

**TBD Wood River Road**  
Lake Ozark, MO 65049



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**MLS# 3576969**



**\$2,999,000**

37 PRIME ACRES at the front door to Lake of the Ozarks! This is the ultimate development opportunity positioned just off Hwy 54 with commanding views overlooking the Osage River, Bagnell Dam, and the iconic Lake of the Ozarks sign. Whether you're envisioning a residential community, commercial hub, or resort-style destination, this property offers the location, visibility, and access that developers dream of. Located in one of the fastest-growing and most highly trafficked corridors in the area, it's just minutes from shopping, dining, recreation, entertainment, and the heart of the lake lifestyle. The land is mostly open with a gentle lay, allowing for flexible site planning and cost-effective development. Utilities are nearby, and the potential for mixed-use or phased projects is wide open. With natural beauty, highway frontage, and incredible exposure from both land and water this is your chance to own one of the most valuable and strategic properties in the region. Opportunities like this are few and far between don't miss your chance to shape the future of the Lake!



**MICHAEL JAMES SWIFT**

EXP Realty, LLC

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