

000 128th
Bolivar, MO 65613



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MLS# SOM60326044



\$1,080,000

24 acres positioned on the south side of Bolivar with direct access from the Outer Road and immediate proximity to Highway 13. The location offers excellent visibility, easy access for commercial traffic, and the flexibility that comes with being outside the city limits. The property is primarily open and level, creating a straightforward path for future development. Outside the city limits and free of known restrictions, this tract offers the flexibility developers and investors are looking for. Southwest Electric serves the area, and there are reports that three-phase power may be coming to the corridor in the near future. Located along a growing corridor that includes commercial businesses, an established RV park, and industrial users nearby, this property sits in an area already demonstrating continued growth and expansion. Semi-truck access is convenient, and the location provides efficient travel both north into Bolivar and south toward the Springfield market. Whether the goal is commercial development, industrial use, investment, or securing a position along one of the area's primary transportation routes, this property offers the visibility, location, and flexibility to support long-term growth.



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