

1196 Horseshoe Bend Parkway
Lake Ozark, MO 65049



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MLS# 3577791



\$749,900

Nestled in a prime location along the highly sought-after Horseshoe Bend Pkwy, this remarkable 2.40-acre property offers a rare opportunity for commercial development in one of the most established areas at Lake of the Ozarks. Zoned B-2 Commercial, it boasts an impressive 438' of highway frontage with high visibility from road & breathtaking views of the Main Channel. Having direct access via a traffic light, gives the easiest accessibility compared to all other properties on HH. The site sits at the heart of the thriving Horseshoe Bend community, surrounded by upscale residences, established businesses & luxury condos. Its strategic position is further enhanced by proximity to the rapidly expanding Lake Ozark, future amusement park, casino & resorts coming in the next few years. Perched at the 14 MM of the main channel, the property also offers breathtaking panoramic lake views an exceptional feature that could elevate a wide range of commercial ventures. The terrain is mostly moderate to flat, ensuring easy development access & minutes from the highway. This is a rare blend of visibility, accessibility & natural beauty ideal for your next business vision & venture.



ED SCHMIDT-TEAM

EXP Realty, LLC

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