

# Carrollton, MO

**PROPOSED  
DOLLAR GENERAL SITE**



Existing  
**DOLLAR GENERAL**

Vacant Furniture

Bank



10th St.

High School



Mason St.  
650 HWY - 3,740 VPD  
24 HWY - 1,972 VPD



# Comps

**PROPOSED  
DOLLAR GENERAL SITE**

**COMP #1  
\$150K**

**Vacant Furniture  
COMP #2 - \$335K**



Existing  
**DOLLAR GENERAL**

Bank



**COMP #3 - \$150K**

10th St.



**COMP #4 - \$60K**

High School

State Owned Land



Mason St.



650 HWY - 3,740 VPD

24 HWY - 1,972 VPD



Former Furniture Store

Pharmacy



65 Hwy

10th St.



Site

PROPOSED DOLLAR GENERAL SITE



100 Ft Not For Sale

Existing DOLLAR GENERAL

E 12th St

Hilltop Dr

SPEED  
LIMIT  
35

CITY LIMIT  
**CARROLLTON**  
POP. 4,122



SPEED  
LIMIT  
25  
EXCEPT  
WHERE  
POSTED

**LOOKING AT SITE**

**PROPOSED  
DOLLAR GENERAL SITE**

**65 Hwy 35 MPH/3,440VPD**

# LOOKING NORTH



65 Hwy 35 MPH/3,440VPD

Access to Remain

**PROPOSED  
DOLLAR GENERAL SITE**



**LOOKING NORTH AT  
SITE**

**65 Hwy**

**PROPOSED  
DOLLAR GENERAL SITE**

**Existing  
DOLLAR  
GENERAL**

# NORTH OF SITE



65 Hwy 35 MPH/3,440VPD

## NORTH OF SITE



**65 Hwy 35 MPH/3,440VPD**

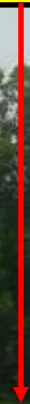
**ADJACENT TO SITE  
ON NORTH**



**65 Hwy 35 MPH/3,440VPD**

**LOOKING  
SOUTHEAST**

**PROPOSED  
DOLLAR GENERAL SITE**



**65 Hwy 35 MPH/3,440VPD**



# LOOKING SOUTH

**PROPOSED  
DOLLAR GENERAL SITE**

**Existing  
DOLLAR  
GENERAL**

**BANK MIDWEST**  
Bringing great banking home.

**McDonald's**

**Pharmacy**

**Former  
Furniture  
Store**

**65 Hwy 35 MPH/3,440VPD**



**LOOKING  
NORTHWEST**

**Former  
Furniture  
Store**

**65 Hwy 35 MPH/3,440VPD**

**PROPOSED  
DOLLAR GENERAL SITE**

**Existing  
DOLLAR  
GENERAL**

LOOKING WEST

High School

Remedies Pharmacy

65 Hwy 35 MPH/3,440VPD

Existing  
**DOLLAR  
GENERAL**

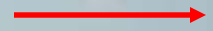
**PROPOSED  
DOLLAR GENERAL SITE**



LOOKING  
SOUTHWEST

10<sup>TH</sup> Street

High School



65 Hwy 35 MPH/3,440VPD

Existing  
**DOLLAR  
GENERAL**

**SOUTH OF SITE**



**65 Hwy 35 MPH/3,440VPD**

# SOUTH OF SITE

HAPPY HOUR  
2 - 4 P.M.  
EVERY DAY



# SOUTH OF SITE



## SOUTH OF SITE

