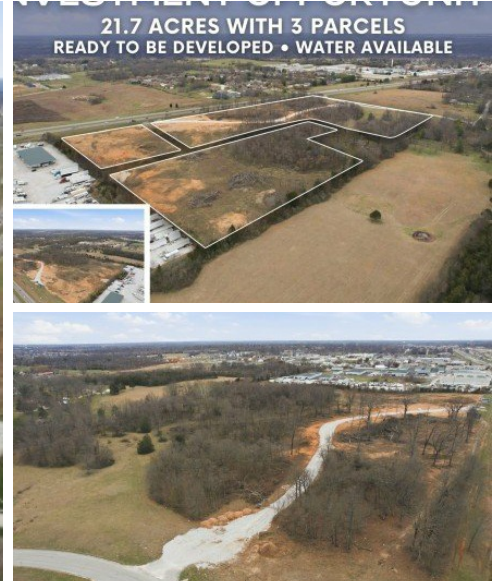


**Tbd Highway 160**  
Nixa, MO 65714



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**MLS# SOM60318355**



**\$1,999,000**

Excellent development opportunity in the rapidly growing Nixa area featuring prime Highway 160 frontage and strong traffic exposure. This property consists of approximately 21+ acres across three parcels, with a future combined total of 18.72 usable acres after a planned future road right of way was accounted for, though no road is currently in place. The land offers approximately 600 feet of frontage along Hwy 160 N Massey Blvd and is ideally positioned between W Bentwater Drive to the north and W Tracker Road to the south, providing excellent access and visibility for future projects. An easement runs through the property allowing access to neighboring land to the north. Currently located in the county and zoned agricultural, this tract presents strong potential for rezoning and development. Infrastructure is nearby with sewer available at the southern boundary and water accessible to the west on the east side of Hwy 160. This is a rare chance to secure a sizable tract in a high growth corridor well suited for builders and developers looking to capitalize on Nixa's continued expansion.



**Adam Graddy**  
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Keller Williams

For full listing details, please scan:

