MO, a key regional hub in Southeast Missouri.

This exceptional property is directly adjacent to top-tier national retailers, including Walmart Supercenter, Lowe's, Hampton Inn, McDonald's, and more, with prominent frontage on Highway 60. Notably, Highway 60 is currently being upgraded to Interstate 57—a federally approved project that will significantly increase traffic volume and exposure upon completion.

Developers and investors have the flexibility to acquire parcels ranging from 1.5 to 9.5 acres, all within a designated Opportunity Zone. Additionally, this property is part of a Tax Increment Financing (TIF) District, offering reimbursement on a portion of development costs (details available upon request).

This is a rare chance to secure developable, commercially zoned land in a pro-business municipality with attractive tax incentives. With the upcoming transformation of Highway 60 into Interstate 57, this site is positioned to become a premier regional destination.

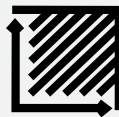
Offering Details:



Pricing
\$6.00 PSF - \$7.00 PSF
for Small Lots



Total Land Size
58 Acres



Smaller Lot Sizes Available
1.5 AC to 9.5 AC



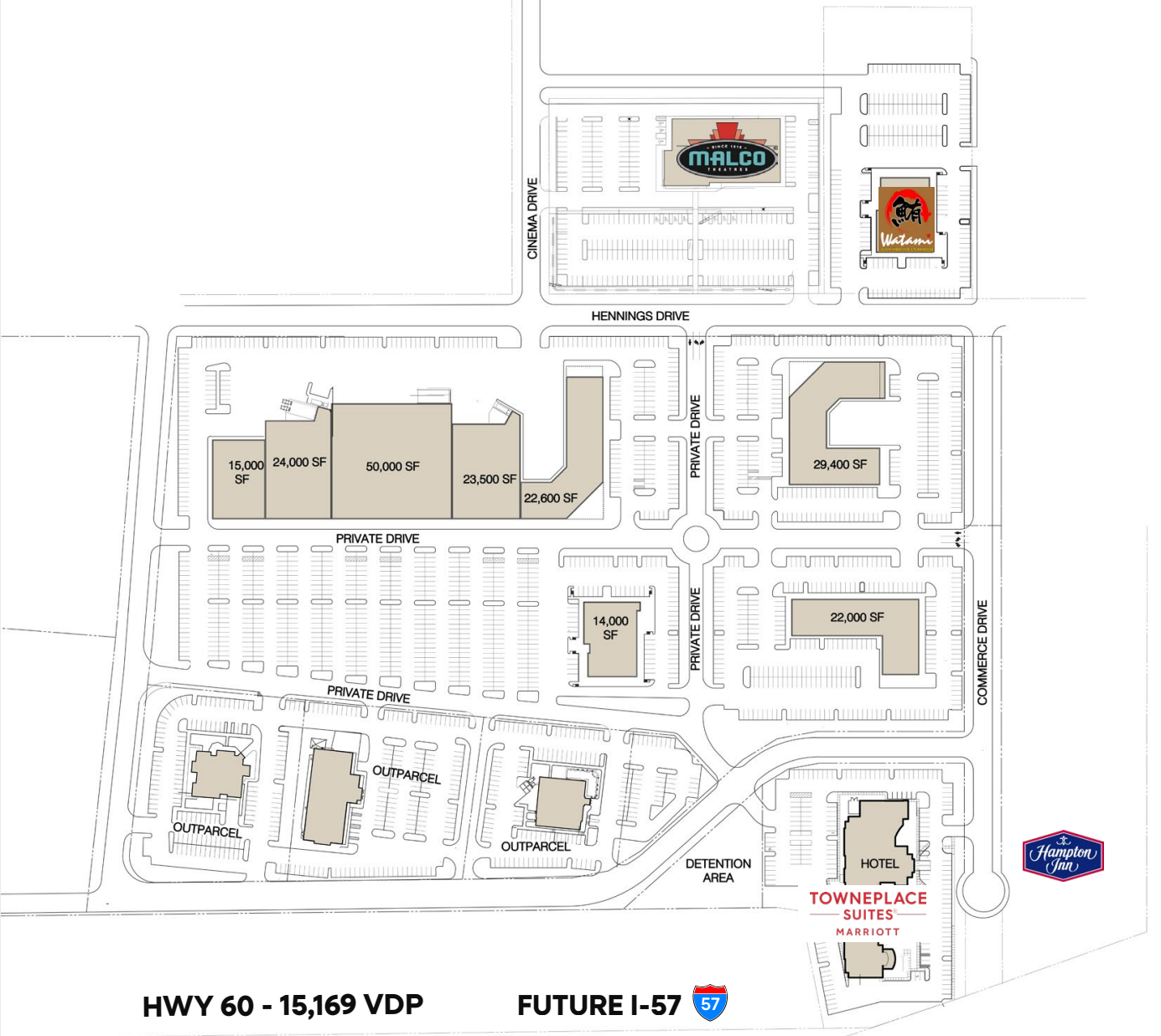
Investment Highlights

- **Strategic Lot Availability:** 1.5 to 9.5-acre parcels available at competitive pricing (\$6.00/SF - \$7.00/SF), with a total of ~58 acres of developable land.
- **Opportunity Zone & TIF Benefits:** Located in a designated Opportunity Zone with Tax Increment Financing (TIF) incentives available.
- **Major Economic Growth Nearby:** Carlisle Construction expanding with a \$62 million production & manufacturing plant, creating 100+ new jobs.
- **High-Traffic Retail Corridor:** Adjacent to Walmart Supercenter—a **regional draw and the 9th store ever built by Sam Walton**—with neighboring national retailers including Lowe's, Harbor Freight, Aldi, Taco Bell, Arby's, McDonald's, and Sonic.
- **Proven Market Performance:** AT&T (located in front of Walmart) ranked as the **#6 performing store nationwide**.
- **Unmatched Infrastructure Expansion:** Highway 60 is set to become Interstate 57, connecting to Little Rock, AR—already signed into federal law—**doubling current traffic counts of 15,169 CPD** upon project completion.
- **Strong Hospitality & Entertainment Presence:**
 - Hampton Inn purchased their own parcel and has demonstrated strong post-COVID revenue recovery.
 - Watami restaurant also purchased their own parcel, proving resilience and success despite economic challenges.
 - Malco Theaters, a nearby regional entertainment draw, is highly successful in its brand-new building.
 - Lambert's Café, a local favorite, attracts approximately 700,000 visitors per year.
- **Fast-Growing Market:** Strong housing demand and job growth indicate sustained economic expansion.
- **Future Community Development:** Local landowners are exploring the creation of an **Agricultural Museum** within this development, adding cultural and tourism appeal.





