

1196 Horseshoe Bend Parkway
Lake Ozark, MO 65049



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MLS# 3582659



\$749,900

Nestled in a prime location along the coveted Horseshoe Bend Pkwy, this exceptional 2.40-acre parcel presents a rare opportunity for commercial development in one of the most established areas at Lake of the Ozarks. Zoned B-2 Commercial, it features an impressive 438 feet of highway frontage, offering outstanding visibility and striking views of the Main Channel. Direct access at a traffic light provides unmatched convenience superior to any other property along HH. Positioned in the heart of the thriving Horseshoe Bend community, the site is surrounded by upscale homes, established businesses and luxury condominiums. Its strategic location is further boosted by proximity to the rapidly expanding Lake Ozark area, as well as future attractions including a planned amusement park, casino and multiple resort projects. Located at the 14-mile marker of the Main Channel, the property delivers sweeping panoramic lake views an exceptional asset for a wide range of commercial uses. With mostly moderate to flat terrain and quick access to the highway, development is streamlined. This is a rare combination of visibility, accessibility and natural beauty ideal for your next business vision.



ED SCHMIDT-TEAM

EXP Realty, LLC

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