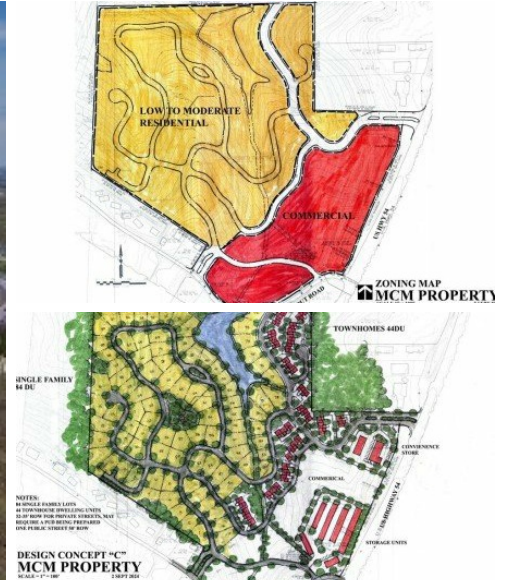


TBD US-54
Osage Beach, MO 65065



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MLS# 3586945



\$1,650,000

Strategic development tract available in Osage Beach MO. Located on the northwest corner of Hwy 54 and Runabout Drive, this 54-acre parcel offers over 1,000 feet of highway frontage in the heart of Osage Beach delivering the visibility, access, and traffic counts developers look for. The front portion along Hwy 54 is ideal for commercial use, while the balance of the property is already approved for higher-density residential through a Special Use Permit allowing a true mixed-use concept. Whether it's a hotel/resort, retail center, or a large-scale residential project, the groundwork has been done to save you time and money. Zoned R-3 with flexibility for commercial and residential use, and city water and sewer available for hookup, this property is positioned for scale. Existing concepts include 84 single-family homes, 44 townhomes, and commercial storefronts along the highway with the ability to go even higher density. Opportunities of this size, with this level of frontage and entitlements, are becoming scarce in Osage Beach. If you're looking to capitalize on the area's continued growth this is where you do it.



MATTHEW JAMES SCHRIMPF

BHHS Lake Ozark Realty

For full listing details, please scan:

