

0 Highway 42
Brumley, MO 65017

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MLS# 3583339



\$349,900

This incredible corner commercial lot is located just 10 minutes from Osage Beach down Hwy 42 in Brumley & 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 & includes a proposed site plan for Brumley Junction, featuring a service station, large retail store, restaurant, car wash, storage units & 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 & access from two major Hwy systems. The land is extremely level, pristine, and has been properly filled & allowed to settle to achieve an ideal grade for development. As a highly visible corner lot, it offers unmatched exposure & usability, making it difficult to find a comparable parcel of this size & quality. Easy to locate & 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 & owner financing available.

ED SCHMIDT-TEAM

EXP Realty, LLC



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