

**TBD Harbour Road**  
Gravois Mills, MO 65037



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MLS# 3588126



**\$3,500,000**

Exceptional 224 acre development opportunity in Gravois Mills, MO, at the Lake of the Ozarks. Originally planned as The Villas of Harbour Hills, this property offers approximately 196 acres of developable land, 19 acres of Commercial space, 9 acres including a Clubhouse. Significant investments have already been made, with wet and dry utilities extended throughout portions of the development. The existing Water Tower and Well is rated to service up to approximately 350 homes, providing a substantial advantage for future development. The property's rolling terrain, mature timber, scenic views, and natural beauty create an ideal setting for residential, mixed-use, resort, or recreational projects. Lake access at the back of a protected cove enhances the property's appeal and development potential. Conveniently located near marinas, golf courses, restaurants, and other Lake of the Ozarks attractions, this rare offering provides developers, builders, and investors the opportunity to continue the original vision or create an entirely new destination community in one of Missouri's premier recreational markets.



**KAROL WILSON**

Strategic Real Estate and Development Services

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