

TBD US-54
Osage Beach, MO 65065



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MLS# 3580192



\$1,650,000

Exceptional development opportunity located on the northwest corner of Highway 54 and Runabout Drive in the heart of Osage Beach! Entitlements are in place to save you money and time! Special Use Permit to allow a mixed residential development in Commercial District. This prime parcel boasts over 1,000 feet of coveted highway frontage and 54 acres, offering unmatched visibility and accessibility in one of the Lake area's fastest-growing corridors. Uniquely zoned R-3 for both commercial and residential use, the property is positioned for maximum flexibility and return on investment. Current renderings showing 84 Single Family Homes and 44 Townhomes with Commercial Storefronts on the acreage along the highway. Or higher density is already approved! PLUS, CITY WATER AND SEWER AVAILABLE for hookup. Whether you're seeking to capitalize on the booming demand for housing, expand retail and service options, or create a mixed-use destination, this land presents endless possibilities. Seize this rare chance to shape the future of Osage Beach with a project that meets the needs of both the community and the market. Call for a private showing today!



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