

5231 Parkway
Osage Beach, MO 65065



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MLS# 3589972



\$950,000

Amazing commercial development opportunity in the heart of Osage Beach! This exceptional 3+ acre property is ideally positioned with easy access from the Expressway via the Jeffries Road Exit and offers excellent visibility and exposure to heavy traffic, making it an ideal location for prominent signage. The property features a beautiful lake view and is conveniently located just mile from the exciting New Oasis Development at the Four Corners of Osage Beach, at the 1-mile marker of the Grand Glaize Arm. This developing area is surrounded by well-known businesses, popular restaurants and retail, creating an established and highly desirable location for development. City water and sewer are available, along with Ameren utilities, providing excellent infrastructure for a variety of commercial uses. With strong existing traffic counts that are expected to benefit from continued growth & the nearby New Oasis development, this property offers outstanding potential for a hotel/motel, restaurant, retail center, office development, or other commercial venture. Excellent accessibility, visibility, utilities, lake views, and proximity to major new development make this a rare opportunity.



JEFFREY D KRANTZ

RE/MAX Lake of the Ozarks

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