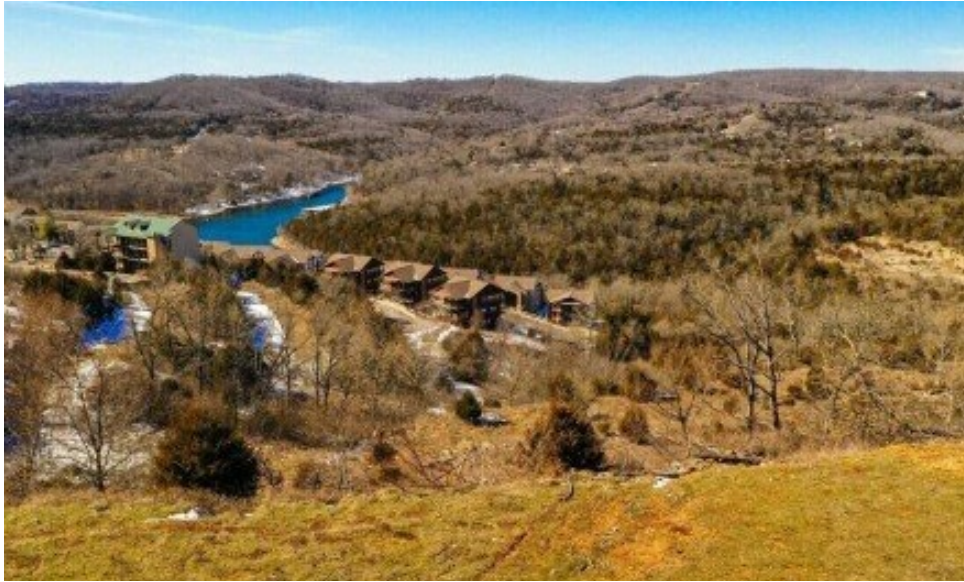


39 Songbird
Branson, MO 65616



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MLS# SOM60317978



\$4,040,000

****Seller is open to Creative Financing Options** 22 Acres Zoned PPD/C2 - Flexible commercial and planned development zoning. 7 Build-Ready Lots - Infrastructure installed and ready for vertical construction. 18 Platted Lots - Approved and recorded for phased expansion. 17 Additional Acres - Prime future development land with lake views. Immediate adjacency to the entrance corridor of Branson's top tourism driver Amenity & Infrastructure Package. A fully constructed 10,000+ sq. ft. luxury clubhouse anchors the development, creating a resort-style experience that elevates rental performance and long-term asset value. Clubhouse Features Include: Indoor & outdoor resort-style pools, two splash pads, hot tub, fully equipped fitness facility, meeting space with commercial kitchen, public restrooms, executive offices, check-in desk for streamlined guest operations, and private VIP owners' lounge with bar. Built-In Revenue & Operations includes an established property management company with existing managed properties. On-site operational infrastructure in place, scalable model with room for portfolio expansion, strong demand drivers from theme park traffic, lake tourism, and Branson's year-round entertainment economy. Investment highlights include prime location next door to one of the Midwest's top tourist attractions,**



Tracey Lynne Lightfoot

Phone: (417) 251-1946

Ozark Mountain Realty Group, LLC

For full listing details, please scan:

