

**TBD St. Croix Drive**  
Sunrise Beach, MO 65079



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MLS# 3587359



**\$330,000**

Exceptional development and investment opportunity in the heart of Sunrise Beach! This 31 acre offering consists of four parcels ideally located off St. Croix Rd with excellent accessibility and strong future potential. Several areas of the property offer seasonal lake views, while the lower portion sits just minutes from Pappa Chubbys, adding to the appeal for future residential or mixed-use possibilities. The upper portion fronting St. Croix Rd presents an excellent setting for development with convenient access and attractive topography. Additional acreage located directly across the street is also available, creating the potential for approximately 60 contiguous acres. With development activity at Lake of the Ozarks continuing at record levels, large tracts like this are becoming increasingly difficult to find. Conveniently located near Hwy 5 and Woods Supermarket grocery store and gas station, this property offers a rare combination of location, versatility, and long-term investment potential.



**WINTERS SHELTON REAL ESTATE GROUP, LLC**

RE/MAX Lake of the Ozarks

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