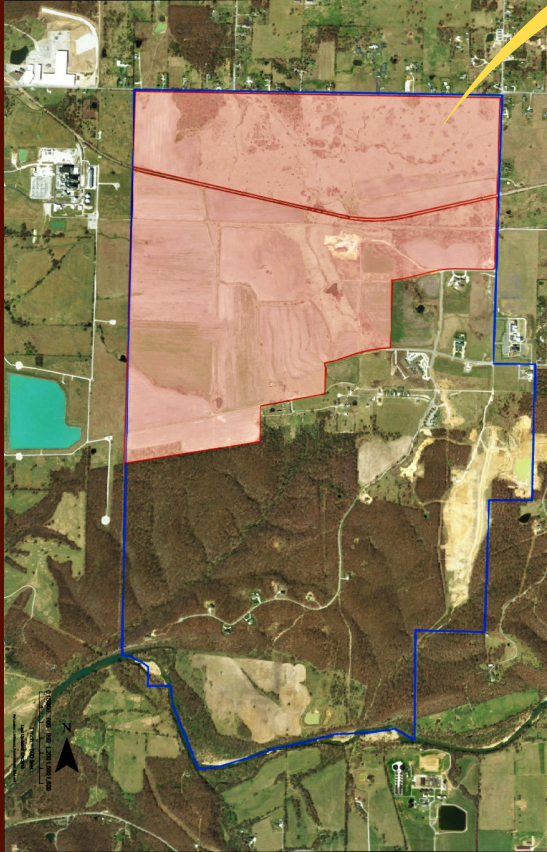


JOPLIN, MISSOURI

935 +/- acres Prime Industrial Site

- ◆ ONE OWNER
- ◆ ON SITE UTILITIES
- ◆ BNSF RAIL SERVED
- ◆ ENHANCED ENTERPRISE ZONE
- ◆ SITE READY



OFFERS SHOULD INCLUDE:

Purchase price

Inspection period

Earnest money deposit

Sale Price:

\$14,000,000.00

WILDWOOD RANCH LLC
MASTER-PLANNED COMMUNITY
1032 ANTELOPE ROAD
JOPLIN, MO 64804

JIMMER PINJUV, MANAGING MEMBER_417-529-6440



Missouri has many assets for companies like yours looking to expand or locate in the Show-Me-State. From a business climate that encourages growth to a highly skilled workforce and exceptional transportation and infrastructure system, Missouri offers a variety of unique business advantages. Visit <http://business.mo.gov/whymissouri/index.html> to learn why Missouri is the perfect place for your business.

SEE WHO'S INVESTING IN JOPLIN'S FUTURE

Wildwood Ranch is the area's largest master planned community with over 900 acres suitable for industrial use and over 600 acres of residential, commercial or retail offerings. The **City of Joplin** recognizes the benefit of Wildwood's future growth and is supporting the development by investing nearly \$15.5 million dollars to enhance access and utilities to the property.

OWENS CORNING—Thermafiber Manufacturing Plant- Announced a \$90 million renovation of an existing facility adjacent to Wildwood Ranch to open in 2017.

EMPIRE DISTRICT ELECTRIC— Is building a 10.5 Mega Watt sub station to provide additional power to Thermafiber Plant and future development in Wildwood.

O'REILLY, Springfield, Mo —A \$23 million senior living community is coming to Wildwood Ranch completion date 2018.

DCB, Sikeston, MO -Announced an additional \$12 million skilled nursing facility to begin construction in 2017 at Wildwood.

INDUSTRIAL PARK AT WILDWOOD RANCH LLC

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. Our industrial site is centrally located in the United States and situated in the corner of Southwest Missouri commonly referred to as "The Four-State Area" bordering Arkansas, Oklahoma and Kansas. The 900+ contiguous acres split by BNSF rail allows plenty of room for new rail spurs or Trans-load areas. Minimal site preparation within Joplin's enhanced enterprise zone featuring city sewer/water, underground electric, natural gas and high speed fiber optics.

Wildwood Ranch provides a unique opportunity that is hard to find anywhere else; affordable land, low cost of living, skilled workforce and pro-business environment.

Why MISSOURI?

- CENTRAL LOCATION
- MISSOURI'S QUALITY JOBS PROGRAM
- STATE'S ECONOMIC DIVERSITY
- EXCEPTIONAL TRANSPORTATION AND INFRASTRUCTURE SYSTEM
- NATIONAL EXPORT RANKING

Why JOPLIN?

- STATE AND LOCAL INCENTIVES
- SKILLED WORKFORCE
- LOW COST OF LIVING
- WORK READY COMMUNITY
- QUALITY OF LIFE
- STRATEGICALLY LOCATED
- ACCESSIBILITY—INTERSATE 44 (EAST AND WEST) AND INTERSTATE 49 (NORTH AND SOUTH)

Why WILDWOOD RANCH?

- AFFORDABLE LAND
- SITE READY PARCELS
- ENHANCED ENTERPRISE ZONE
- BACKBONE INFRASTRUCTURE
- SIMPLIFIED ENTITLEMENT PROCESSES
- ADJACENT TO EMPIRE POWER PLANT AND OWENS CORNING'S "NEW" THERMAFIBER PLANT
- ACCESS TO NEIGHBORING STATES—OKLAHOMA, KANSAS AND ARKANSAS