



COMMERCIAL
30,075 SF
LAND

RESIDENTIAL
3.642
ACRES

2505 E. JACKSON BLVD

JACKSON, MO 63755

30,075 SF COMMERCIAL 136' FRONTAGE
3.642 ACRES RESIDENTIAL

XTEAM
RETAIL ADVISORS

2505 E. JACKSON BLVD

PICTURES & DEMOGRAPHICS

PLEASE CONTACT:
REBECCA THESSEN
314.282.9836 (DIRECT)
314.620.0093 (MOBILE)
REBECCA@L3CORP.NET




L³ CORPORATION
JOHN NOTTER
314.282.9825 (DIRECT)
314.650.3600 (MOBILE)
JOHN@L3CORP.NET



COMMERCIAL TRACT:
\$421,050.00 / \$14.00 PSF

RESIDENTIAL TRACT:
\$634,596.00 / \$4.00 PSF

POPULATION ANALYSIS

POPULATION	 <u>3 MILE</u> 16,379	<u>5 MILES</u> 30,258	<u>10 MILES</u> 76,143
HOUSEHOLDS	 <u>3 MILE</u> 6,480	<u>5 MILES</u> 11,843	<u>10 MILES</u> 30,111
AVG HH INCOME	 <u>3 MILE</u> \$84,531	<u>5 MILES</u> \$86,576	<u>10 MILES</u> \$74,525

**VIEW &
DOWNLOAD:**

DEMO REPORT

2505 E. JACKSON BLVD

SUBDIVISION PLAT

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GOOD DAY FARM SUBDIVISION

A TRACT OF LAND BEING LOCATED IN U.S. SURVEY 782, TOWNSHIP 31 NORTH, RANGE 13 EAST
 CITY OF JACKSON, CAPE GIRARDEAU COUNTY, MISSOURI

PROPERTY DESCRIPTION

Tract 1: A parcel of land containing 4.93 acres, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Northwest corner of said U.S. Survey 782, thence South 82° 30' East, along the North line of Survey 782, a distance of 275.2 feet to a point in the Southwest right of way of the U.S. Highway No. 81, thence South 82° 30' East, along said right of way line, 203.0 feet to a corner, thence South 82° 30' East, along the right of way line, 203.0 feet to a corner, thence South 82° 30' East, along the right of way line, 203.0 feet to a corner, thence North 72° 30' West, 210.3 feet to a corner, thence North 72° 30' West, 210.3 feet to the point of beginning, and containing 4.93 acres.

Tract 2: A parcel of land containing 0.877 of an acre, more or less, located in U.S. Survey 782, Township 31 North, Range 13 East, Cape Girardeau County, Missouri, described as follows: Start at the Southwest corner of said U.S. Survey 782, thence South 82° 30' East, along the North line of Survey 782, 275.2 feet to an intersection with the Southwest right of way of the U.S. Highway No. 81, thence South 82° 30' East, along said right of way line, 60.4 feet to the point of beginning, thence South 82° 30' East, 217.7 feet to a corner, thence North 72° 30' West, 102.7 feet to a corner, thence North 72° 30' West, 210.3 feet to a corner, thence North 72° 30' West, 210.3 feet to the point of beginning, and containing 0.877 of an acre, more or less.

Tract 3: A parcel of land containing 1.106 acres, more or less, being a part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Start at a stone on the North line of said Survey No. 782, which is the Southeast corner of Jackson Boulevard Farm in said Township and Range, thence North 62° 27' West, 594.4 feet along the North line of said Survey No. 782, 275.2 feet to a corner, thence South 82° 30' East, along the right of way line, 203.0 feet to a corner, thence South 82° 30' East, along the right of way line, 203.0 feet to a corner, thence North 72° 30' West, 210.3 feet to a corner, thence North 72° 30' West, 210.3 feet to the point of beginning, and containing 1.106 acres, more or less.

Also, that part of U.S. Survey No. 782, Township 31 North, Range 13 East, described as follows: Begin at the Northwest corner of said U.S. Survey 782, thence South 82° 30' East, along the North line of Survey No. 782, 275.2 feet to a corner on the South right of way line of U.S. Highway No. 81, thence South 82° 30' East, along said right of way line of the U.S. Highway No. 81, 208.7 feet, thence South 82° 30' East, along the right of way line of the U.S. Highway No. 81, 203.0 feet to a corner, thence North 72° 30' West, 210.3 feet to a corner, thence North 72° 30' West, 210.3 feet to the point of beginning, containing 0.876 acres, more or less.

SURVEYOR NOTE: Tract 2 has a missing lot.

TOTAL TRACT

A tract of land as conveyed to Jackson Boulevard Holdings, L.L.C. by subdivision number 2023-07088 of the Cape Girardeau County records, located in U.S. Survey 782, Township 31 North, Range 13 East of the Fifth Principal Meridian, City of Jackson, Cape Girardeau County, Missouri, being more particularly described as follows:

Beginning at the northeast corner of Victorian Plaza #4 Subdivision recorded as Document Number 2017-12019 of said records, being on the southwest right of way line of East Jackson Boulevard, as known as 108.01, 90.00 feet wide, thence along said right of way line, South 89 degrees 02 minutes 21 seconds East, 335.05 feet, to the north corner of a tract of land conveyed to FRHA Holdings, L.L.C. by Document Number 2020-11471 of said records, thence along said right of way line, and along the east and south line of said FRHA Holdings, L.L.C. parcel and the westerly extension of the south line, South 05 degrees 42 minutes 44 seconds West, 208.67 feet, and, South 71 degrees 32 minutes 26 seconds East, 208.83 feet, to the west right of way line of Hilltop Drive, thence South 08 degrees 42 minutes 44 seconds West, along the west line of said Hilltop Drive, 228.80 feet, to the north line of a tract of land conveyed to Slatery and Debbie Wilson, by Document number 2010-10764, of said records, thence along the north and west line of said Wilson tract, North 91 degrees 14 minutes 48 seconds West, 208.18 feet, and South 08 degrees 42 minutes 44 seconds West, 280.52 feet, to the common line between above said, Jackson Boulevard Holdings, L.L.C. tract and a tract of land conveyed to Jackson County Club, Inc. by Deed Book 423 Page 20, of said records, thence North 73 degrees 27 minutes 50 seconds West, along said common line, 242.27 feet, to the southeast corner of said line of above said Jackson County Club, Inc. tract, thence along said southerly extension, North 08 degrees 38 minutes 10 seconds East, 854.42 feet to the POINT OF BEGINNING, Containing 294,670 square feet or 6.760 acres, more or less.

GENERAL NOTES:

- 1) Subject property is Zoned C-2 General Commercial District according to Zoning Ordinance Chapter 14.020 of the City of Jackson.
- 2) Subject property is located in the City of Jackson.
- 3) The purpose of this plat is to divide 4 tracts of land into 4 lots in the subdivision.
- 4) The purpose of this plat is to divide 4 tracts of land into 4 lots in the subdivision.

GRAPHIC SCALE

(IN FEET)
 1 inch = 50 ft.

LEGEND

FOUND 1/2" IRON PIPE
 SET IRON PIPE
 FOUND CROSS
 FOUND STAKE
 SONGES RECORDED INFORMATION

LOCATION MAP

MOODOT NETWORK BENCHMARK

The benchmark shown here is not a benchmark based on the Missouri Coordinate System of 1983. Care should be taken when using this benchmark for any public establishment in the great state of Missouri. The Missouri State Survey System is the only system of reference in the state of Missouri. The Missouri State Survey System is the only system of reference in the state of Missouri. The Missouri State Survey System is the only system of reference in the state of Missouri.

Liisa Walker, City Clerk of the City of Jackson, Missouri, do hereby certify that this Plat was approved by the City of Jackson, Missouri.

BY ORDINANCE NO. 1419 PASSED AND APPROVED THIS 20th day of Jan., A.D. 2024

[Signatures]

Liisa Walker, City Clerk of Planning and Zoning Commission

ABBREVIATIONS

DB - DEED BOOK
 FILE - FILE
 FND - FOUND
 AC - ACROSS FORMERLY
 P.B. - POINT OF BEGINNING
 P.C. - POINT OF COMMENCEMENT
 SQ. - SQUARE
 (S/W) - RIGHT-OF-WAY WIDTH

REVISIONS

DATE	BY	REVISION
2023-10-23	REB	1. PREPARED FOR SUBDIVISION PLAT

REVISIONS

1. PREPARED FOR SUBDIVISION PLAT

PREPARED FOR

GOOD DAY FARM
 425 N. CAPITOL AVE.
 SUITE 1350
 LITTLE ROCK AR 72201
 ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

CODES
DISPENSARY

COMMERCIAL
LOT 2
30,075 Sq. Ft
0.690 Acres

NOT INCLUDED

RESIDENTIAL

LOT 3
158,649 Sq. Ft
3.642 Acres

NOT INCLUDED

PREPARED FOR

GOOD DAY FARM
 425 N. CAPITOL AVE.
 SUITE 1350
 LITTLE ROCK AR 72201
 ATTN: MR. SAM ALLEN-CHIEF EXPERIENCE OFFICER

SUBDIVISION PLAT

GOOD DAY FARM SUBDIVISION

2421 & 2505 E. JACKSON BLVD. & 2615 HILLTOP DRIVE,
 JACKSON, MISSOURI

#1 OF 1



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2505 E. JACKSON BLVD

ZOOM AERIAL

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