

AMBROSE

City of Joplin

Annexation & Zoning Request

Project Eagle

April 6, 2026
City Council

ZACH IMBUS, Development Manager
JACK THOMPSON, Development Associate
NEIL KIPPENBROCK, Civil Engineering Project Manager
JASON VANGALIS, Manager, Economic Development

Agenda

Ambrose Introduction

Project Team

Subject Property

Annexation & Zoning Request

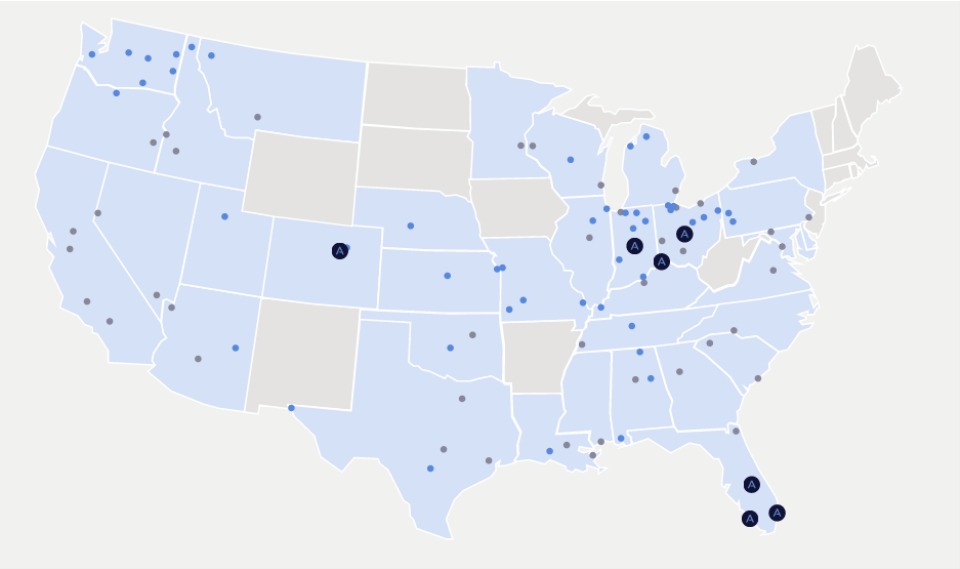
Proposed Development

Q&A

Ambrose Introduction

- Industrial, logistics, and e-commerce real estate developer
- Founded 2008
- Based in Indianapolis, IN
- Determination, Excellence, Creativity and Kindness





- We believe in doing the right thing. Always.
- We put people first with honesty and integrity at the core of everything we do.
- Flexible, agile, and collaborative.
- We believe in the power of saying “yes.”

Completed 100% of projects on time and budget

Project Team

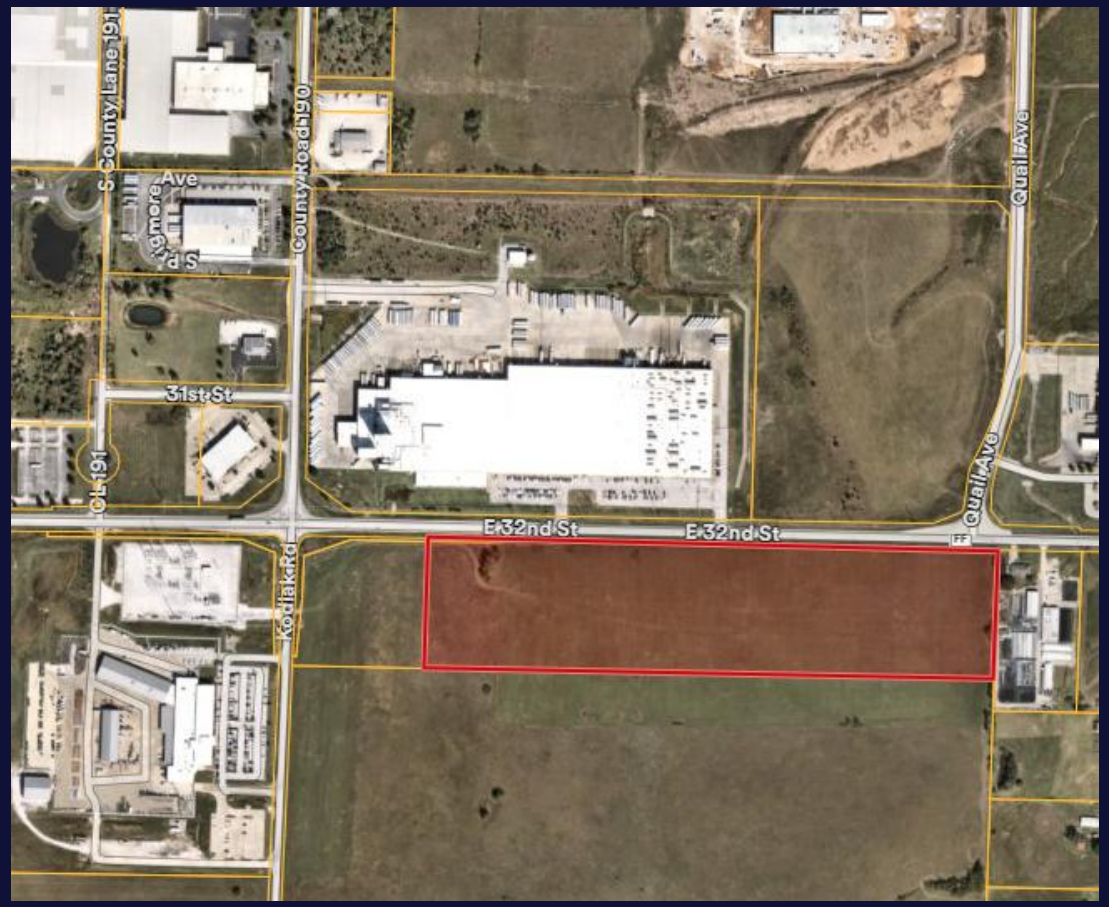
- City of Joplin
  - Plan Reviews and Permitting
- MoDOT (Springfield, MO)
- Civil Engineer – Kimley-Horn (Rogers, AR)
  - Environmental
  - Traffic
  - Sound
  - Landscaping
- Architect – CESO (Rogers, AR)
- Geotechnical Engineer – Langan (Chicago, IL)

Kimley»Horn

CESO

LANGAN

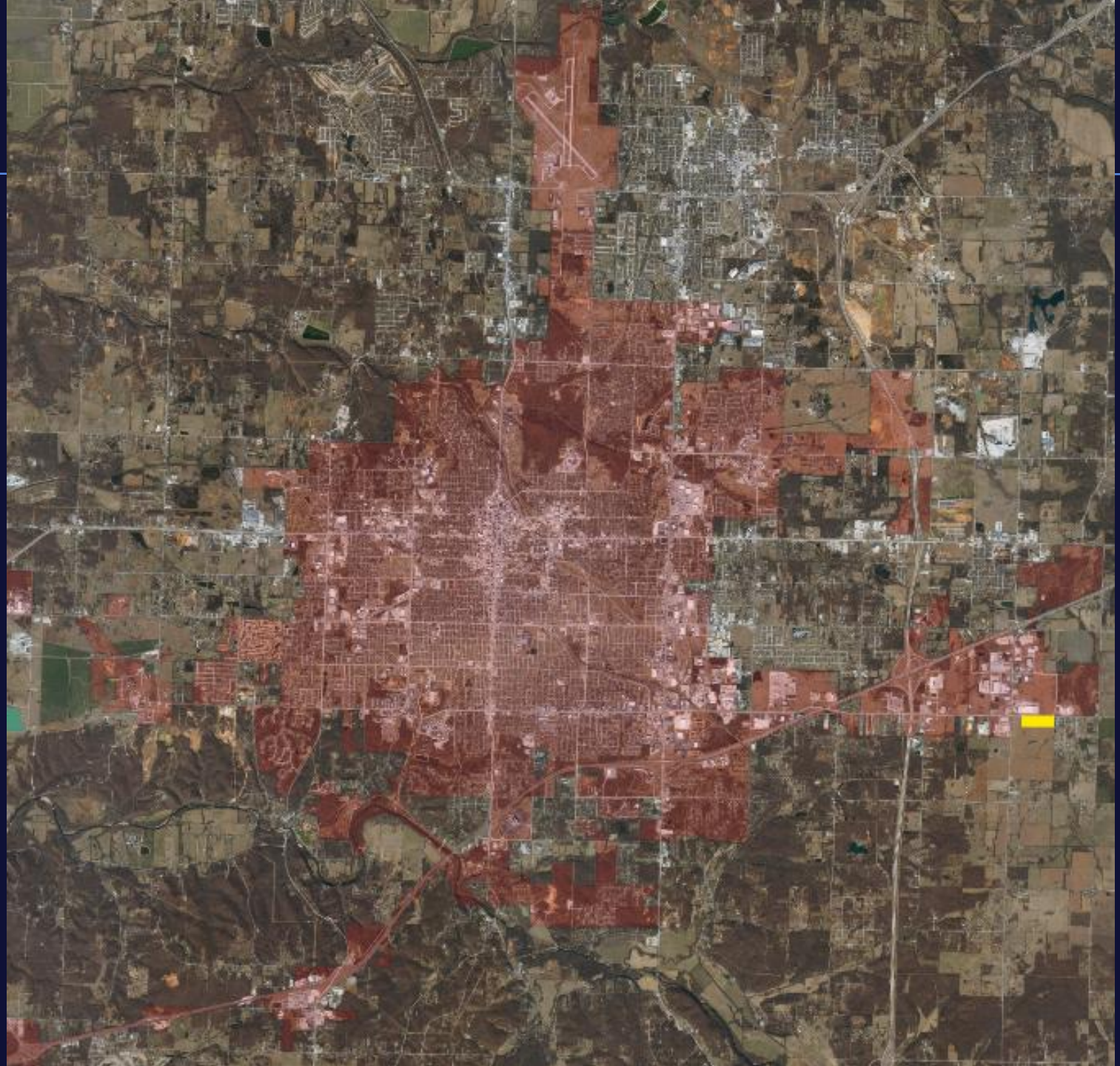
Subject Property



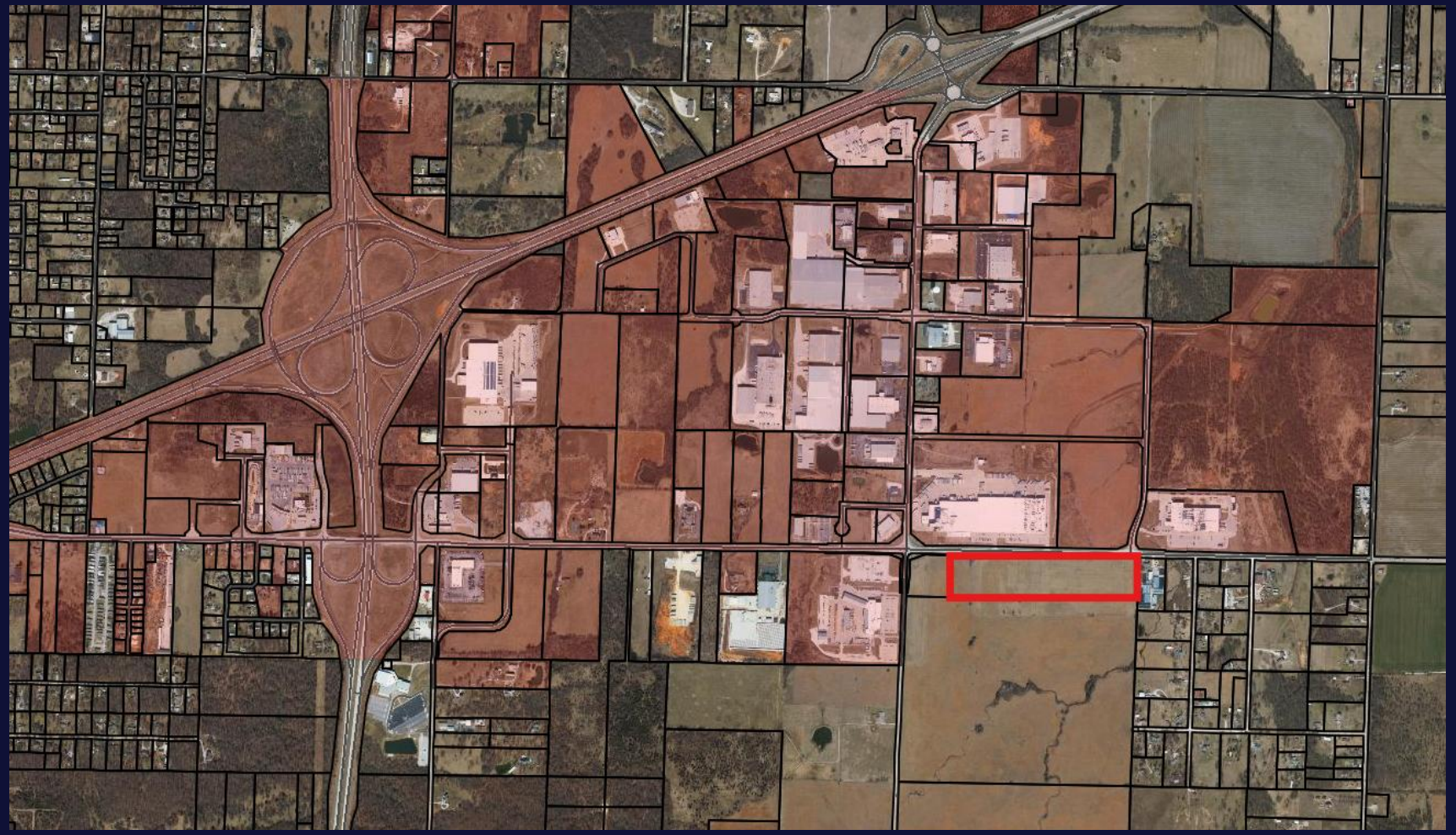
- 23.80 acres
- **Existing:**
  - Undeveloped Land
- **Proposed:**
  - Warehouse & Distribution Facility

E 32nd St, Joplin, MO 64804

Annexation



Annexation



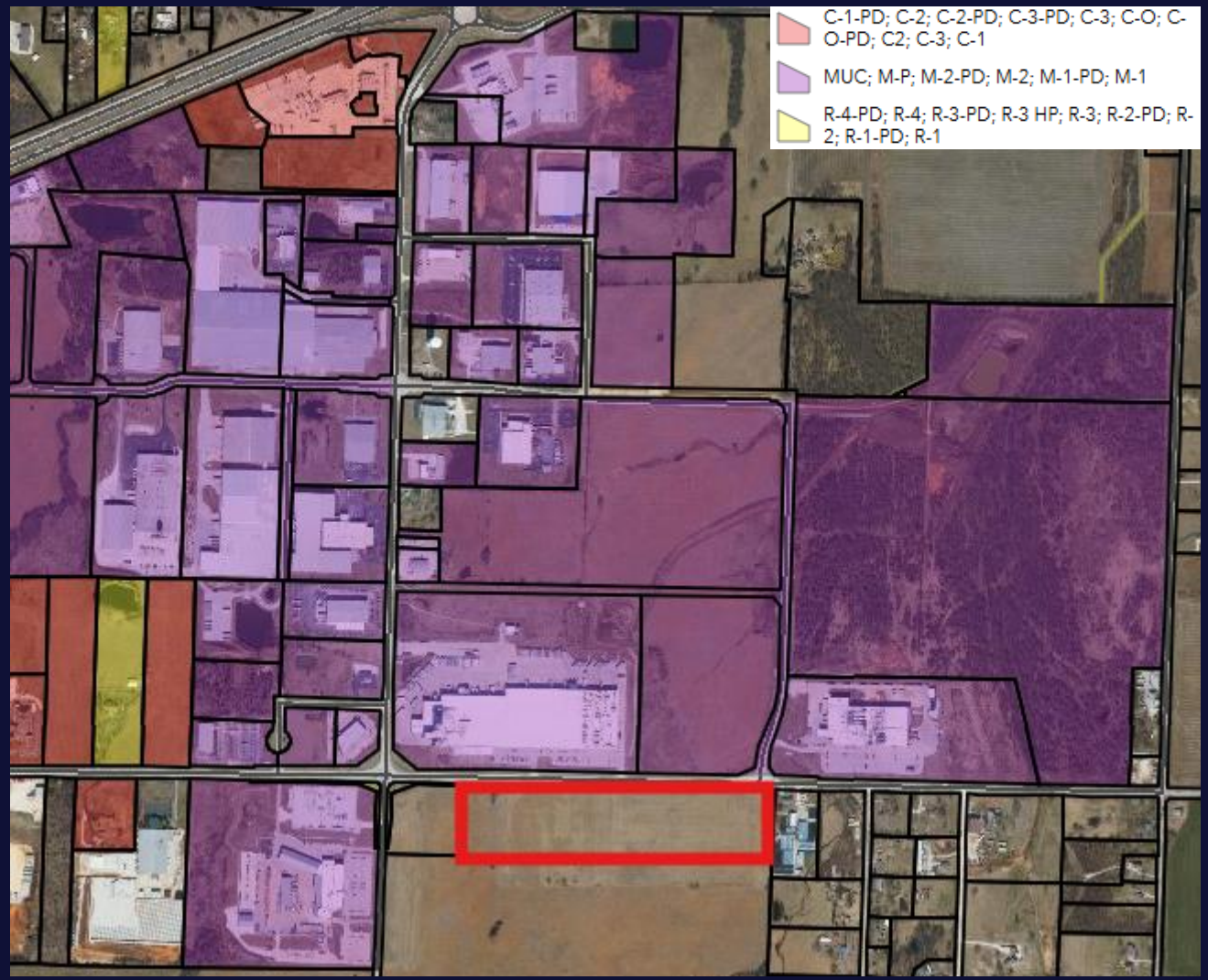
Existing:

- Newton County

Proposed:

- City of Joplin

Zoning



Existing:

- **N/A - unincorporated**
- All adjacent zoning and most SE of I-44/I-49 is M-2

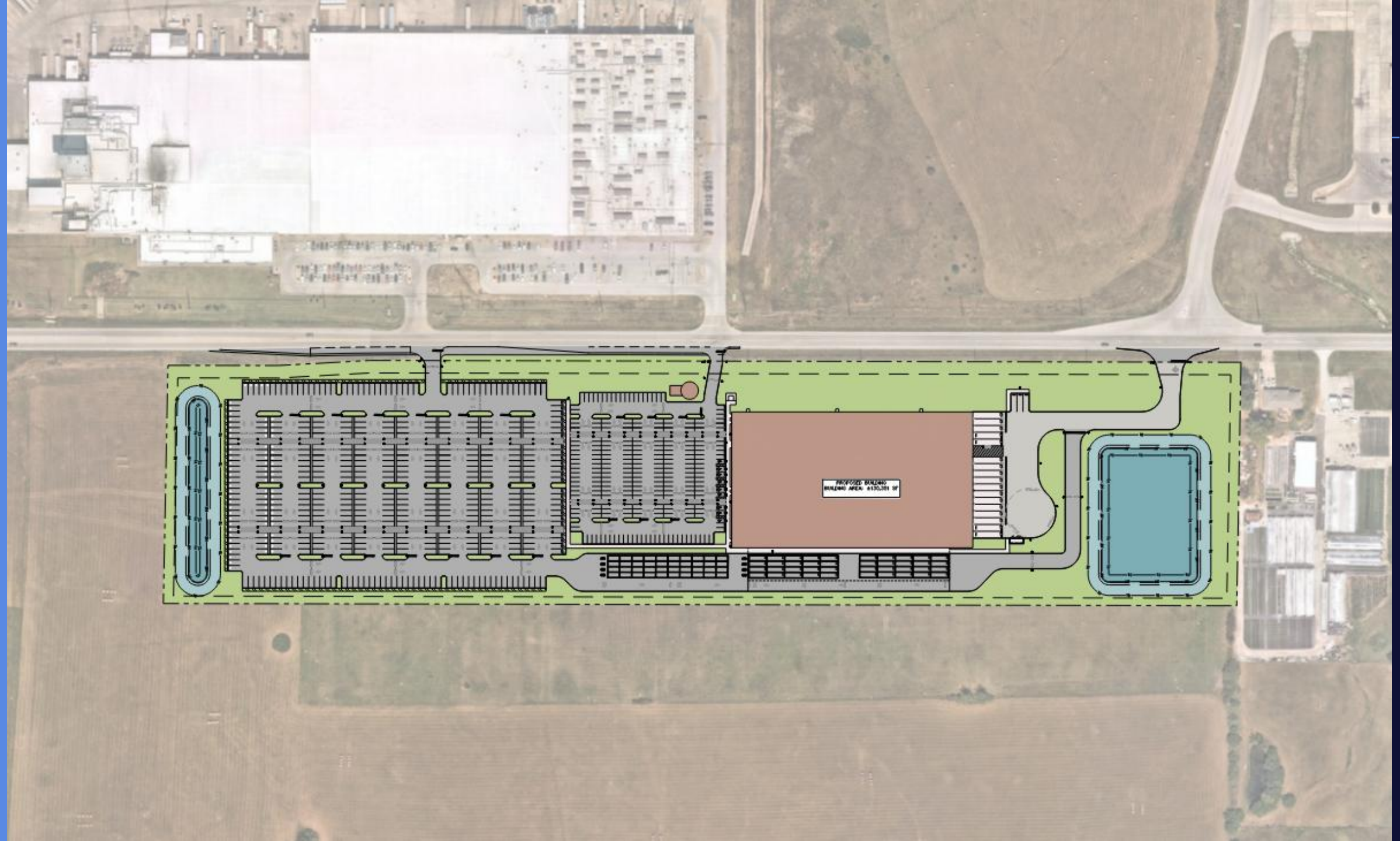
Proposed:

- **M-2 – Heavy Industrial**

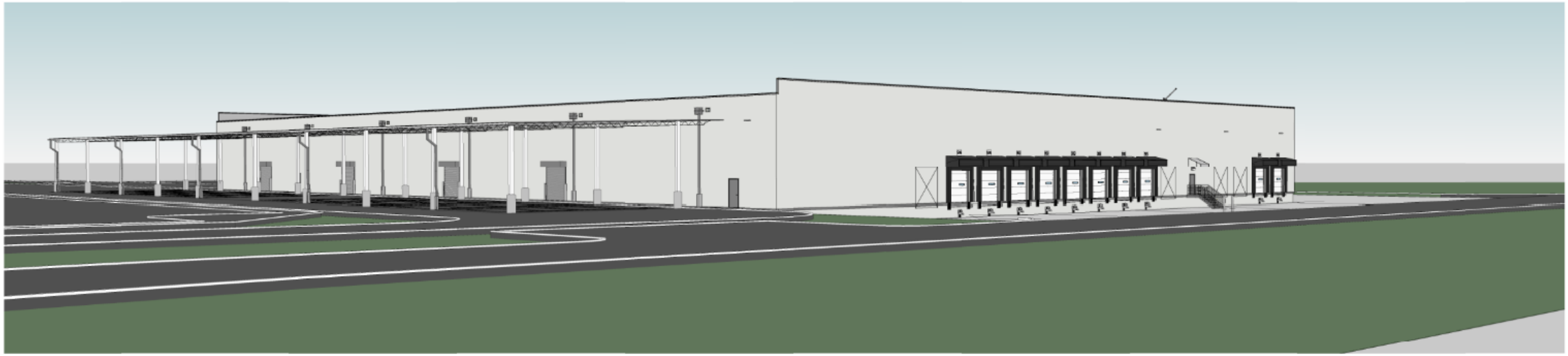
- Compatible with proposed use and aligns with surrounding zoning
- No City residential nearby

