



LAND FOR SALE

**PRICE REDUCED
1 ACRE
COMMERCIAL
LAKE VIEW LOT
FOR SALE
IN KIMBERLING
CITY**

65 Marina Way
Kimberling City, MO 65686

Presented By

GERALD ZAMORA

Senior Advisor

417.522.9940

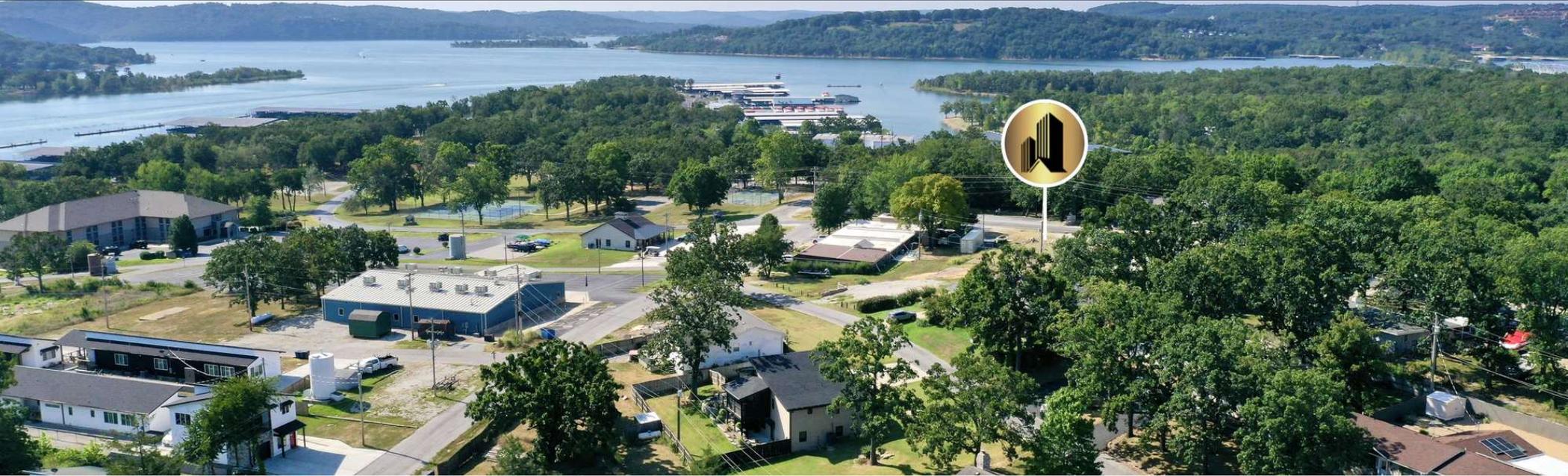
gerald.zamora@zamora.pro

1715 W James River Rd

Ozark, MO 65721

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PROPERTY DESCRIPTION

FOR SALE:
 1 Acre Commercial Lot for Development
 261 ft of frontage on Marina Way near the intersection of Scenic Drive

The heart of Kimberling City is still prime for commercial development, yet nestled within a short walk of pure lake life. Fishing, Boating and a full array of water sport activities are within a half mile walk.

Parcel ID: 14-2.0-03-003-011-001.000

Sale Price Now: \$315,000
 2024 Real Estate Taxes: \$318

Lot Size: 1 Acre

Kimberling City waterfront

Please contact the Listing Agent for details. Thank you.



OFFERING SUMMARY

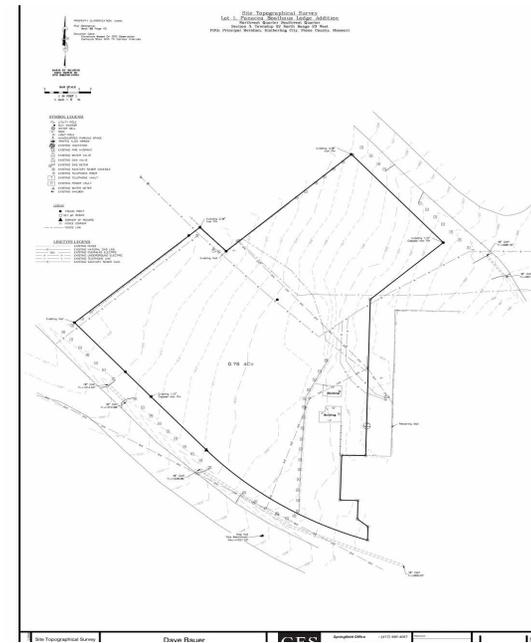
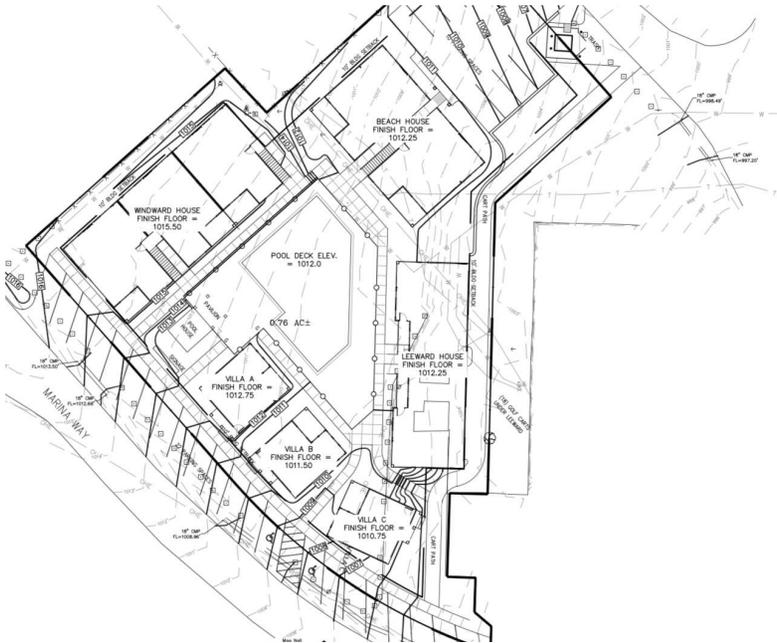
Sale Price: \$315,000

Lot Size: 1 Acre

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	157	633
Total Population	105	311	1,340
Average HH Income	\$78,254	\$78,365	\$85,473

