

O Highway P
Richland, MO 65556



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MLS# 3586406



\$250,000

Prime commercial opportunity with high-visibility Positioned at the Highway 7 exit off I-44 between Saint Robert and Lebanon, this versatile 3 m/l acre property offers outstanding access and exposure in one of central Missouri's most traveled routes. Located just minutes from Richland and within a short drive to Lake of the Ozarks, this site is ideally situated for a wide range of commercial or investment uses. The property is partially fenced and gated, providing added security and flexibility for development. With water and electric already available on-site, much of the groundwork is in place to bring your vision to life. The seller is willing to subdivide, making this an excellent option for buyers seeking a smaller parcel or multiple development opportunities. I-44 is a major east-west corridor with strong daily traffic flow typically seeing tens of thousands of vehicles per day offering exceptional visibility and consistent exposure for any business venture. Whether you're considering retail, service-based business, storage, or other commercial development, this location combines accessibility, infrastructure, and growth potential in a thriving area of the Ozarks.



Jeffrey Browning
Living the Dream Inc

For full listing details, please scan:

