

**TBD Hwy 52**  
Eldon, MO 65026



Powered by lakefrontexpo.com

MLS# 3584828



**\$429,900**

This 18.39-acre tract in Eldon offers the kind of location & layout developers search for. With 846 ft of Hwy 52 frontage, the property provides outstanding visibility & access for a commercial development site. At the same time, the land features approximately 1,525 ft of Eldon Golf Course frontage, creating a backdrop ideal for residential development. Picture single family homes, townhomes, or condominiums overlooking the course with a park-like setting. City officials have previously discussed annexation into the Eldon city limits, which could allow access to city water/sewer. While not finalized, the conversations have taken place and could be possible with a development. Gentle topography makes construction straightforward & efficient. Developers will also appreciate access points from Hwy 52 for commercial traffic & Golf Course Lane for residential entry. A picturesque creek, golf course views, and a quiet natural setting make the land feel like a park, yet it remains minutes from Hwy 54 and town. Eldon continues to grow, & sites with development potential are becoming increasingly rare. This property is positioned to become one of Eldon's next standout projects.



**MATTHEW JAMES SCHRIMPF**

BHHS Lake Ozark Realty

For full listing details, please scan:

