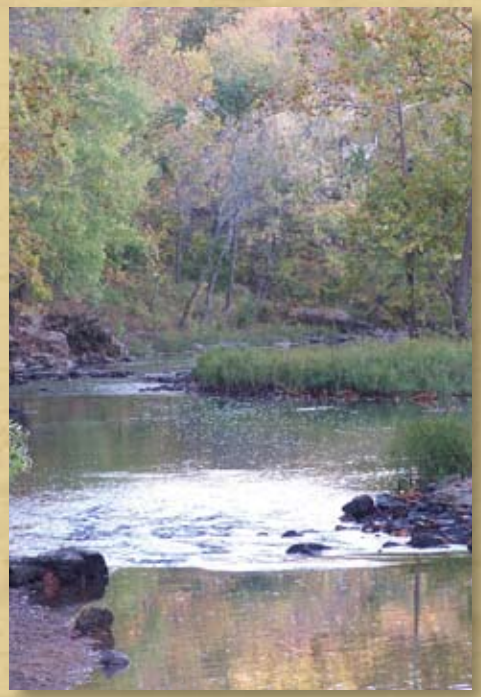
Wildwood Ranch

Unlimited Possibilities



For each generation an incredible window of opportunity opens.
The challenge is being able to see that open window before it closes.

Wildwood Ranch Development is pleased to show you just such an opportunity.

Mid-America's Mixed Use Master Plan

Uniquely Wildwood Ranch

Nestled in America's Heartland is one of the most unique multi-use real estate opportunities left in North America. Located less than 15 miles from the geographic center of the US, Wildwood Ranch is a sprawling 2,064 acre tract of land poised for development.

Situated in what is commonly referred to as "The Four-State Area" bordering Arkansas, Oklahoma and Kansas, Wildwood Ranch is conveniently located immediately west of the city of Joplin in Southwest Missouri. Thousands of travelers come through the region each day crossing the country on Interstate 44 and US Highway 71. As the area continues to experience rapid development, this could soon be known as "America's Intersection."

With 1,300 acres suitable for industrial use and over 700 acres of creek-front bluffs perfect for residential development, commercial or retail offerings, Wildwood Ranch will be the area's largest master planned community.

Live, Work And Play

Whether Wildwood Ranch is where you choose to live, work or play, you can have the best of what the region has to offer - without breaking the bank. The cost of living in Joplin is highly competitive, as a matter of fact, the American Chamber of Commerce Research Association Cost of Living Index repeatedly places Joplin's cost of living at nearly twelve percent below the national average.

Joplin's low cost of living is only part of it's charm. Low taxes, a rapidly growing population, and unprecedented retail and restaurant growth provide the business owner or investor a market area population of nearly 500,000 with more than $2 billion in annual retail sales.

With a booming economy and strong market population, Joplin still has a hometown feel. It is a community with safe, pleasant residential areas, friendly people and neighborhood schools. Simply put, Joplin is one of the best kept secrets in in America's Heartland.

Something For Everyone

Wildwood Ranch not only offers a distinctive lifestyle within the community, but is conveniently located near the Joplin Metropolitan area – which is home to some of the most exceptional schools in Missouri. Many of which have earned state and national recognition for outstanding achievement. Educational opportunities are unlimited with two NCAA universities in the area.

Two major medical centers with air ambulances serve the greater metro area population of 300,000. In addition, major retail shopping, and five-star dining are just minutes away. The Joplin Museum complex is home to two outstanding educational museums and the Spiva Center for the Arts has become the place to learn about, see, collect and create art projects.

Joplin also is home to The Bridge Recreation and Community Center, an amazing public library system and art reference library, the Joplin Little Theatre, and the Joplin Sports Authority has numerous opportunities for the youth as well as bringing local, state, regional, national and international sporting events to the area. Joplin has endless possibilities for everything you want to see and do!

Opportunities

As an Industrial Park, Wildwood Ranch is a well planned industrial subdivision and a terrific opportunity for warehousing and distribution operations, heavy to light manufacturing, administrative office operations, medical/pharmaceutical or commercial developments with unlimited flex space. With more than 1300 acres available on this site, the opportunities are limitless.

Site preparation is minimal and available utilities include high-pressure gas, industrial water and fiber optic head-in. The site is conveniently located adjacent to the new Empire District Electric Company State Line Power Plant, making it extremely attractive for all types of industrial use.

The surrounding commercial environment accommodates a variety of industries, with technology companies, manufacturing facilities, medical professional offices, industrial/distribution and retail shopping all within minutes of Wildwood Ranch.

Location Matters

- I-44 / I-40: St. Louis & Los Angeles
- US 71 / I-29: Kansas City & Winnipeg
- US 71 / I-35: Duluth
- US 71 / I-49: New Orleans
- US 69 / I-35: Dallas & Mexico
- I-29 / I-90: Tacoma
- I-44 / I-64: Louisville
- I-44 / I-55: Chicago
- I-44 / I-70: Philadelphia
- US 71 / US 59: Houston
- US 400 / I-35 & 70: Wichita & Denver

The Joplin Metro area's position for serving national markets is equal to Chicago or Kansas City, with 5.2 million people that can be reached within a 150 mile radius. Interstates 40 and 44 (east-west) and US Highway 71 (north-south) connect to every region in the country.

Benton County, Arkansas, home to Wal-Mart Stores, Inc. headquarters is just one hour away from the property and Joplin is well positioned geographically to serve as a distribution center for many of their suppliers. Within two hours of six Wal-Mart Centers, Joplin has a logistics advantage for supplying the Wal-Mart system, the nation's largest retailer.

Not only does Wildwood Ranch boast exceptional highway accessibility, the site is within 110 miles of four airports that serve the region, providing commercial and cargo service to markets worldwide. Add that to the railroad access, Burlington Northern Santa-Fe railroad is on site with tie-ins to Missouri Northern Arkansas and Kansas City Southern railroad within a few short miles, and you realize Wildwood Ranch Industrial Park gives you opportunities to reach every market in the world.

Work Force

There is an excellent available work force in the immediate Joplin area of 93,668, more than half having at least some college education. When looking at the larger Southwest Missouri Region, the labor pool numbers increase to 158,058.

Given Wildwood Ranch and Joplin's location in the "Four State Area" the work force from Oklahoma, Kansas and Arkansas are also vital to business and industry in the region. Residents from Ottowa and Craig Counties in nearby Oklahoma increase the available labor pool by 17,096. Residents from Crawford and Cherokee Counties in Kansas increase the labor pool by 31,183. Add to that residents from nearby Benton County Arkansas, which boasts a labor pool of 104,975, and you can see how the location of Wildwood Ranch puts a workforce of over 250,000 within easy commuting distance.

Work Force -

Missouri	158,058
Oklahoma	17,096
Kansas	31,183
Arkansas	104,975

Municipal Development Incentives

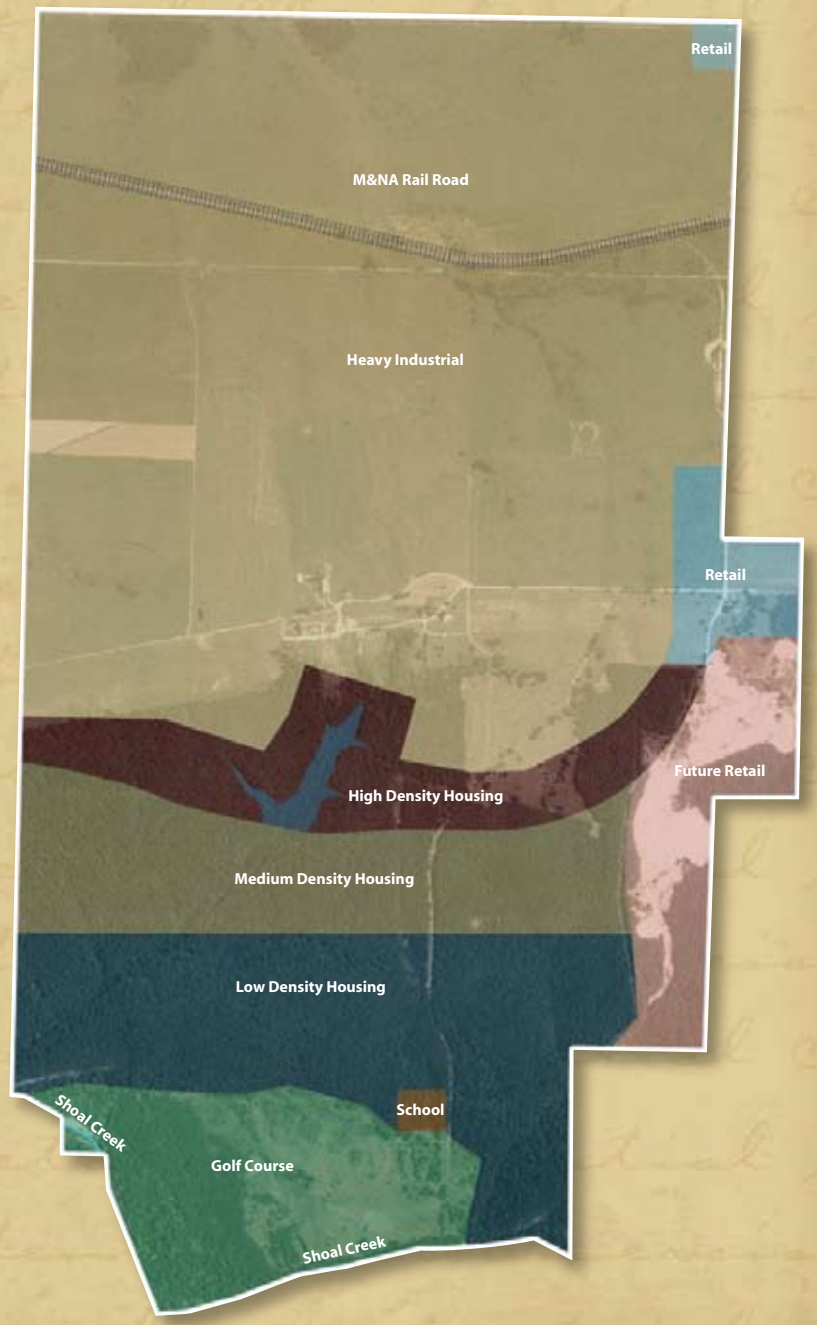
The City of Joplin and the Joplin Area Chamber of Commerce have made attracting new industry to the region a top priority. The State of Missouri offers a competitive number of incentives that are appealing to new employers coming into the area, including the new Quality Jobs Act which was, in large part, written by Joplin's state legislators and the Joplin Chamber of Commerce.

