

6432 Parkway
Osage Beach, MO 65065



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MLS# 3590409



\$950,000

Rare opportunity to purchase one of the last large commercial development sites in Osage Beach! This 8+ acre property offers excellent visibility and exposure to both eastbound and westbound traffic on the Expressway, with direct access to Osage Beach Parkway. City water and sewer, along with Ameren utilities, are available. Convenient access from Osage Beach Parkway and strong traffic counts between Osage Beach and Camdenton make this an ideal location for a variety of commercial development opportunities. The property has direct access from the Expressway for east and westbound traffic and is located just a few miles from the KK intersection and stoplight. Established businesses and residential neighborhoods are nearby, with the property offering convenient proximity to surrounding residences. Located in a growing area and positioned as one of the first large properties visible when entering Osage Beach city limits from Camdenton, this property offers excellent visibility, accessibility, and development potential. Possibility of splitting the property into various other parcels as well.



JEFFREY D KRANTZ

RE/MAX Lake of the Ozarks

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