

TBD Highway 42
Brumley, MO 65017

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MLS# 3583338



\$349,900

This incredible corner commercial lot is located just 10 minutes from Osage Beach down Hwy 42 in Brumley and sits just down the street from the new Dollar General, placing it directly in the path of continued growth as lake-area development expands toward Brumley. The property is ideally suited for development and includes a proposed site plan for Brumley Junction, featuring a service station, large retail store, restaurant, car wash, storage units, and an additional tract designated for future expansion. Encompassing more than six acres, the property offers over 1,000 feet of hwy frontage along both Hwy 42 and Hwy C, providing exceptional visibility and access from two major hwy systems. The land is extremely level, pristine, and has been properly filled and allowed to settle to achieve an ideal grade for development. As a highly visible corner lot, it offers unmatched exposure and usability, making it difficult to find a comparable parcel of this size and quality. Easy to locate and impossible to miss, this property presents a prime opportunity for a wide range of uses, especially with no zoning restrictions in Miller County, allowing maximum flexibility for future development.



ED SCHMIDT-TEAM

EXP Realty, LLC

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