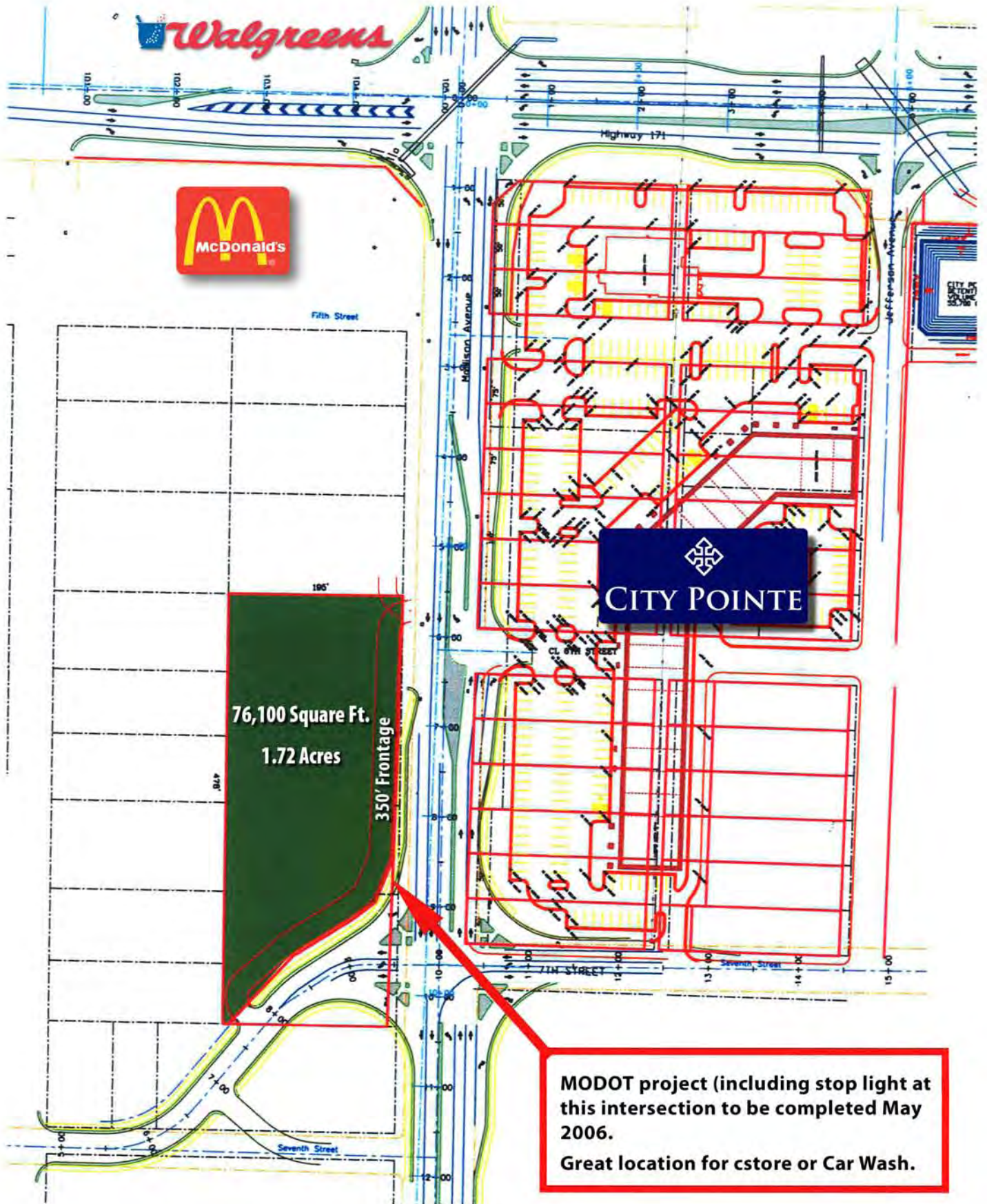


- d **PROPERTY LOCATION** Six & Seven Hundred Block of Madison Avenue • Webb City, Missouri
Surrounding retail establishments: Mc Donald’s, City Pointe at Madison Avenue Retail Center (Open 2006).
- d **PROPERTY SIZE** 76,100 Square feet | 1.72 Acres
- d **ZONING** Retail with the City of Webb City. This zoning accomodates: drive-thru windows, restaurants, banks, general retail, gasoline convenience stores, etcetera.
- d **TRAFFIC COUNT** MADISON AVENUE
22,316
- d **TRADE AREA** The City of Joplin and it’s sister city Webb City have a trade area of some 450,000 people within a 50-mile radius.
- d **CONTACT INFORMATION** Steve Vogel 417.434.1900 or Ross Vogel 816.686.6600



