

3916 Springfield
Bolivar, MO 65613



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MLS# SOM60319718



\$1,138,000

Prime commercial opportunity located on the south side of Bolivar just off Highway 13 along Springfield Avenue. With approximately 450 feet of frontage and strong visibility, this tract is positioned in a high-traffic corridor with continued growth and expansion. The property offers the layout and location suited for a variety of commercial uses, including retail, service-based businesses, or future development projects. The visibility and access make it a strong candidate for a strip center, multi-tenant development, or a destination-style business. Given its position along Highway 13 and proximity to Bolivar, this location also presents a compelling opportunity for a fuel stop, truck stop, or what many would recognize as a baby Buc-ee's type setup, serving both local and through traffic. A livable 3 bedroom, 1.5 bath home is currently in place on the property and offers immediate function while development plans take shape. The structure could serve as rental income, office space, or a holding asset during transition. Utilities are available with electric and water currently servicing the property. Buyer to perform all due diligence regarding zoning, usage, and development feasibility. Properties with this level of frontage, visibility, and access are limited in this area. This is a strong location with multiple paths for future commercial use.



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