

**TBD Wood River Road**  
Lake Ozark, MO 65049



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MLS# 3586459



**\$3,299,900**

37 acres positioned at the front door to Lake of the Ozarks the very first impression when arriving at the lake. Elevated high above Business 54 at the Bagnell Dam Blvd/HH & Route 242 corridor, this property delivers unmatched visibility, exposure, & panoramic views of the Osage River, Bagnell Dam, and the iconic Lake of the Ozarks sign. Rare opportunity to own one of the most strategic and visually striking tracts in the region. The land offers a gentle, mostly level topography, partly located in Lake Ozark city limits(C2 zoning) and partly in Miller County with no zoning creating flexibility for a wide range of development options. Utilities are nearby, making this a practical as well as powerful investment. Surrounded by major retail & high-traffic destinations including Menards, Kohls, CVS, Aldi, and the theater. All located within sight of 2 proposed casino developments, the growth potential here is undeniable. Ideal for a signature project winery, restaurant, wedding venue, luxury resort, or mixed-use development this property has the scale, setting, and presence to become a true landmark. If you re looking to create something iconic at the lake, this is where it starts.



**MATTHEW JAMES SCHRIMPF**

BHHS Lake Ozark Realty

For full listing details, please scan:

