

# TBD Willow Creek & Hwy 54

Linn Creek, MO 65052



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MLS# 3589084



**\$2,115,000**

A rare opportunity to acquire 138.78 contiguous acres along the Highway 54 corridor between Camdenton and Osage Beach. The property combines 52.4 acres zoned B-2 General Commercial with an additional 86.38 acres across three parcels currently zoned agricultural. The commercial portion features nearly 1,900 feet of Highway 54 frontage, an average daily traffic count of approximately 27,000 vehicles and additional frontage and access from V Road and Willow Creek Road. Its visibility and accessibility create potential for retail, commercial, mixed-use or multi-family development. Beyond the highway frontage, the adjoining acreage offers mostly wooded terrain, several ponds, scattered clearings and a secluded field of nearly 10 acres positioned atop the property. This unique combination of highway exposure, commercial zoning, recreational land and future development potential is located near Linn Creek and approximately one mile from the Camdenton Walmart. Zoning, permitted uses, utilities and development incentives should be independently verified. For additional options see MLS: 3589085 and/or 3589082.



**Sue Kupfer**

Coldwell Banker Lake Country

For full listing details, please scan:

