

143 Missouri
Pineville, MO 64856



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MLS# 60313821



\$1,568,000

This 3.5+/- acre tract offers exceptional potential for investment or development just beyond the Bella Vista border, featuring prime Highway 71 frontage with an average daily traffic count of 12,000. Capture the high visibility and strong traffic of Northwest Arkansas while benefiting from Missouri's lower business taxes and regulatory requirements. The property also boasts approximately 575 feet of Little Sugar Creek frontage and has public water and sewer available on site. An outstanding opportunity you won't want to miss.



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