For Sale/Lease

NAIDESCO

1065 Topsider Ln
Osage Beach, MO 65065

Property Highlights

Click for Video

- For Sale/Ground Lease Up to 4.29 AC
- Development Opportunity
- Situated in the Heart of Lake of the Ozarks
- Contact Broker for Pricing

For more information, please contact:

William Barnes
d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com

NAIDESCO
8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

Property Features

- 4.29-acre prime site in the heart of Osage Beach, minutes from Lake of the Ozarks attractions, shopping, and entertainment
- Ideal for hotel, resort, or restaurant concepts with excellent visibility
- Flexible development layouts to suit multiple uses
- Near Osage Beach Parkway and U.S. Highway 54 with high traffic exposure
- Tourism-driven market with millions of annual visitors generating strong demand
- Utilities in place to streamline construction

Contact Broker for Pricing

Osage Beach, MO, nestled in the heart of the "Lake of the Ozarks", offers natural beauty, thriving tourism, and a vibrant community. With nearly 5,000 full-time residents and **5.4 million annual visitors**, it ranks as **Missouri's 5th most visited destination**. The city attracts a mix of residents, vacationers, and second-homeowners. Major highways and five nearby airports make Osage Beach easily accessible, while modern infrastructure, expanding city limits, and a forward-thinking community provide an ideal environment for commercial, retail, and residential development.

Lake of the Ozarks is considered to be the Midwest #1 Vacation Spot.

Home to...

- **12 Golf Courses**
- **4 Commercial Caves**
- **6 Family Fun parks**
- **150+ Marinas**
- **250+ Restaurants**
- **220+ Accommodations**
- **900+ Campgrounds**
- **Osage Premium Outlet Center** ***now anchored by Bass Pro Shops***

Leading Employers:

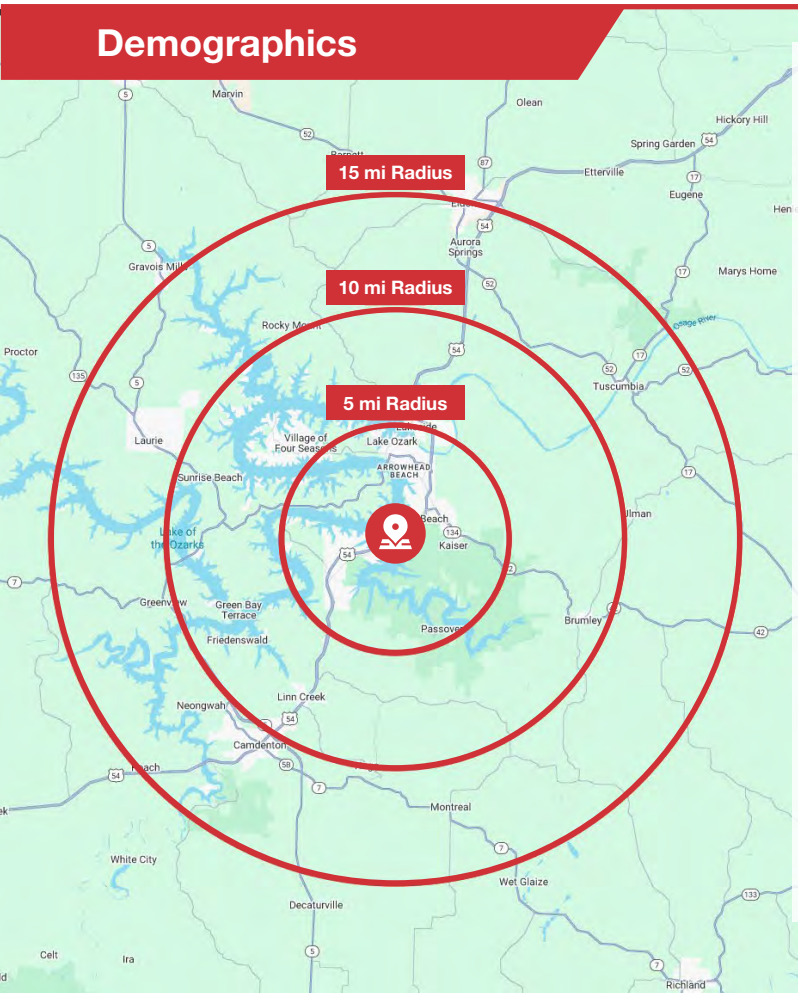
Lake Regional Health System

Camdenton R-III School District

The Lodge of Four Seasons

Margaritaville Lake Resort Lake of the Ozarks

Demographics



	5 Mile	10 Mile	15 Mile
Population	14,173	37,041	61,421
Daytime Population	10,719	22,836	39,453
Households	6,695	16,893	27,294
Average HH Income	$99,673	$102,532	$94,177
Employees	4,066	6,234	12,103

5.4 Million
Annual Visitors

$205 Million
Tourism Spending (2023)

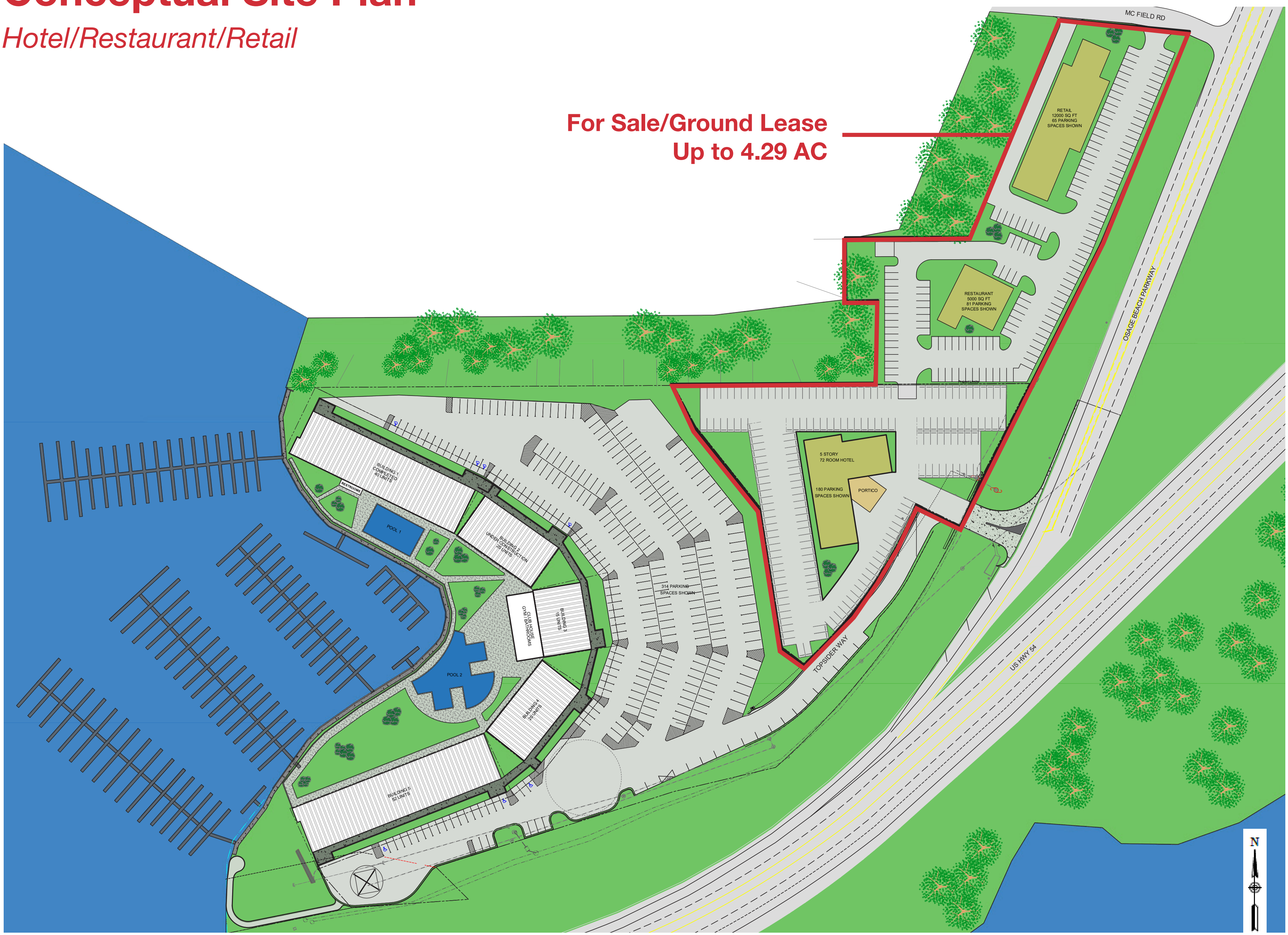
$72.7 Million
Total Construction of Private Developments (2024)

1,150 Miles
of Shoreline

Conceptual Site Plan

Hotel/Restaurant/Retail

For Sale/Ground Lease
Up to 4.29 AC



William Barnes
d (314) 994 - 4401
c (314) 578 - 1708
wbarnes@naidesco.com

NAIDESCO
8112 Maryland Ave, Suite 300
St. Louis, MO 63105
(314) 994 - 4800
naidesco.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.