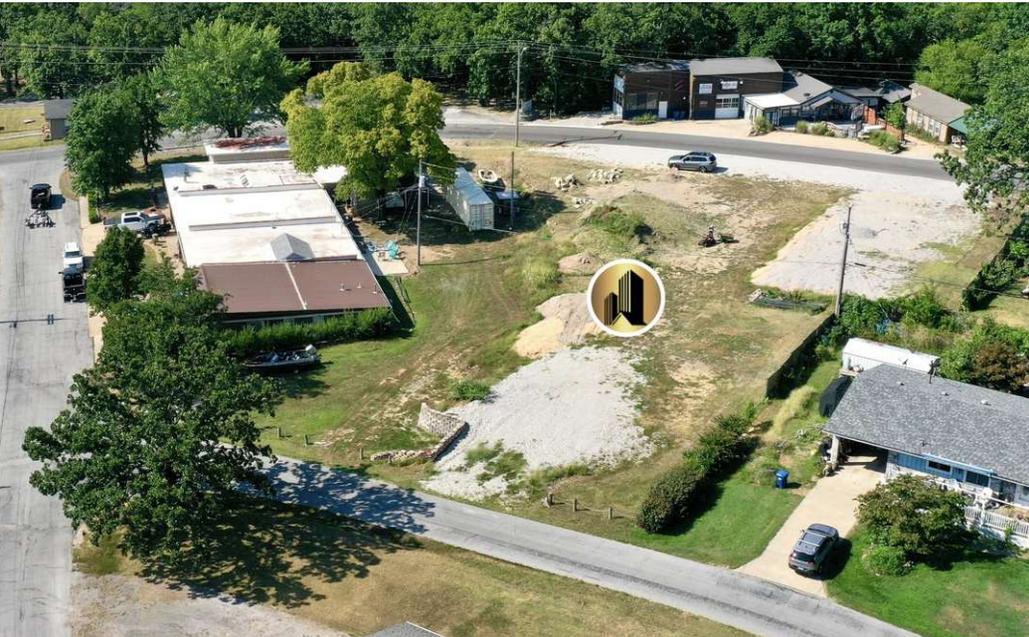
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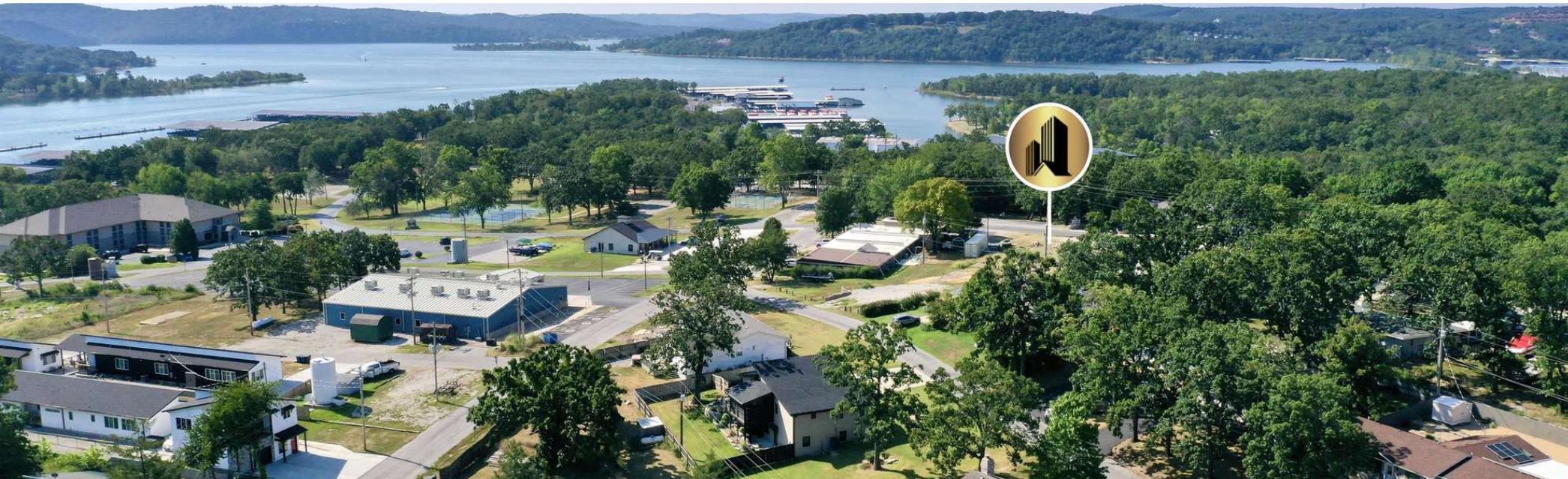


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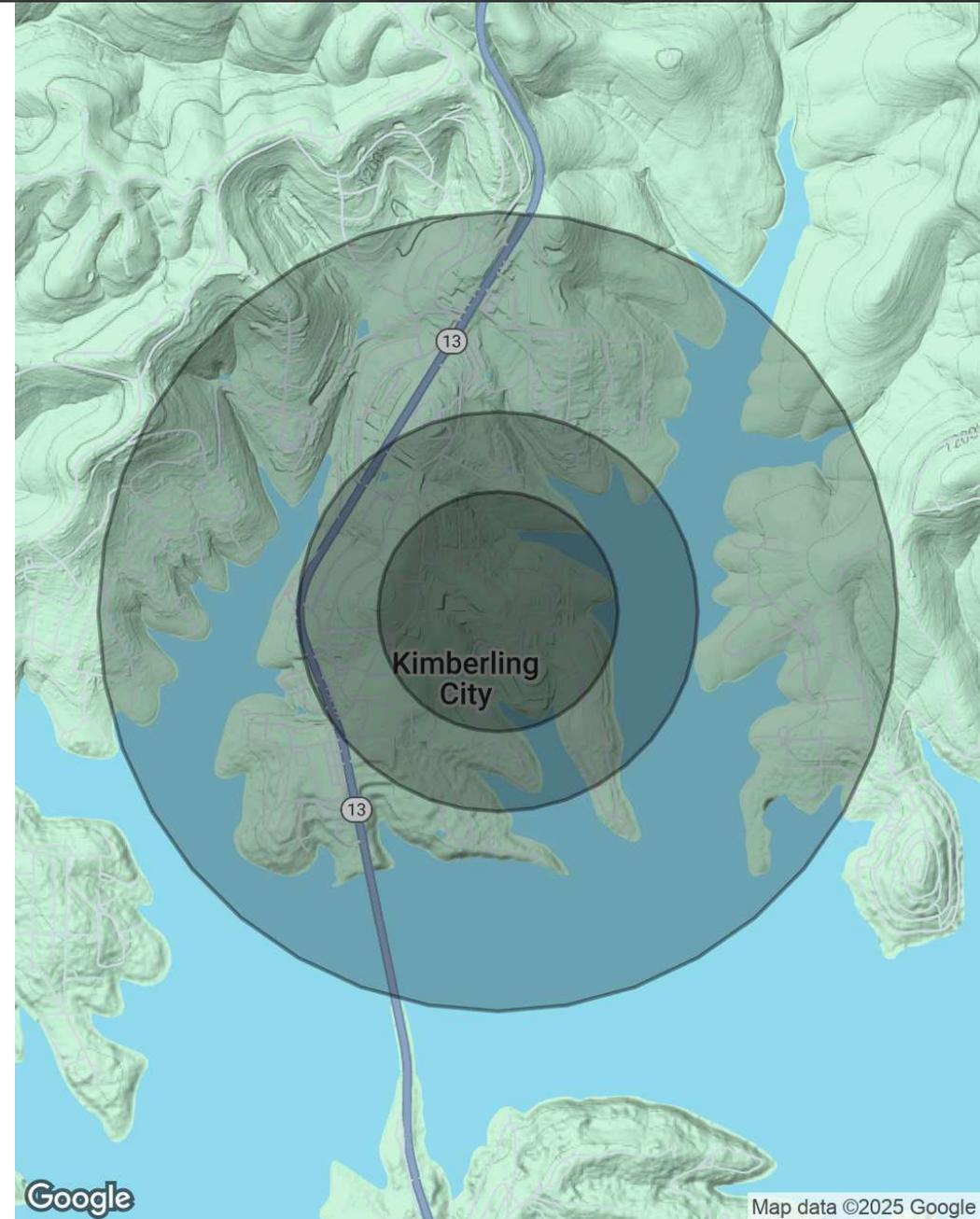
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	105	311	1,340
Average Age	58	57	55
Average Age (Male)	57	56	54
Average Age (Female)	58	58	56

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	53	157	633
# of Persons per HH	2	2	2.1
Average HH Income	\$78,254	\$78,365	\$85,473
Average House Value	\$237,862	\$237,254	\$252,023

Demographics data derived from AlphaMap





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PROFESSIONAL BACKGROUND

Gerald Zamora serves as a Commercial Advisor with The Firm Commercial and specializes in the Springfield Missouri metro area. Gerald has 20 years of extensive real estate knowledge with Office, Retail, Industrial and Hospitality. Gerald has an extraordinary understanding of the commercial real estate industry and passion for offering a "high level service".

- 2021 Trusted Advisers Commercial Realtor
- 2022 CoStar POWERBROKER Top Broker Winner
- 2023 CREXI Platinum Broker Award Winner
- 2023 CoStar Power Broker - Zamora Real Estate
- Residential Broker since 2004

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