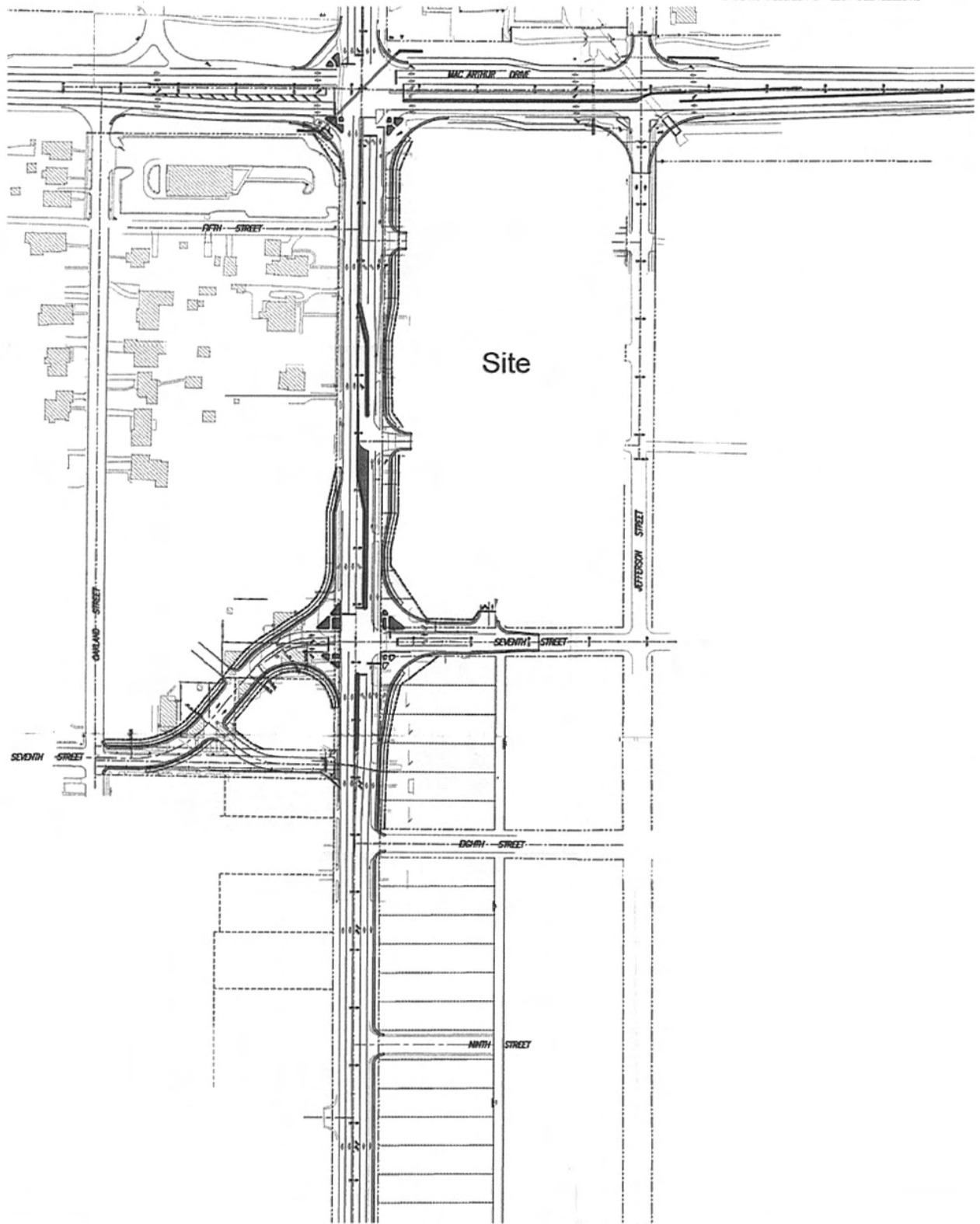

CITY POINTE

**76,100 Square Ft.
1.72 Acres**

350' Frontage

**MODOT project (including stop light at this intersection to be completed May 2006.
Great location for cstore or Car Wash.**





City Pointe
Retail Center
Webb City, Missouri

Missouri Highway & Transportation Commission
Intersection Improvement: Business 71 and
Madison Avenue



Convenient Store



MODOT Traffic Total
from 3 Directions

W McArthur Drive



30,756



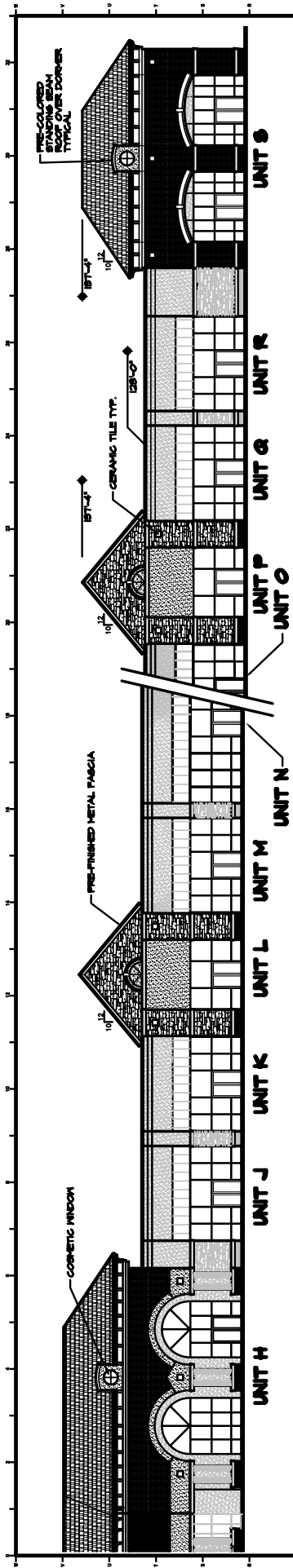
Madison Avenue


CITY POINTE
AT MADISON AVENUE

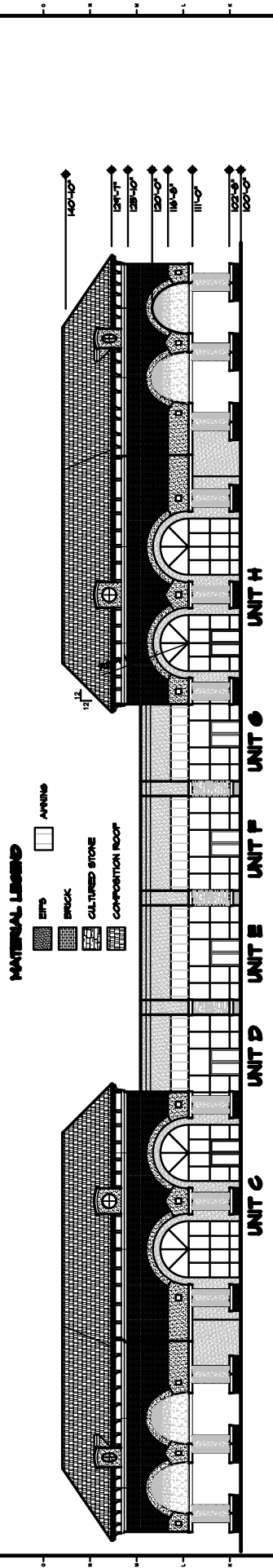
22,316



TRAFFIC COUNT



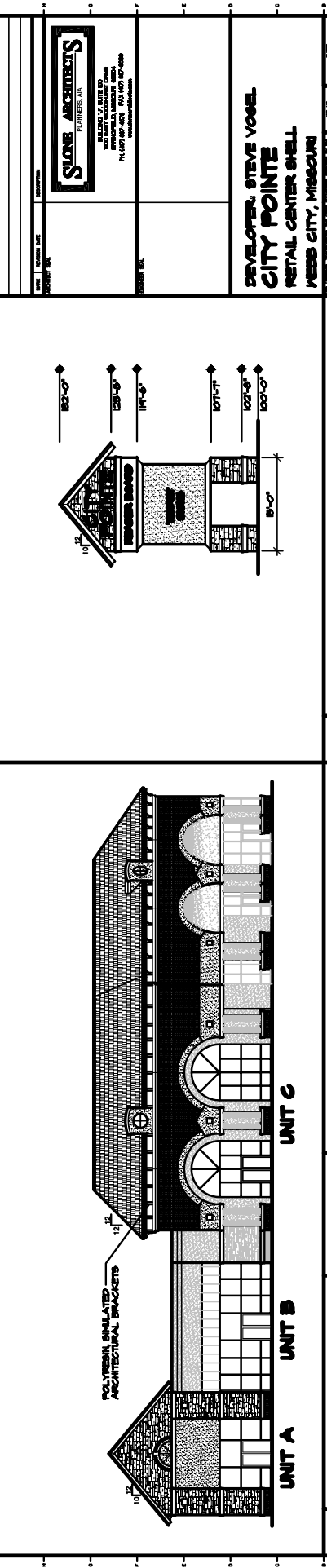
3 WEST ELEVATION
SCALE: 3/8"=1'-0"



2 NORTH WEST ELEVATION
SCALE: 3/8"=1'-0"

MATERIAL LEGEND

[Pattern]	EIFS	[Pattern]	AWNING
[Pattern]	BRICK	[Pattern]	CULTURED STONE
[Pattern]	COMPOSITION ROOF		



1 NORTH ELEVATION
SCALE: 3/8"=1'-0"

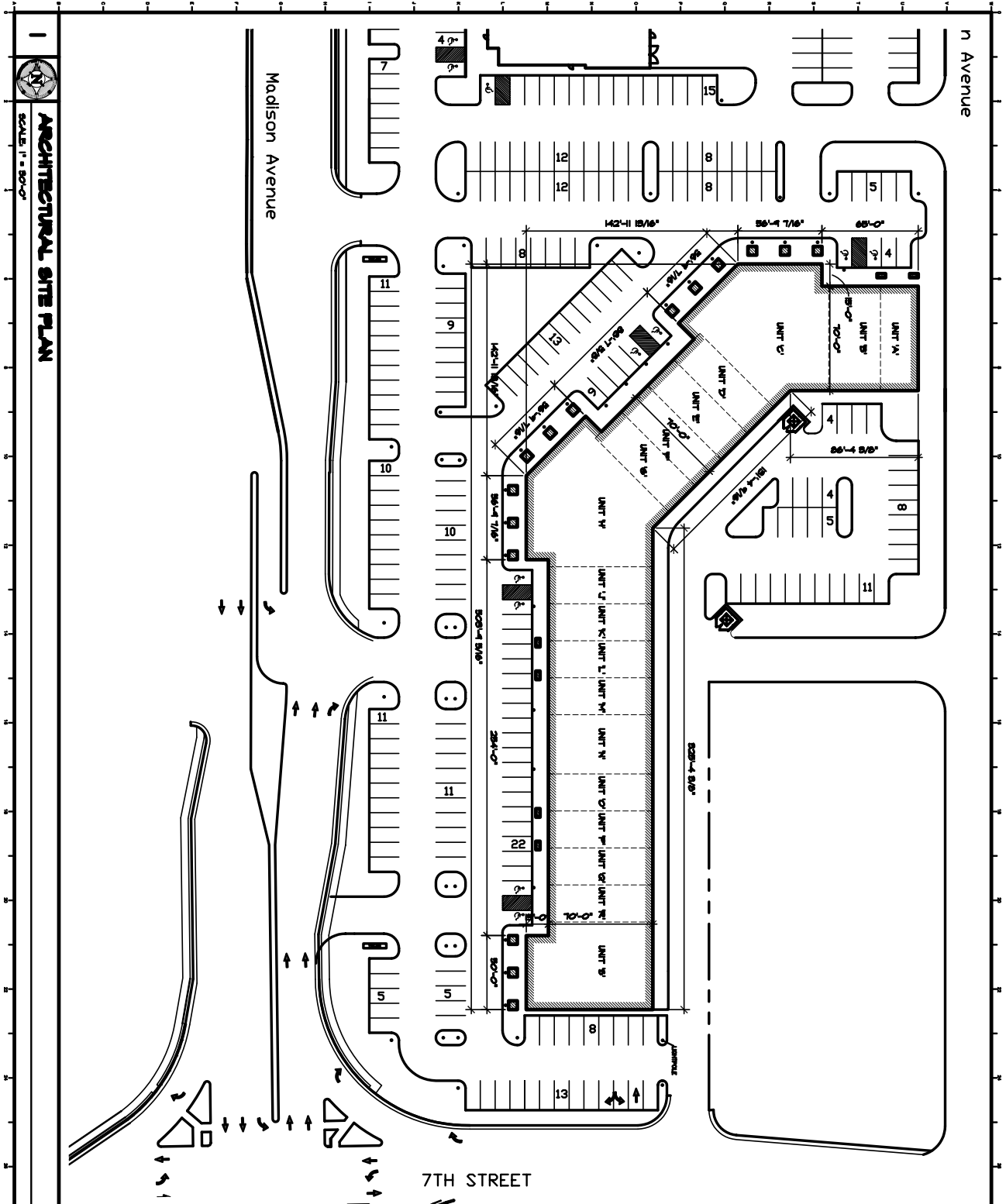
4 MONUMENT SIGN ELEVATION
SCALE: 3/8"=1'-0"

STONE ARCHITECTS
ARCHITECTS

DEVELOPER: STEVE VOGEL
CITY POINTE
 RETAIL CENTER SHELL
 MISSOURI

DATE: 08-25
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

PL-6



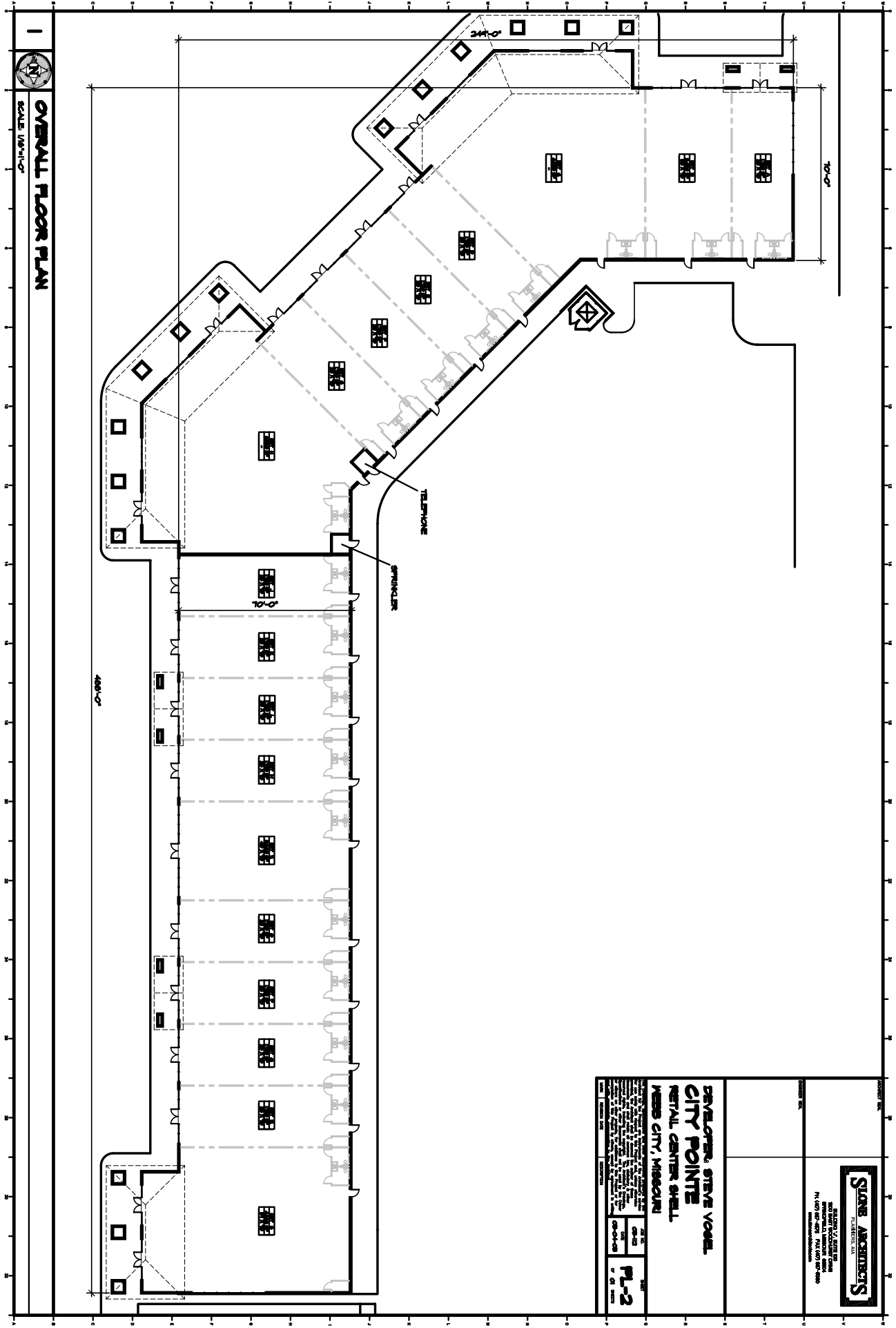
ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'-0"

DEVELOPER: STEVE VOGEL
CITY POINTE
 RETAIL CENTER SHELL
 WEBB CITY, MISSOURI

STONE ARCHITECTS
 ARCHITECTS, INC.
 200 WEST WASHINGTON ST.
 MO. 64701-2000 FAX: 64701-2000
 WWW.STONEARCHITECTS.COM

DATE: 10/15/08
 SHEET NO. 1
 OF 1



1
 N
 SCALE: 1/8"=1'-0"
OVERALL FLOOR PLAN

449'-0"

TELEPHONE

STAIRWELL

244'-0"

STONE ARCHITECTS <small>ARCHITECTS</small> <small>1111 SOUTH MAIN STREET, SUITE 100</small> <small>ST. LOUIS, MISSOURI 63102</small> <small>TEL: (314) 433-1111</small> <small>FAX: (314) 433-1112</small> <small>WWW.STONEARCHITECTS.COM</small>	
DEVELOPER: STEVE VOGL CITY POINTE RETAIL CENTER SHELL NEEDS CITY, MISSOURI	
PROJECT NO. SHEET NO. DATE DRAWN BY CHECKED BY SCALE	PL-2 OF 02 SHEETS

APPENDIX

Supplemental Information about the Joplin Area

From: Southern Business & Development

Missouri Super Sites | Crossroads Business and Distribution Park

Joplin, Missouri

A designated Enterprise Zone, Crossroads Business and Distribution Park is Joplin, Mo.'s newest planned business park. The Super Site is vying for a broad base of growing manufacturers and distributors with its 670 acres of developable land and world-class infrastructure. The Great Outdoor Grill Company, Brunner Fabrication and Hampshire Pet Products are already settling in to this site developed by the Joplin Business & Industrial Development Corp.

Joplin is located on the Ozark Plateau, 982 feet above sea level in the southwest corner of Missouri and approximately 200 miles southwest of the center of U.S. population and near the geographical center of the country. Situated five miles east of the Kansas state line, 10 miles northwest of the Oklahoma state line and 45 miles north of the Arkansas state line; Joplin provides convenient access to most of the U.S., Canada and Mexico.

Crossroads Business and Distribution Park offers tenants a developed transportation infrastructure that gets you where you need to go in a hurry. This Super Site is just one mile from both Interstate 44, the major east-west thoroughfare, and U.S. 71 (designated 1-49 corridor). Fifty trucking companies serve the region, along with rail service providers Kansas City Southern, Burlington Northern-Santa Fe and RailAmerica. Crossroads is only about two miles from Joplin's Regional Airport, 70 miles from Springfield Airport and 110 miles from Tulsa International Airport.

Joplin is hustling and bustling with a little help from surrounding communities. Joplin's corporate limits are bounded by 12 other incorporated cities and villages ranging in size from a few hundred people to nearly 10,000. This adds up to an overall population of more than 80,000, or half the metro statistical area (MSA) population, in a mere seven-mile radius of the city's center. In fact, Joplin is the hub community for more than 450,000 people living in Southwest Missouri, Northeast Oklahoma and Southeast Kansas.

Vocational schools like Franklin Technology Center and community colleges like Crowder College train up a skilled workforce while Missouri Southern State College, Northeastern Oklahoma A&M College, Pittsburg State University and Vatterott College offer four-year degrees.

In addition to Joplin's working residents, an additional 170,000 people come to the city for jobs, services, entertainment and health care every day and the region offers competitive wages of about 80-85 percent of the national average. With its Southern business advantages and strategic location, Crossroads Business and Distribution Park promises a place of prosperity for a diverse manufacturing and distribution base today, tomorrow and long into the future.

For more information about Crossroads Business and Distribution Park, call the Joplin Area Chamber of Commerce at 417-624-4150, send e-mail to robrian@joplincc.com

<http://www.sb-d.com>

From: JoplinMo.org

Joplin is located in southwest Missouri in the “four corners” region encompassing Oklahoma, Kansas, Missouri and Arkansas. At the edge of the Ozark Mountain region, Joplin has a current population of 46,000. The population within a 40-mile radius of Joplin is 400,000, making it Missouri’s fourth largest metropolitan area. Joplin combines the beauty and hospitality of country living with the convenience and commerce of city vitality.

Incorporated in 1873, the City of Joplin is a full-service municipality. It operates under the Council-Manager form of government and has approximately 400 employees delivering a variety of services to the regional community.

Joplin is readily accessible to eight major lakes, numerous clear-water streams, and a number of entertainment and vacation attractions. Located at the crossroads of Interstate Highway 44 and U.S. Highway 71, Joplin serves as the commercial, cultural, financial, educational, medical, recreational and transportation center of a 5,000 square-mile area. Joplin’s regional airport provides ready access to major transportation centers and is served by American Connection, which offers connecting airline transportation through St. Louis.

A diverse and brisk economy supports the needs of industry in this rapidly growing region. The local economy realizes \$220 million direct income each year from tourism which is supported by more than 2,000 hotel rooms and 150 restaurants. In addition to excellent schools, churches, and community activities, Joplin offers a cost of living that is among the most desirable of any city of its size in the country. ACCRA (American Chamber of Commerce Researchers’ Association) currently computes cost of living in Joplin to be 86.2% of the national average for metropolitan areas. For residential housing, Joplin offers one of the best values in the United States. The average value of existing homes in the area is \$72,540. New three-bedroom homes typically range from \$70,000 to \$105,000.

