

HIGHWAY MM CORRIDOR OF OPPORTUNITY



»»» SUBSTANTIAL INFRASTRUCTURE INVESTMENT

- \$19.5 M -** City Utilities has invested in electric infrastructure along the corridor providing a new substation and transmission lines.
- \$150 M -** City of Republic is investing in wastewater infrastructure in the next 5 years to ensure adequate capacity for full development.
- \$ 15 M -** City of Republic is investing in water infrastructure in the next 5 years to ensure adequate capacity for full development.



NUMBER OF FUTURE JOB POTENTIAL NEXT
5-YEARS

UP TO 3,000

BASED ON ESTIMATED DEVELOPMENT



HWY MM CORRIDOR JOBS CREATED

3,371

PAST 10-YEARS

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THE PROJECTED DEVELOPMENT ESTIMATE IS BASED ON THE FOLLOWING FACTORS.
THE NUMBERS ARE BASED ON FULL BUILD OUT OF EACH SITE.

- LOCAL CITY OF SPRING FIELD DATA OF JOBS PER SQUARE ACRE TO PRODUCE 1,487 FOR 1 INDUSTRIAL WORKER. THE CITY OF SPRINGFIELD CASE STUDY HAD 3,200,000 SQUARE FEET WITH 2,500 JOBS WITHIN THE INDUSTRIAL PARK.
- SOURCE FOR RETAIL AND COMMERCIAL SQUARE FOOT PER SQUARE FOOT IS THE ENERGY INFORMATION ADMINISTRATION.



MEDIUM-DENSITY FOOTPRINT
DEVELOPMENT FACTOR

.32 ACRE



➤➤➤ PROJECTED DEVELOPMENT - MEDIUM BUILDOUT

Pending Permits Development Type	Acres	Factor Applied	Total Developed Acre	Feet Per Acre	Total Square Feet	Number of Possible Employees
Property 1 Gas Station	13	0.32	3.64	43560	158,558	20
Property 2 Industrial	53.37	0.32	17.0784	43560	743,935	500
Property 3 Industrial	4	0.32	1.28	43560	55,757	37
Property 4 Industrial	15	0.32	4.8	43560	209,088	141
Property 5 Commercial	9.09	0.32	2.9088	43560	126,707	85
Property 6 Manufacturing	10.72	0.32	3.4304	43560	149,428	100
Property 7 Manufacturing	5	0.32	1.6	43560	69,696	47
Property 8 Manufacturing	5.45	0.32	1.744	43560	75,969	51
Property 9 Manufacturing	1.77	0.32	0.5664	43560	24,672	17
Property 10 Industrial	20.9	0.32	6.688	43560	291,329	196
Property 11 Industrial	203.16	0.32	65.0112	43560	2,831,888	1,904
Property 12 Industrial	19.19	0.32	6.1408	43560	267,493	180
Property 13 Industrial	28.98	0.32	9.2736	43560	403,958	272
Property 14 Retail	12	0.28	3.36	43560	146,362	148
Property 15 Manufacturing	13.61	0.32	4.3552	43560	189,713	128
Property 16 Industrial	3	0.32	0.96	43560	41,818	28
Property 17 Industrial	3.48	0.32	1.1136	43560	48,508	33
Property 18 Nonprofit/Manufacturing	217.62	0.32	69.6384	43560	3,033,449	2,040
Property 19 Retail	35.07	0.28	9.8196	43560	427,742	431
Property 20 Industrial	161.84	0.32	51.7888	43560	2,255,920	1,517
Full Development Build Out - Total Possible Employees						7,855

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THE CITY OF REPUBLIC, IN PARTNERSHIP WITH GREENE COUNTY AND THE REPUBLIC AREA CHAMBER OF COMMERCE, HAS ESTABLISHED AN ENHANCED ENTERPRISE ZONE (EEZ) WHICH OFFERS THE INCENTIVES OF LOCAL PROPERTY TAX ABATEMENT AND STATE TAX CREDITS TO NEW AND EXPANDING BUSINESSES THAT QUALIFY. THE EEZ BOUNDARY INCLUDES THE AREA ADJACENT TO HWY MM BETWEEN INTERSTATE 44 AND US 60.

HERE ARE SOME FEATURED DEVELOPMENTS IN PROGRESS ALONG THE HIGHWAY MM CORRIDOR.



>>> CONVOY OF HOPE MANUFACTURING FACILITY

56,012 SF

New construction of a manufacturing facility to be utilized as a food packaging facility.

WALMART PHARMACY CENTRAL FILL FACILITY

128,671 SF

Walmart's new Republic facility will be one of only a few facilities like it in the country and highlights the retailer's new focus on centralized fulfillment.



>>> HANKINS LOT 12 SPEC BUILDING

52,120 SF

New speculative warehouse, preparing for two tenants.



HIGHWAY MM CORRIDOR OF OPPORTUNITY

THERE ARE HUNDREDS OF ACRES OF DEVELOPABLE LAND THAT IS SUITABLE FOR INDUSTRIAL AND COMMERCIAL USES WITH THE POTENTIAL TO EMPLOY THOUSANDS OF WORKERS ACROSS NUMEROUS RURAL COUNTIES IN SOUTHWEST MISSOURI.

PRESENTLY UNDER DEVELOPMENT, ADJACENT TO THE CORRIDOR ARE 844 ACRES.

552 INDUSTRIAL ● **98 MANUFACTURING** ● **58 RETAIL**

● **136 NONPROFIT** ●



➤➤➤ IRON GRAIN DISTRICT MULTIFAMILY APARTMENTS AREA 2

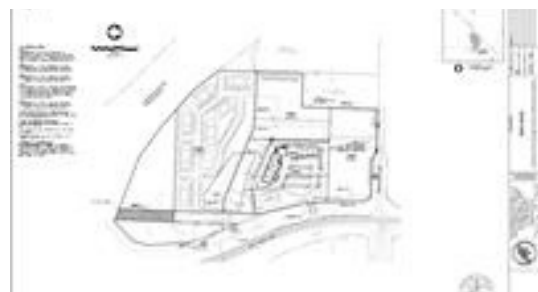
110,948 SF

Firs of two phases of apartment buildings planned for Iron Grain District with approximately 96 apartment units.

IRON GRAIN DISTRICT

52,120 SF

Commercial and multifamily PDD

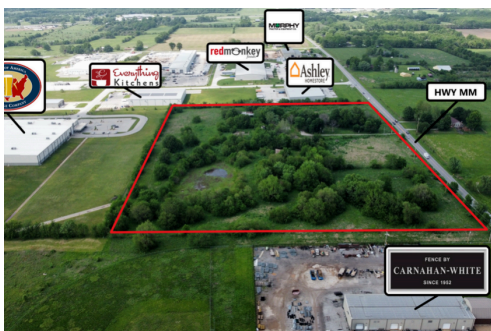


➤➤➤ REPUBLIC INTERMEDIATE SCHOOL AND OFFSITE IMPROVEMENTS

New Republic Intermediate School (grades 5-6). Project includes an offsite water main and offsite sewer main.

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REPUBLIC HAS BEEN GROWING AT A RATE OF 3.9% DUE TO ITS PROXIMITY TO SPRINGFIELD AND AVAILABILITY OF LAND. REPUBLIC IS PLANNING NOW FOR THIS GROWTH AND IS TAKING PREEMPTIVE MEASURES TO CREATE A COMMUNITY THROUGH PLANNED AND DELIBERATE TRANSPORTATION DECISIONS, INCLUDING THIS PROJECT. REPUBLIC HAS STREAMLINED LICENSING AND PERMIT PROCESSES, PAVED ROADS, BUILT NEW LIFT STATIONS, AND INSTALLED INFRASTRUCTURE TO INCREASE WATER AND SEWER LINES CAPACITY TO ACCOMMODATE COMMERCIAL DEVELOPMENT.



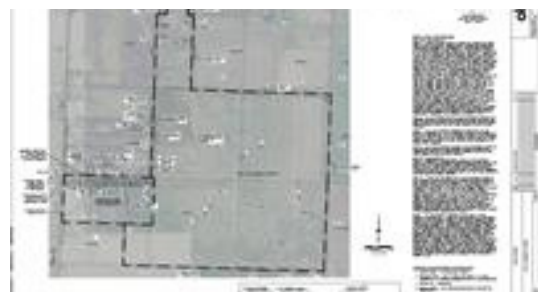
>>> 1701 S STATE HWY MM 20.23 Acres

20.23 Commercial Development Track

GARRETT FARMS <<<

203 Acres

203 acres of industrial subdivision with flexible phasing and lot sizing.



>>> FARM ROAD 160

100.2 Acres

Only available bulk development tract of its kind in Republic Market.

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PROJECT TURNS A TWO-LANE RURAL ARTERIAL INTO A DIVIDED FOUR-LANE ARTERIAL WITH RAISED MEDIANS FOR FREIGHT AND PASSENGER SAFETY.



➤➤➤ EAGLE STOP

5,542 SF

2New construction of and Eagle Stop convenience store that will be located within the Iron Grain Planned Development District.

MERCY PHYSICAL THERAPY CLINIC

3,315 SF

Located in Iron Grain District's commercial center



➤➤➤ DEVELOPMENTS NEAR MO 360/HWY MM

- AMAZON
- REDMONKEY
- ASHLEY FURNITURE
- HEART OF AMERICA
- CARNAHAN-WHITE
- EVERYTHING KITCHEN
- MURPHY TRACTOR
- LEWS
- ANYTHING POSSIBLE BRANDS
- CONVOY OF HOPE
- COORS
- HERMAN LUMBER
- WATSON METAL MASTERS
- MIDWEST
- MCLANE