

FOR SALE

**TR 2&3 W MOUNT VERNON STREET  
(HWY 14)  
NIXA, Mo 65714**

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25.96 ACRES | \$1.7 MILLION



**26 ACRE M/L  
DEVELOPMENT LAND  
HWY 14 NIXA, MO**

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**DONNA**  **CLEOUS**  
REALTOR® ABR + CRS + EPRO.

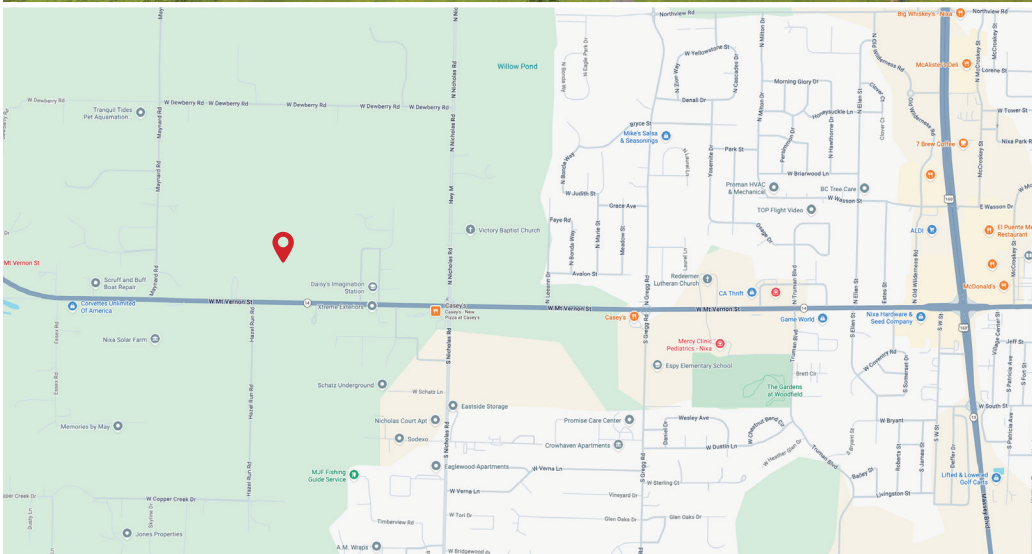
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 **MURNEY COMMERCIAL**  
1625 E. Primrose | Springfield, MO 65804 | 417.823.2300 | [murney.com](http://murney.com)

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### PROPERTY HIGHLIGHTS

- + 26 ACRE DEVELOPMENT TRACT ON HWY 14
- + HIGHWAY FRONTAGE
- + SURROUNDED BY RESIDENTIAL AND COMMERCIAL DEVELOPMENT
- + \$100,000 BELOW 2025 APPRAISAL
- + ROLLING TERRAIN

Prime 26 acre m/l development tract on Hwy 14 in the heart of West Nixa's expanding growth corridor. Excellent location with highway frontage and surrounded by a mix of residential and commercial development. Ideal for a wide range of uses including residential, storage, commercial, light industrial, or mixed-use. Rolling terrain offers unique character and design flexibility. Offered at \$100,000 below 2025 appraised value. Outstanding opportunity for developers and investors to secure a well-positioned tract in one of Nixa's fastest growing areas. Call today!

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AERIAL VIEW

