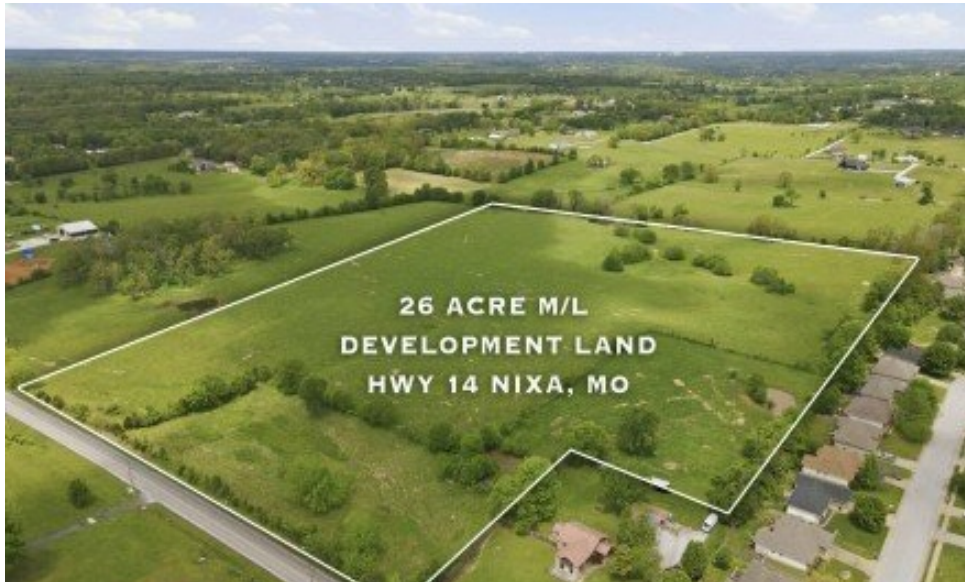


Tr 2&3 Mount Vernon Street (Hwy 14)
Nixa, MO 65714



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MLS# SOM60321948



\$1,295,000

26+/- ACRES | HWY 14 DEVELOPMENT & INVESTMENT OPPORTUNITY | NIXA, MO Outstanding opportunity to acquire approximately 26 acres with excellent frontage and visibility along W. Mt. Vernon/Hwy 14 in one of Nixa's growing development corridors. Offered at \$1, 295, 000, this substantial tract presents an opportunity for developers, investors and users looking for a well-located property with convenient access to Nixa and the greater Springfield market. The property's size, location and highway frontage offer flexibility for a variety of potential development concepts, including commercial, mixed-use, multifamily, residential, office/service, storage or other compatible uses, subject to zoning, annexation and governmental approvals. Located immediately west of the established Wellington Park subdivision, the property offers the potential for a development that complements surrounding residential growth while taking advantage of valuable Hwy 14 exposure. The combination of highway frontage and substantial acreage creates opportunities to explore commercial or higher-density uses along the frontage with complementary uses throughout the balance of the property. The property is currently outside the Nixa city limits, allowing a prospective developer to work with the City regarding annexation, zoning, utilities and an



Donna Cleous

Phone: (417) 823-2300

Murney Associates - Primrose

For full listing details, please scan:

