

# **Jamestown Commercial & Residential Development**

Rogersville, Greene County, Missouri

## **Summary / History**

The project is located inside the city limits of Rogersville, Missouri, 8 miles east of Springfield, Missouri and about 35 miles Northeast of Branson, Missouri, a major vacation and entertainment destination which had 8.4 million visitors last year. The Jamestown project fronts along a major divided thoroughfare, Highway 60, for nearly a mile. Highway 60 is part of the old Route 66, and is the major east / west thoroughfare through the City of Springfield. Highway 60 eventually joins Interstate 44 at the west end of Springfield. The Jamestown project is fully entitled, approved, and nearly 100% constructed with Phase I & II completed and final completion of Phase III construction by June, 2009.

Jamestown LLC acquired the land in 2002 and has carefully master planned the development from raw ground to annexation, zoning, installation of off-site utilities, including installation of a 2 1/2 mile 12" sewer force main trunk line to the Rogersville sewer plant, (which gives the entire Jamestown project guaranteed sewer capacity), preliminary plat, design engineering, and all Final Plats have been recorded with Greene County. All city, county, and state agencies have signed off on all project approvals and all permits, easements, zonings, and entitlements have been approved, finalized, granted, and recorded.

## **Project Status & Latest Developments**

As of December 31, 2008, all utilities are installed, including curbs, gutter, asphalt streets, street lights, street signs, & detention areas. Construction of Phase III commercial will be completed in June, 2009. Landscaping is complete with fountains in the lakes, walking trails, a 30' by 9' high waterfall at the main entrance along with a 60' high brick lighted marquis with signage available for tenants inside the Development Community.

A new traffic light intersection was installed and paid for by Jamestown, LLC at the main entrance of the project, connecting Highway 60 and Business 60 to Jamestown Boulevard. Jamestown worked with the Missouri Department of Transportation (MODOT) for the approval of the dedicated traffic light intersection. It has been operational since December of 2007 and stops some of the over 30,000 vehicles which drive by Jamestown each day.

There are a total of six plats on the project. Three plats for commercial and three plats for residential. Jamestown has recorded five of the six plats with Greene County for final plats and has built and completed the first five phases of infrastructure. The sixth and final phase, Phase III Commercial, will be complete by June, 2009, making the project 100% complete.

Lots C3 & C4 were sold in June of 2007 to Johnny Damon of the NY Yankees who recently completed the first phase, 11 units, of his 18 unit strip center. His group purchased an additional lot, C2, in 2008 and has under contract Lot C20 and Lot C17 to close sometime in 2009. They plan on selling Lot C20 to a convenience store and building an office building on Lot C17.

WalMart has been contacted regarding Lot C1. Jamestown, LLC principals met with one of their representatives recently who has forwarded a complete package to the real estate department at the corporate headquarters in Bentonville, Arkansas.

Jamestown, LLC has sold a 15 acre parcel of land to the Logan Rogersville R-VIII School District. The parcel is located inside of the Jamestown project surrounded by the single family homes. The parcel was sold in September of 2007 and the District has recently completed a brand new state of the art elementary school with classes opening in the fall of 2009. The School District is currently moving all of their new equipment and furniture into the school and preparing for their grand opening.

All 105 single family lots are fully developed with all utilities and infrastructure complete. American Homes, LLC has just completed the first two newly constructed homes in the subdivision. Jamestown has secured a contract with American Homes to purchase all remaining 103 lots in a 48 month period. All of the home designs will be architecturally consistent and the house plans have gone through the approval process by the Jamestown Architectural Committee.

Wendy's has conducted a site visit and has offered a letter of intent with a close date in late 2009. They have chosen Lot C21 to open their franchise. Construction will begin this summer on the 194 unit apartment complex, The Colonies, which is a 17 acre tract located inside of the Jamestown development. Several other retailers have made site visits to Jamestown which include fast food restaurants, banks, and other well known brand name franchises.

The Rogersville Betterment Group will be constructing a Community Center on the adjacent parcel directly to the west of the project. They chose this location due to its close proximity to the Jamestown Community. The Center will have soccer fields, baseball diamonds, indoor / outdoor pool, indoor workout facilities, and tennis courts. Accessing the Community Center and Sports Complex is only possible through the main Jamestown entrance, driving past multiple commercial and business sites.

The project boasts several amenities that are complete and constructed. This includes a 90 foot lighted flag pole flying one of the largest American Flags in the state of Missouri, a 60 foot brick column marquis with advertising space for commercial tenants, a water feature entrance to the Patriot Place subdivision, a stunning 30' by 9' high waterfall entrance monument at the main Jamestown HWY 60 entrance, extensive irrigated landscaping, fountains in the lakes, park benches, gazebos, and walking trails amidst multiple park settings. These elements help create a community as this is the first of its kind in the Rogersville and Springfield areas.

We invite your participation and interest in becoming a part of the newest community in Rogersville, Missouri. Jamestown has positioned itself to become the new center of activity in the Rogersville area by creating a neighborhood and community where you can work, live, and play.

