

# L 26 Kelby Creek

Nixa, MO 65714



Powered by lakefrontexpo.com

MLS# SOM60314439



**\$125,000**

This versatile 1.41-acre parcel offers a rare development opportunity in a high-visibility, growth-oriented location. Zoned General Commercial, the property supports a wide range of potential uses including business, mixed-use, multifamily, or apartment development. Positioned just outside the established Kelby Creek Subdivision and incorporated into the original recorded PUD, the site benefits from both strong surrounding residential demand and flexible development options. The property fronts a paved main road, providing excellent access and exposure, and features scenic views overlooking the subdivision lake--an uncommon bonus for a commercial tract. Fully platted and development-ready, the parcel includes city water, utilities, and natural gas already in place, minimizing upfront costs and timelines. With infrastructure completed and location working in your favor, this site is ideally suited for developers or investors seeking a ready-to-build opportunity in a growing area.



**Stefaniya Sosoienko**  
Phone: (417) 830-3301  
Alpha Realty MO, LLC

For full listing details, please scan:

