

tbd Upper Monarch Cove Drive
Lake Ozark, MO 65049



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MLS# 3583947



\$1,299,000

Exceptional lakefront development property located down Horseshoe Bend at the coveted 2 Mile Marker on Lake of the Ozarks. This incredible tract features 5-acres and 599 feet of Lakefront w/ deep water and cove protection, yet has huge views, an ideal combination for high-demand waterfront living. The site is well positioned for development with water, sewer, and electric already to the property. Most of the lakefront excavation has been completed, including concrete seawall and retaining wall providing a significant head start and reducing development costs. The property allows for approximately 27 boat slips (12x32), adding strong value and long-term appeal. Property is zoned R-3 and the density allows approx. 75 units, offering flexibility for condominiums, townhomes, single-family homes, or a mixed-use development. Developers may choose to sell individual lots or build and develop the project themselves. With a prime location, existing infrastructure, protected water, and commanding lake views, this is a rare and versatile development opportunity in one of the most desirable areas on Lake of the Ozarks.



JASON WHITTLE

RE/MAX Lake of the Ozarks

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