Joplin’s lively interest in cultural activities includes history, arts, concerts, theater and dance. George A. Spiva Center for the Arts features a continuous rotation of famous exhibits, a regional focus gallery, and art instruction for both children and adults. Joplin Little Theater, the oldest continuous community theater west of the Mississippi, allows a creative outlet for local residents. In addition, local colleges and universities offer various cultural opportunities, including the Missouri Southern International Piano Competition.

There are several institutions of higher education located in Joplin including Missouri Southern State University, which had a Spring 2004 enrollment of 5,400 plus full-time and part-time students. Other institutions include Ozark Christian College, Messenger College, Vatterott College and the Franklin Technology Center.

Health care providers and related businesses are among the major employers in the area. There are more than 300 physicians and surgeons and over 100 dentists located in Joplin. Providing emergency medical services to residents of the area are St. John’s Regional Medical Center and Freeman Hospitals and Health System. Combined, the hospitals have nearly 750 beds. St. John’s and Freeman Hospitals operate Level II Trauma Centers.

<http://www.joplinmo.org/>

From: Inbound Logistics

Access to Success

If easy access to U.S. and North American markets, low operating costs and skilled employees are important to your business, then Joplin, Missouri offers a number of dynamic opportunities for success.

Joplin sits astride interstate and Federal highway corridors running from coast to coast and from Canada to Mexico. The 670-acre Crossroads Business and Distribution Park is located adjacent to I-44 and new interstate grade U.S. 71 (future I-49 corridor). Also, more than 50 trucking companies are located in the area.

Major Class I rail lines offer coast-to-coast and country-to-country connections. The community has up to a 1,000 acre site served by rail. Commercial and freight flights are also available at Joplin's regional airport.

While the Joplin metropolitan area comprises 157,000 people, the three-state market area encompasses more than 450,000. The labor pool of more than 220,000 people gets high marks for its productivity and quality of work. The excellent highway system makes it easy for businesses to access this talented labor market.

The workforce is enhanced with training opportunities at Missouri Southern State University, Crowder College, Pittsburg State University and Franklin Technology Center. All of these institutions offer standard and customized training in a wide variety of skills.

Along with a skilled workforce, companies locating in Joplin find that overall operating costs are among the most favorable in the U.S. Utility and transportation costs are low. Local property tax rates are among the lowest in the country and state corporate tax rates are modest. Wage rates are very favorable, particularly given the strong work ethic of area residents.

Overall, Joplin, Missouri offers an ideal location for companies that need access to U.S. and North American markets, quality labor, available sites and buildings, low operating costs and a community with a high quality of living. Companies such as General Mills, Leggett & Platt, Owens Corning and CFM Home Products are successful in Joplin. Let us help you successfully meet your logistics needs as well.

<http://www.inboundlogistics.com>

From: The Joplin Area Chamber of Commerce

When potential new businesses look at our area they see a market area population of nearly 500,000, with more than \$2 billion in retail sales. Those factors, along with low taxes and a rapidly growing population have helped spur unprecedented retail and restaurant growth in past five years. Other companies take notice of our diverse economic base that includes medical, retail, transportation and manufacturing opportunities and they see a cooperative community ready to join in partnership for mutual growth.

As the commercial, medical and cultural hub of the four-state region, Joplin offers quality of life amenities rare in a city of this size, providing services for more than eight times its population. Located just seven miles from the Kansas border, ten miles from the Oklahoma border and 50 miles from Arkansas, Joplin attracts thousands of daily visitors who work here, shop here and enjoy the many attractions the city offers. During the day, the population swells to more than 200,000 people.

<http://www.joplincc.com/>

From: The Brookings Institute

Joplin, MO Metropolitan Statistical Area

Missouri's four smaller metropolitan areas emerged as some of the fastest-growing regions in the state. As a group, the St. Joseph, Joplin, Columbia, and Springfield metropolitan areas grew at twice the state's overall population growth rate by growing 18.3 percent during the 1990s, and adding a total of 111,637 new residents. During the decade the four smaller metros also added 107,000 jobs as they expanded their combined job base by 28.8 percent-significantly faster than the combined Missouri-side growth of the Kansas City and St. Louis metro areas.

<http://www.brookings.edu>