

# TBD Bagnell Dam Boulevard Lake Ozark, MO 65049



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MLS# 3583755



**\$589,900**

Not many lake view commercial sites locations like this come up. Large lot sits at the corner of Bagnell Dam Blvd and Wilmore Ln, ready to start your project with easy access on and off road and an almost ready build site! Ample road frontage and within visibility of 10, 000 20, 000 vehicles per day (MODOT) on adjacent highway 54. Additional daily traffic passes directly in front of the site, providing sustained exposure from both local and tourist traffic patterns. Utilities, city water and city sewer are all available. The site's elevation and orientation deliver views of the 1 Mile Marker, Bagnell Dam, and The Strip, creating a rare opportunity to pair strong fundamentals with a premium visual presence. This is a high-visibility location where nearly every visitor traveling to the Dam drives past. Ideal for retail, QSR, hospitality, or mixed-use development, the site offers strong ingress, signage potential, and long-term value in one of the Lake's most trafficked corridors.



**JEFFREY D KRANTZ**

RE/MAX Lake of the Ozarks

For full listing details, please scan:

