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Wednesday, Oct. 1, 2008

Jamestown starting to see business interest rise

Wendy's committed to come in by end of 2009; others, such as Wal-Mart, expressing attraction

By Alyssa Spradlin
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Ready for square hamburgers?

Jamestown developer Stephen Cope said Friday that Wendy's, maker of "old-fashioned hamburgers," has committed to building in the commercial, retail and residential project by the end of 2009.

The fast-food chain would be located on lot C21 (as seen on the plat map to the right of this story), with frontage on U.S. Highway 60.

Cope also revealed significant interest from Cody's, Walgreens, Sonic, Jiffy Lube and Wal-Mart.

"They contacted us, which is good," Cope said, of the Bentonville, Ark.-based chain.

The developer said Wal-Mart officials visited the proposed location for a store two weeks ago.

"They did like the site. They loved the site," Cope said.

After several stops and starts, Cope said it's full speed ahead with the project, which has seen the construction of a strip center and two houses in recent weeks.

"There's been a lot of doubters. It's a huge undertaking, especially given the market. It took two years to get a traffic light in," he said. "I'm not a huge developer. ... I can't just drop in \$10 mil-

lion overnight.

"We feel now that we're going, we're progressing. No more stops and starts," he added.

Cope started dreaming of the big development in 1999 when 100 acres came up for sale.

"Back then, you could just see the traffic whizzing by," he said, adding that the idea that Rogersville could "explode" like Ozark and Nixa was at the forefront of his thought.

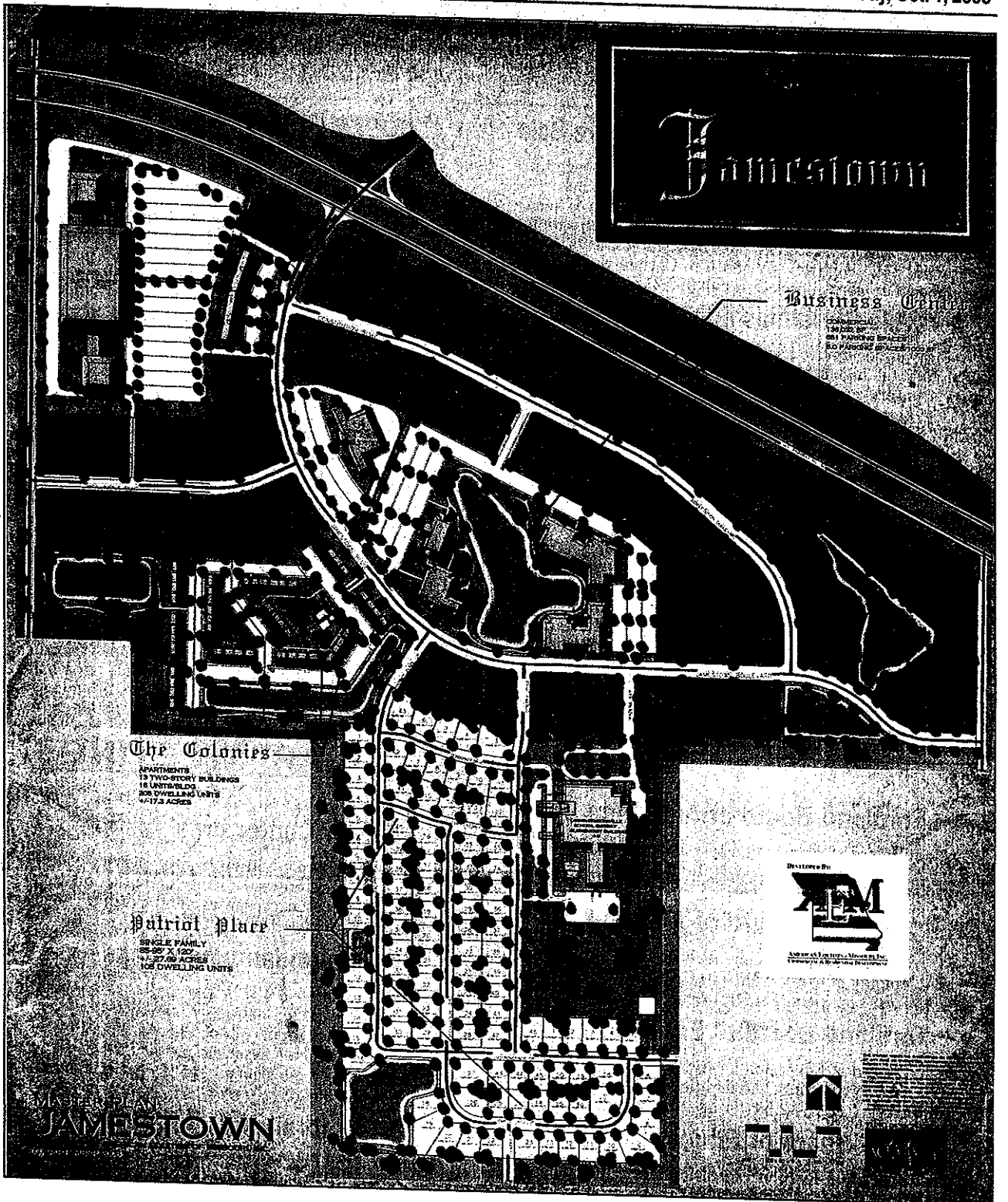
In all, American Equities LLC/Jamestown LLC acquired 206 acres from six property owners.

"We just kept believing, we kept working," Cope said.

"We persevered through the frustrations," said Jeremy Gartz, Cope's partner in charge of Jamestown's residential development.

Two spec houses have been built in the Patriot Place section of the development, on the south-central side of the property, adjacent to the future Logan-Rogersville early education building.

Those houses will be ready for someone to move into by Dec. 1, Gartz said. Each residential property will feature dual shower heads in the master bathroom, and pre-wiring for surround sound, a central vacuum, iPod and other MP3 connections, and a security system, in addition to being irri-



Above is the master plan for the Jamestown development, which has seen construction of a strip center in recent weeks. Contributed art

gated and landscaped.

Gartz said he's talked to several interested buyers and plans to start work on a third house in the coming week.

Cope said the goal is to have eight to 10 houses under construction at a time. The plat calls for 105 single-

family homes to be built in Patriot Place.

"We'll do that as soon as we start selling the houses we're building now," he said.

The development's progress is cyclical with advancement in one area spurring on growth in the other.

"The reason we started building (houses) is because Wendy's, Wal-Mart, they both said they needed roofs up," Cope said.

The project is further being pushed along by the construction of the strip center in the northwest/north-central portion of the proper-

ty, developed by Steve Mangum.

"Everyone's pulling back. We're moving ahead," Cope said. "We want to have a finished product on the ground when the economy rebounds. We're believing in ourselves and in the local economy of Rogersville."

Voter registration deadline Oct. 8

Valid photo ID will be needed to register

By Mark Life
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While it may seem like the presidential campaign is still far from its conclusion, the

vote, and all that is needed is a current, valid photo ID, such as a Missouri driver's license. Among the sites where residents can get registered to vote are the county clerk's

land, Diggins and Seymour. Voters may also register at the Family Services Division offices or the Webster County Health Unit, both in Marshfield. The public libraries offer the advantage of being open evenings and weekends to

Fire destroys Strafford residence

By Alyssa Spradlin
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Fire destroyed a house in the Strafford Fire Protection District (SFPD), Wednesday Sept 24

