

454 Hwy 42
Osage Beach, MO 65065



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MLS# 3587745



\$1,995,000

Located less than one mile from 3 School of the Osage campuses, just minutes from 54-42 junction, (Prewitt's Point: Lowes, Target, HY-Vee), this versatile 11-acre property offers exceptional potential for investors, developers, and entrepreneurs. Featuring six highway-front parcels that can be purchased separately or combined in multiple configurations, this property provides flexibility to fit a variety of development goals. Back acreage previously approved for a 57 unit tri-plex subdivision, consider multi-family, commercial space, mixed-use development, restaurant, health food store or the business you've always wanted to build. The property includes two wells and an office trailer currently occupied by a tenant. Excellent Hwy 42 frontage provides outstanding visibility and convenient access in one of the Lake area's growing corridors. Adding to its appeal, flights arriving and departing from nearby Lee C. Fine Memorial Airport, soon to have a jet-port, will drive pass by this highly visible location. With development options, flexible parcel layouts, and a strategic location in Osage Beach, this property presents a rare opportunity to invest in the future of the Lake area.



MARY ALBERS

Albers Real Estate Advisors

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