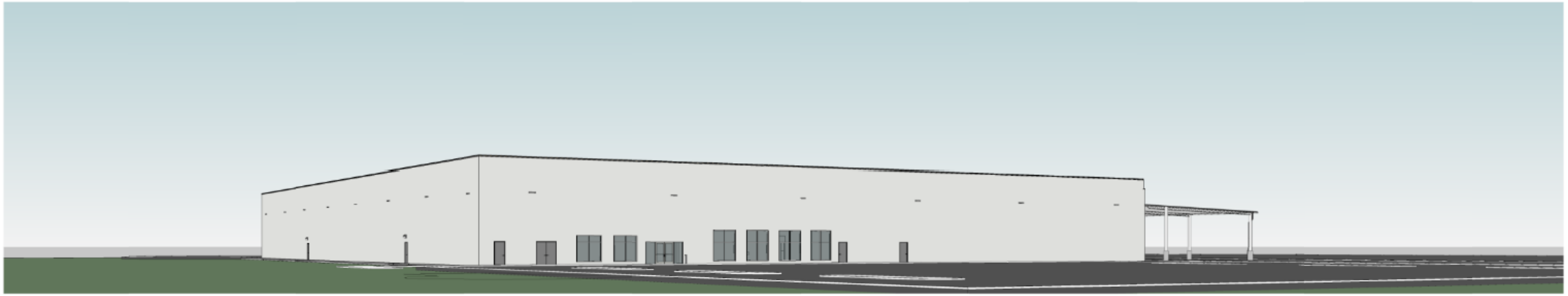
Proposed Development

- Class A Distribution Facility
- ~130,000 SF building; ~30’ height, single-story concrete
- Intended operations include:
  - Receiving, storage, staging, shipping
- Clean operations with no odor, pollution, and no industrial waste
- Small office space with restrooms
  - Modest water and sanitary sewer usage


PROPOSED BUILDING
BUILDING AREA: 61,130,191 SF

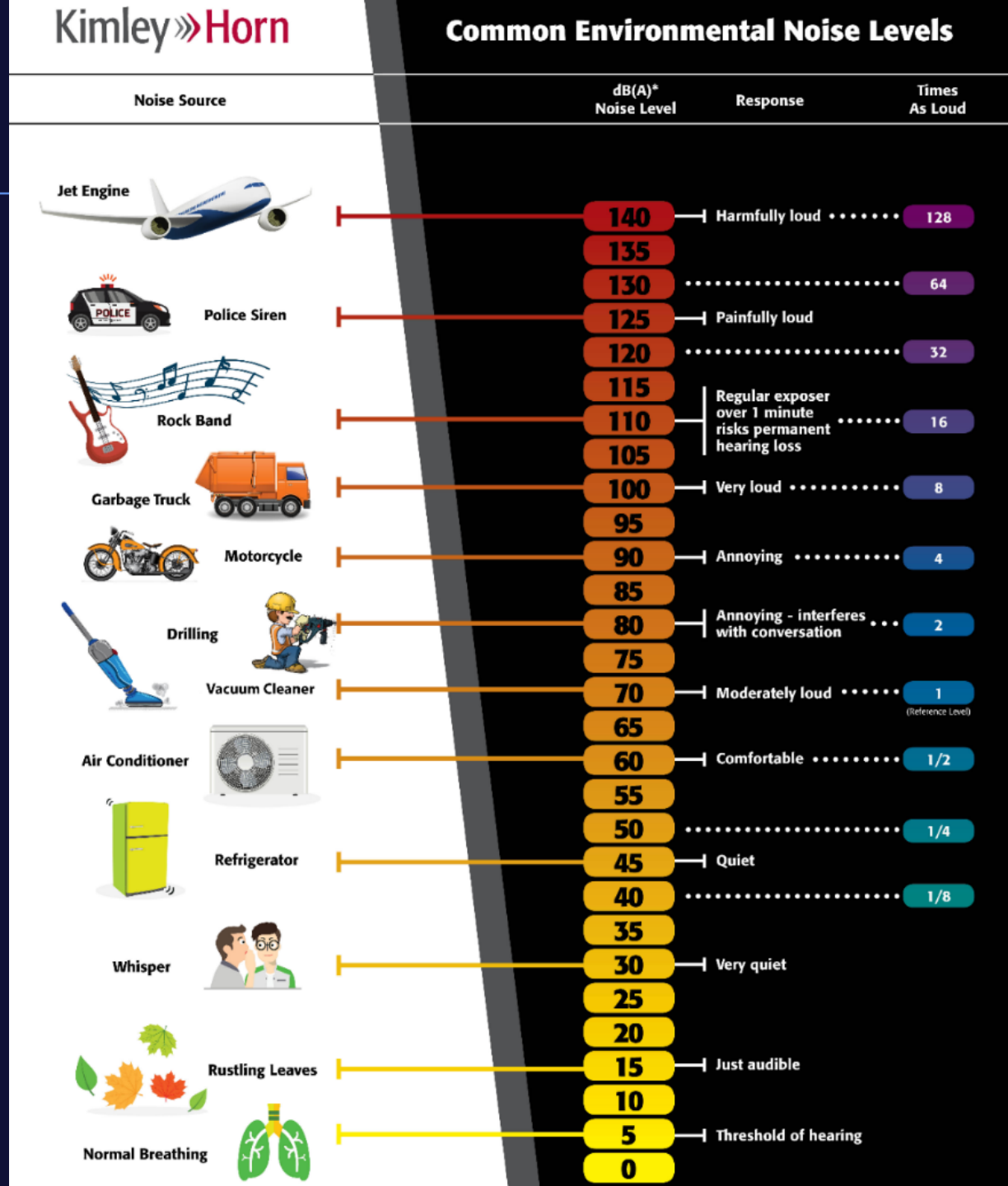
AMBROSE





Noise

- All local ordinances will be met, and exterior landscaping and buffering will be utilized to exceed goals
- Operational noise levels of 55 dB(A)



Lighting

- Photometric plan to be approved by City and meet all local ordinances
- Cutoff lighting to be utilized. Keeps light on property and off neighbors.
- Exterior landscaping and buffering will be utilized to exceed goals

Environmental & Geotechnical

- Extensive studies completed
- U.S. Fish and Wildlife Service engaged to ensure endangered bird species are protected
- U.S. Army Corps of Engineers (Little Rock, AR division) engaged to ensure wetlands are protected
- Earthwork and soil stabilization to be completed by local experts
- Stormwater management

Traffic

- **If traffic flow doesn’t work for you, it doesn’t work for us.**
- Traffic Impact Study submitted to the City and MoDOT
  - Study provides analysis of proposed impacts and makes improvement recommendations if necessary (Turn lanes in this case).
  - Will ensure all roads and intersections operate at an acceptable level of service

Community Benefits

- Construction jobs & local contractor involvement encouraged
- Permanent Jobs
  - Both part-time and full-time positions with benefits
- Economic Growth of community
- Tax Revenue
- Community Outreach Programs
  - Community service & staff volunteering
  - Product donation to local schools, emergency services, and other non-profits
  - Disaster Relief

Thank you!

Q&A

