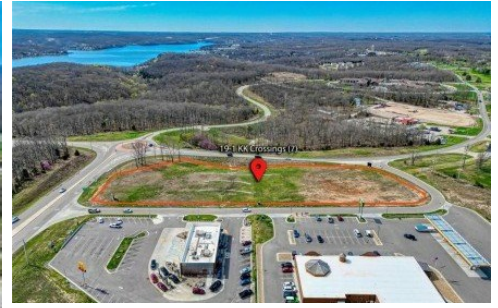


## Lot 2 19-1 KK Crossings & Parkway Osage Beach, MO 65065



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MLS# 3583239



# \$2,250,000

The last remaining commercial lot at KK Crossing in Osage Beach at the KK interchange and Hwy 54.. 3.4 acres of ready-to-build real estate with big traffic generators, McDonalds and Macadoodles already on site and operating. The average daily traffic count is a seasonally adjusted 44,000 vehicles per day. Nearby is Margaritaville, Lake Regional Hospital and the under-development Oasis Amusement Park and Marriott Hotel. The west side of Osage Beach is where the growth of the lake is taking place. A new 100 acre, yet to be named development is within 1 mile of this site at this interchange as well as a large permanent and second home population.



**MARK BEELER**

Strategic Real Estate and Development Services

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