Proposed Site Plan



Demographics

5 MILE RADIUS:



Total Population: **18,920**

Households: **7,846**

Daytime Population: **20,236**

Median Age: **38.1**



Average Household Income: **\$78,609**

Median Household Income: **\$56,128**

10 MILE RADIUS:



Total Population: **24,778**

Households: **10,182**

Daytime Population: **23,463**

Median Age: **39.2**



Average Household Income: **\$79,433**

Median Household Income: **\$57,001**

20 MILE RADIUS:



Total Population: **54,425**

Households: **22,155**

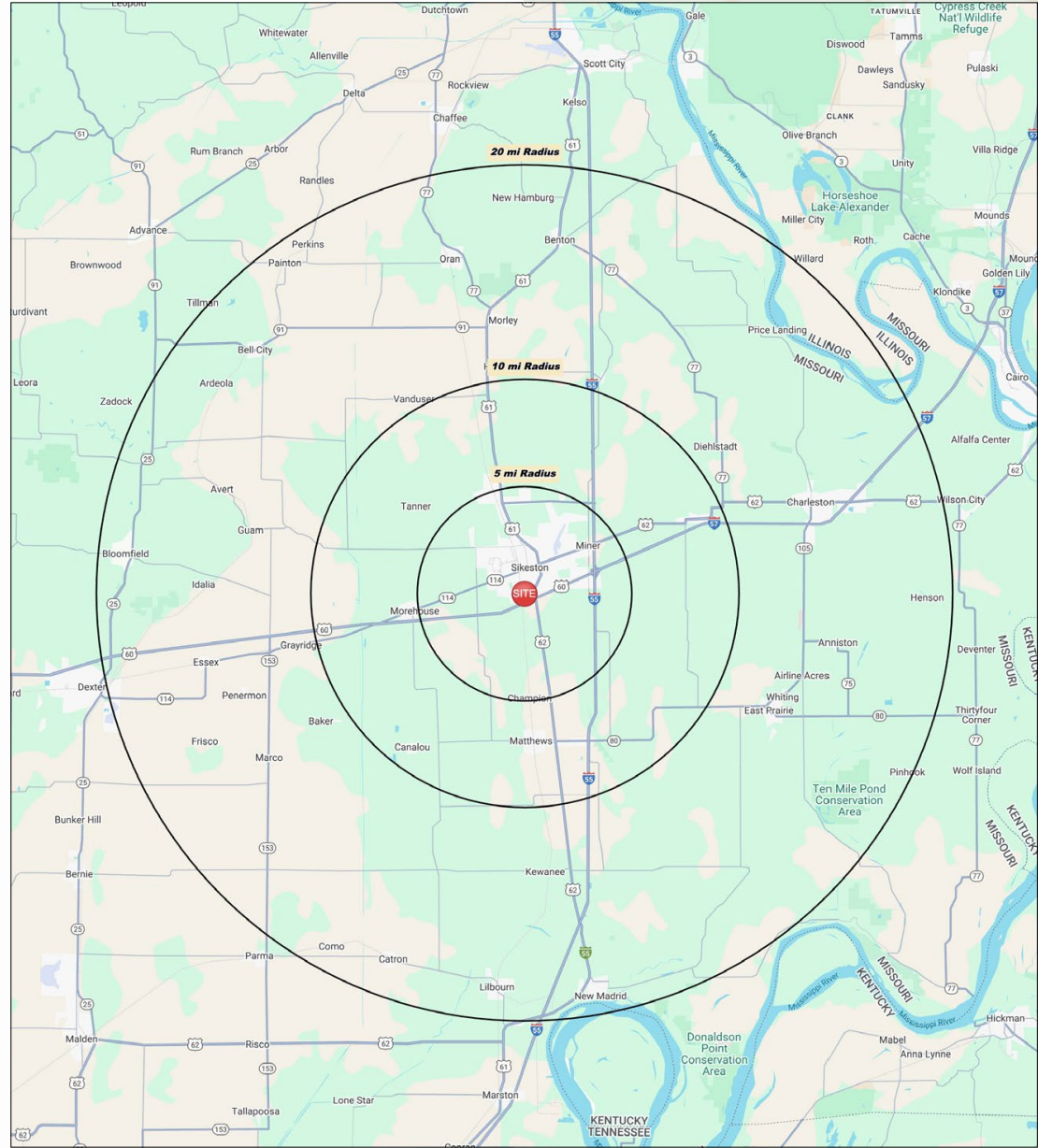
Daytime Population: **42,972**

Median Age: **39.5**

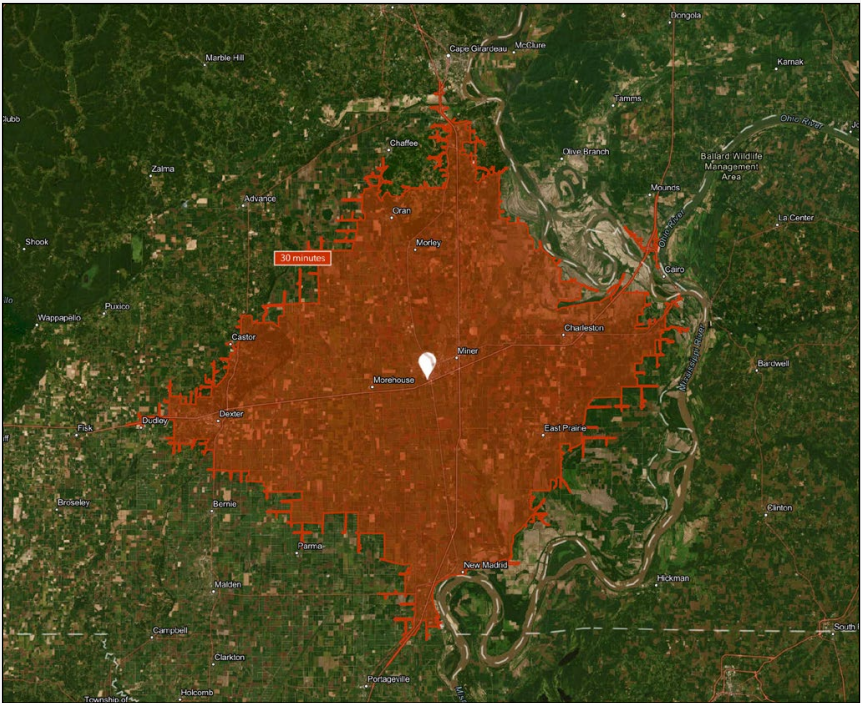


Average Household Income: **\$73,476**

Median Household Income: **\$55,184**



Demographics - 30 Minutes Drive



TOTAL RETAIL SALES

Includes F&B



\$441,780,525

EDUCATION

Bachelor's Degree
or Higher



18%

OWNER OCCUPIED HOME VALUE

Average



\$184,989

KEY FACTS

65,448

Population

\$52,351

Median Household Income

41.7

Median Age

66,475

Daytime Population

TAPESTRY SEGMENTS

Small Town Sincerity 5,397 Households	Heartland Communities 3,141 Households	Southern Satellites 2,931 Households
Socioeconomic Traits Young families & senior householders that are bound by community ties. Labor force participation lower at 52%, which could result from lack of jobs or retirement.	Socioeconomic Traits These older householders are primarily homeowners. Their children have moved away. Employment in the manufacturing, construction, utilities, health-care, and agriculture industries.	Socioeconomic Traits Slightly oldermarket. Median household income and home value are below average. Residents work in manufacturing, health care, retail trade, construction, mining and agriculture.
Household Types Half of the householders aged 55 years or older and predominantly single-person households.	Household Types Married couples, more with no children, and a slightly higher proportion of singles.	Household Types Married couples with no children are the dominant household type, with a number of multigenerational households.
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family; Mobile Homes

ANNUAL HOUSEHOLD SPENDING

\$2,345

Eating
Out

\$1,462

Apparel &
Services

\$4,600

Groceries

\$155

Computer &
Hardware

\$5,565

Health
Care

↑ St. Louis, MO
148 Miles (2 Hours 11 Minutes)

DOLLAR GENERAL

SUBJECT PROPERTY



HWY 60 - 15,169 VPD

Rt 62 - 15,831 VPD

E MALONE AVE - 14,386 VPD

Memphis, TN
139 Miles (2 Hours 13 Minutes)
↓

I-55 - 24,280 VPD

FUTURE I-57

City Overview



Sikeston, MO – Regional Growth Hub

- **Strategic Location:** Positioned in **southern Scott County and northern New Madrid County**, just north of the Missouri Bootheel.
- **Excellent Connectivity:** Direct access to Interstate 55, **Interstate 57, and U.S. Route 60 (soon to be I-57)**, providing a key midpoint between **St. Louis and Memphis** and just **three hours from Nashville**.
- **Growing Population:** Part of the **Sikeston Micropolitan Statistical Area (pop. 41,143)**.

Economic Drivers

- **Major Employers:** Unilever, Missouri Delta Medical Center, Sikeston Public Schools, Walmart.
- **New Economic Investment:** **Carlisle Construction expanding** with a **\$62 million production & manufacturing plant—creating 100+ new jobs**.
- **Retail & Business Presence:** Strong national retailer lineup including **Walmart Supercenter, Lowe's, Harbor Freight, Aldi, McDonald's, Taco Bell, Arby's, and Sonic**.
- **Tourism & Hospitality:** **Hampton Inn, Malco Theaters, and Lambert's Café** (which attracts **~700,000 visitors annually**).

Agriculture & Industry

- **Diverse Agricultural Production:** Cotton, soybeans, corn, rice, wheat, milo, potatoes, poultry, and watermelons.
- **Financial Sector:** **Montgomery Bank headquarters, the largest privately owned, family-operated bank in Missouri**, originally founded in 1903.

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