

2904 Farm Road 123
Springfield, MO 65803



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MLS# SOM60331407



\$1,600,000

3 Bedrooms | 2 Bathrooms | 1,795 Sqft

Exceptional 40+/- Acre Development Opportunity Near Springfield! This unique property includes two 3-bedroom homes, providing immediate residential or rental use while future development plans are explored. The real value lies in the land and its strategic location for potential annexation into the City of Springfield and future industrial or manufacturing development. Adding to the development potential, the property immediately to the south has recently been annexed into the City of Springfield and rezoned for Heavy Manufacturing. The property also offers approximately 1/4 mile of paved road frontage along Farm Road 123. Public water lines run along the Farm Road 123 frontage, and public sewer has already been extended to the corner of the property, providing valuable infrastructure access for future development. With approximately 40 acres, substantial paved road frontage, nearby industrial development, and utilities in close proximity, this property presents a rare opportunity for investors, developers, or businesses seeking a substantial tract near Springfield's expanding industrial footprint. Buyer and/or buyer's agent to perform all independent due diligence regarding zoning, annexation, utilities, permitted uses, and development potential.



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