

TBD Hwy 52
Eldon, MO 65026



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MLS# 3583407



\$149,900

Prime commercial outparcel with outstanding highway visibility along one of Eldon's busiest corridors. This 0.45 acre tract is positioned directly along Highway 52, offering exceptional exposure to year-round traffic traveling to and from the Lake of the Ozarks. The site captures steady flow from both regional commuters and lake-bound travelers, making it ideal for businesses that rely on strong drive-by presence. Highway 52 serves as a primary route for Kansas City traffic heading to the lake, while its proximity to Highway 54 connects the property to a major corridor used by St. Louis travelers, delivering consistent visibility and strong daily traffic counts. The location benefits from excellent sight-lines, easy access, and prominent frontage in a highly traveled area. With its efficient size and strategic placement, this parcel is well-suited for a gas station out-lot, quick-service restaurant, retail pad, or service-oriented commercial use seeking maximum exposure without excess land. Highly visible. Strategically located. Commercial-ready. Opportunities of this caliber along the primary gateways to the Lake of the Ozarks are increasingly rare.



JASON WHITTLE

RE/MAX Lake of the Ozarks

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