

**TBD Ice Cream Way**  
Lebanon, MO 65536



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**MLS# 3579012**



**\$234,000**

Calling all developers. Take a look at this flat commercial vacant land in the heart of Lebanon, Missouri. Located on Ice Cream Way, directly across from the Ice Cream Factory, this expansive 11.8-acres of commercial land offers a unique canvas for visionary developers. Whether you're looking to establish a retail complex, a mixed-use development, or an industrial facility, this prime location is poised to deliver exceptional returns. The level land minimizes site preparation costs and accelerates the development timeline. With essential utilities like water, sewer, electricity, and gas readily available, the land is development-ready. Situated in this commercial corridor, this property benefits from high visibility and accessibility. Easy access to major highways, including I-44, makes this site a convenient destination for visitors and a strategic location for businesses.



**MICHAEL JAMES SWIFT**

EXP Realty, LLC

For full listing details, please scan:

