

TURN-KEY RESTAURANT FOR SALE.

892 STATE HWY. 165, BRANSON, MISSOURI



PROPERTY SUMMARY

Sale Price:	\$1,650,000
Lot Size:	1.68 Acres
Building Size:	10,359 SF
Year Built:	1993
Renovated:	2012
Cross Streets:	Hwy 165

PROPERTY OVERVIEW

Turn Key Restaurant For Sale. Out of Area Landlord Ready To Sell. Located on High Traffic Highway between the tourist district and major residential, condominium and timeshare neighborhoods. Ready to stock the refrigerators, bar and start doing business. Over 9M Yearly Branson Visitors eat out at least twice a day. Top 10 Area Restaurants average over \$4M in sales yearly.

PROPERTY HIGHLIGHTS

- Well - Know BBQ Restaurant Location
- All FF&E included in the asking price (see equipment list attached)
- Multi-functional property that can easily accommodate large groups and walk-ins
- Well Maintained and Equipped
- Near The Newest Family Attraction, Ozark Mountain Coasters and near over 10000 Lodging units

OWN THIS PROPERTY AT LESS THAN REPLACEMENT.

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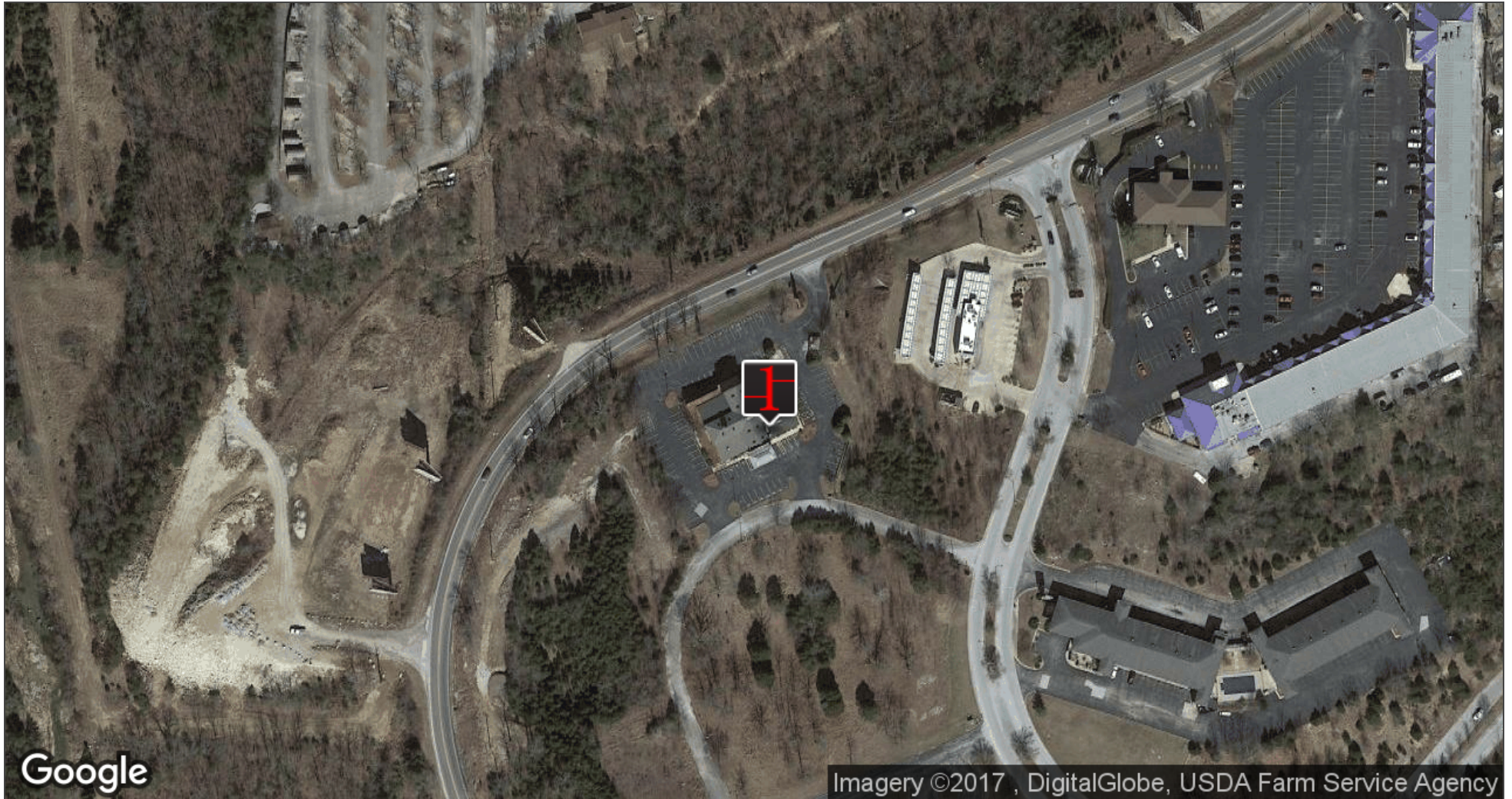


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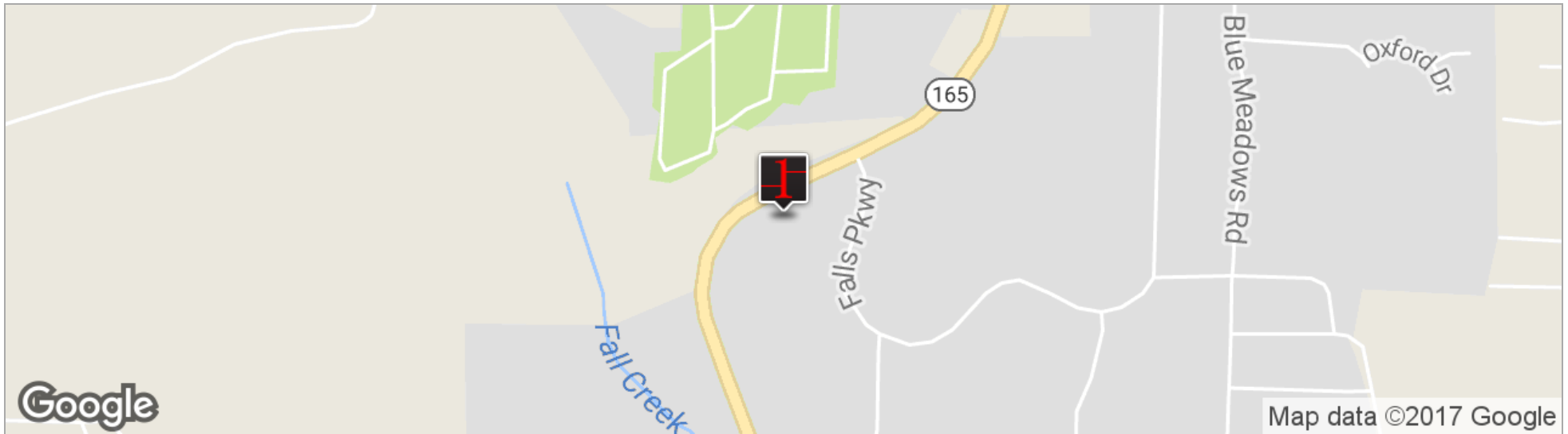
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Restaurant



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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,698	21,155	51,633
MEDIAN AGE	44.9	41.1	41.6
MEDIAN AGE (MALE)	42.9	37.4	39.3
MEDIAN AGE (FEMALE)	46.1	43.3	42.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	780	8,891	21,250
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$51,798	\$57,177	\$56,949
AVERAGE HOUSE VALUE		\$226,980	\$201,238

PROPERTY HIGHLIGHTS

- Located between the Branson Entertainment District and a major residential, timeshare and condominium neighborhoods.
- The Property operated as a successful BBQ Restaurant for more than 20 years.
- Branson Attracts more than 8.4 Million visitors a year.
- Restaurant tax collections have increased for the last three years and are up 8% YTD.
- Own This Property At Less Than Replacement Cost

LARGE WELL EQUIPPED KITCHEN.

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Partial View Of Kitchen



Partial View of Kitchen



Partial View of Fully Equipped Kitchen

HIGHLY THEMED RESTAURANT.

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FUNCTIONAL DINNING AREAS.

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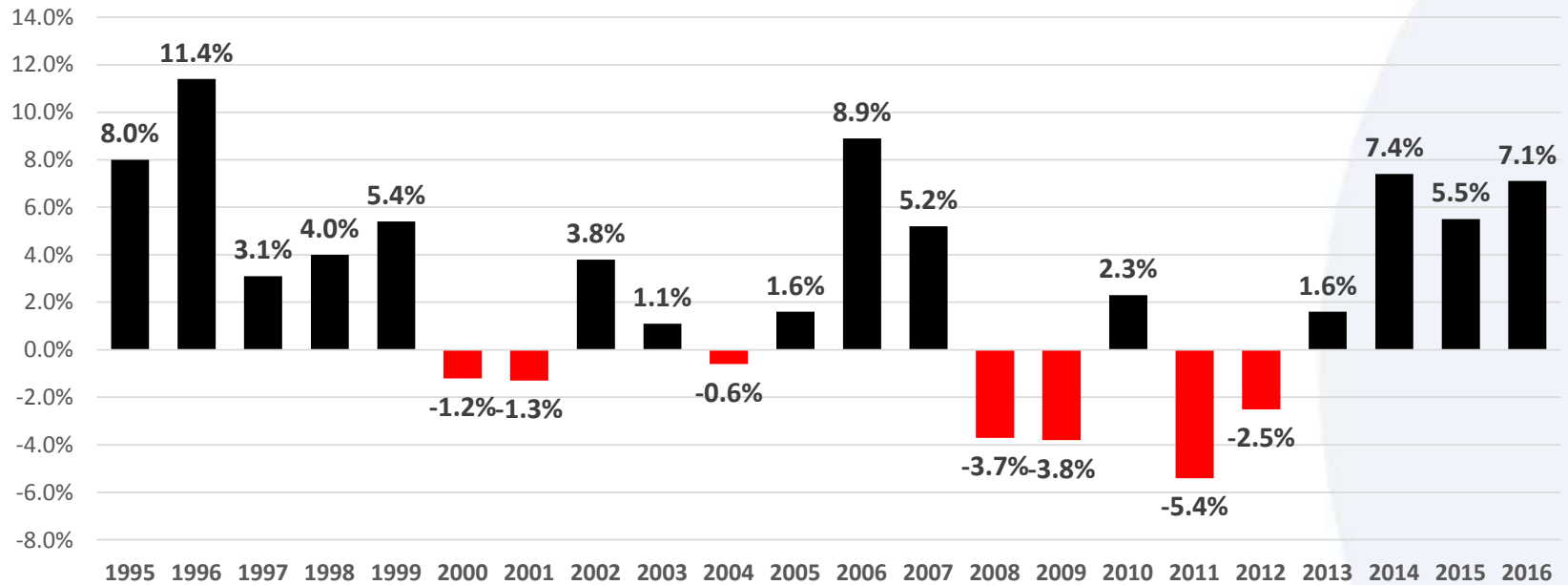


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Branson's 2016 visitation increased by 7.1%, another record.

Annual Variance to Prior Year



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Branson, Missouri is a popular, value-oriented tourist destination that attracts an estimated nine million tourists annually. The destination is ranked as the 17th best U.S. Vacation destination by TripAdvisor. That is six years in a row to be in the top 20! Trivago.com announced the Best Value Destinations of 2017 earlier this year and Branson is number one for the second year in a row. The market offers over 40 live music theaters and more theater seats than Broadway. There are numerous family-oriented attractions, most notably, the Silver Dollar City theme park and the Titanic museum/exhibit, as well as over 200 restaurants. The area is home to three scenic lakes that offer boating/fishing activities and 12 golf courses. Branson is strategically located in the central United States, within a four-hour drive of Kansas City, St. Louis, Memphis, Little Rock, Tulsa, and Oklahoma City. On the heels of record visitor growth in 2016, many categories of the commercial

real estate market are expected to enter the expansion phase of the growth cycle in late 2017. City tourism tax receipts increased 9.1% with every business, classification seeing annual increases. Visitation grew more over the last four years than any four-year period since the boom years in the 1990's. Record attendance that blew by the 9 million visitor mark was recorded for the first time ever. Going into 2016 the projected visitor Increases have been just two percent, when the actual increase was a 7.1% increase for the prior year. Year 2016 recorded the second largest Year over Year increase since records began to be kept in 1994.

The city is in the midst of over \$300 million dollars in investment that includes the \$80 Million dollar redevelopment of the famous Hwy 76. Relocation of power lines, the addition of new sidewalks, landscaping, lighting and outdoor seating is being installed now through the next five years as the entire corridor is redone. The historic downtown area is also in the midst of a major renovation as the third and final phase of development begins this summer.

Piece of Equipment

Location

standup freezer - true	line/ fry
prep cooler - continental	line/ fry
tumbler	prep
2 oven unit	prep
industrial deepfryer - holstein	prep
6 burner range/ oven - us range	prep
2 oven unit - imperial	prep
2 oven unit - garland	prep
deli slicer - hobart	prep
ice machine - follet	prep
trash compactor - liftpak	prep
pressure wassure - hydrotek	prep
water heater-rheem/ ruud - commercial	break room
table top steam table - vollrath	expo
steam kettle - groen	prep
lemon slicer	prep
tomato slicer - vollrath	prep
table top scales x 2 - taylor	prep
receiving scales	prep
digital receiving scales	prep
paper towel dispensers x6	line, restrooms, bar
aloha - POS units x6	dinning room and bar
office - aloha main computer	office
office - off ice computer	office
office - fax/printer	office

Piece of Equipment

Location

keg cooler--continental	bar/ facing 300's
large mug cooler/ true	bar/ facing 300's
drink mixers x2 - blend tec	bar
bottle cooler - true	bar/ facing lobby
juice cooler - true	bar/ facing lobby
induction burners x2 - update international	expo
dessert cooler - true	expo
lg salad cooler - beverage air	expo
small salad cooler - continental	expo
lg standup cooler - true	expo
ice cream freezer - holiday	expo
potato, chip warmer	expo
microwave x 3 - panasonic	expo
convection oven - amana	expo
lg prep cooler - continental	line/grill
cooler under grill	line/grill
plate warming shelf	line/grill
cheese melter -lang, melt master plus	line/grill
grill - accu-steam	line/grill
alto sham	line/ grill/ middle
broiler - wolf	line/ middle
steam table	line/ middle
fryers - 4 total - pitco	line/ fry
prep cooler -true	line/ fry