The State of Missouri also offers a Quality Jobs Program which grants businesses engaged in manufacturing or other basic industries cash rebates, the Enhanced Enterprise Zone Program which provides tax credits and other incentives to business hiring from within officially designated Enterprise Zones, and more.

Business isn't just something the City Council wants to see come to Joplin, it is something that the Council understands firsthand – because the majority of members are business owners themselves. That pro-business attitude is reflected in the general population, making Joplin a friendly, accommodating place for you to build your business.

Wildwood Industrial Park At A Glance

Highways -	I-44 (5 miles), US 71 (10 miles) MO 66 (1 mile)
Topography -	Flat to gently rolling
Owner -	One private owner
Natural Gas -	Missouri Gas Energy
Electric -	Empire District Electric Company
Water -	Missouri American Water Company
Wastewater -	City of Joplin Shoal Creek Plant
Telco -	Southwestern Bell, fiber optics, cable, DSL & satellite services
Rail -	On site Burlington Northern Santa-Fe
Former Use-	Agriculture
Current Use-	No zoning restrictions
Zoning-	Jasper County
Surrounding Land Use-	Agriculture, power plant & industrial
Airport/Air Cargo -	Joplin Regional Airport – 8 miles Springfield National Airport – 70 miles Northwest Arkansas Regional Airport – 75 miles Tulsa International Airport – 90 miles
Land Use Plan Available -	Phase I & II Environmental Studies completed
Enhanced Enterprise Zone -	Yes



Imagine The possibilities...

Wildwood Ranch offers full service land developers an opportunity nearly impossible to locate in any other US location. Imagine nearly one and a half miles of beautiful creek front property surrounded by tree covered hills and bluffs. Property boasting a breathtaking natural beauty, filled with majestic Oak and Maple trees. Property that has truly been untouched for hundreds of years.

Then imagine that property with no zoning requirements, virtually no entitlement process and all necessary utilities adjacent to or on site. Very few properties can speak to several of these features, and almost none can boast of them all. Wildwood Ranch is the most conveniently located and hassle-free opportunity of this magnitude available.

Imagine, the breathtaking views along Shoal Creek can be home to a hunting lodge or resort, or perhaps luxury home sites, or even a nearby golf course. Wildwood Ranch is the one place you can take your imagination and make it your reality.

The Perfect Blend

Wildwood Ranch presents the perfect opportunity to create a seamless blend of natural terrain, commercial venues, recreational facilities and residential offerings. The perfect place to offer the area's newest, most desirable retail and residential development, and is centrally located in the region – making it the perfect location to blend business and pleasure.

Wildwood Ranch offers the master developer an opportunity to create one of the most beautiful communities in America with an incredibly affordable start-up cost and essentially boundless upside.

Wildwood Ranch is a canvas awaiting a master's vision. Will that vision be yours?

Wildwood Ranch...A Natural Choice

- Scenically located on 700 + wooded acres that have been untouched for hundreds of years
- Adjacent to Metropolitan area
- Breathtaking views of Shoal Creek
- One and a half miles of creek frontage
- Pristine site for golf course
- Ideal location for a hunting lodge or resort
- Excellent retail and dining opportunities
- Perfectly suited for several neighborhoods with different distinctive features
- Secluded wooded lots
- Luxury home sites
- Residential neighborhoods
- Single famly home sites
- Multi-family unit potential
- School or daycare facilities

It's Good To Be Home

Wildwood Ranch is Destined To Become Something Truly Grand
In The Center of America's Heartland

Wildwood Ranch is single most unique real estate opportunity left in North America.
The perfect environment for families and business.
The perfect environment for you to build your legacy... At Wildwood Ranch you really can have it all.

Wildwood Ranch

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