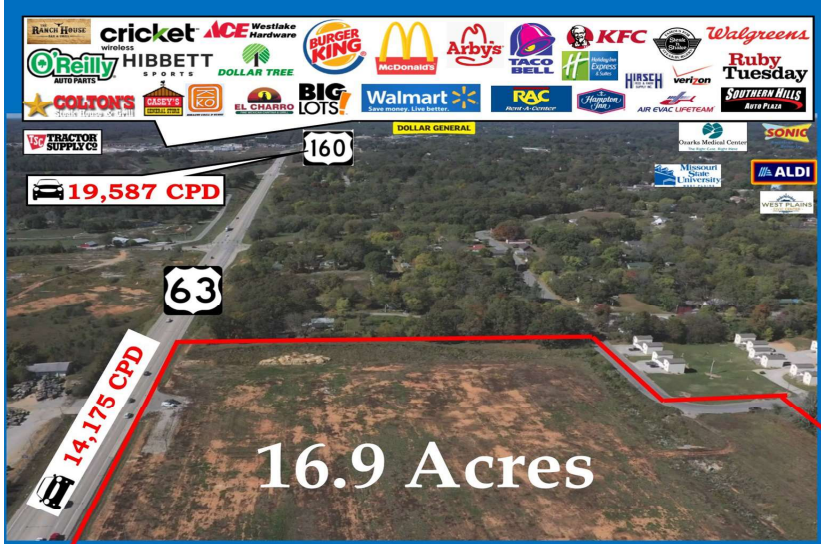


TBD South US Highway 63

\$1,750,000

West Plains, MO 65775



Lot Size: 16.90
Acre
Listing #: 24084-
58360
County: Howell

Excellent Commercial Opportunity with 950 Feet of Highway 63 Frontage!! This land is already developed with a drainage pond and city utilities. Property is just off a major subdivision making it the prime location for a commercial development from a retail hub to a trendy hotspot and easy access from the highway or the city street. The land itself lays beautifully and is highly visible.

Close to all the amenities a town of 12,000+ can offer. [Ozarks Medical Center](#) is a top rated hospital that recently completed a \$70 million expansion and offers General and Specialized medicine. [Missouri State University of West Plains](#) has a campus of approximately 2000 and has their own Women's Volleyball and Men's Basketball teams. West Plains is the shopping and entertainment hub of Howell County (with a population of 40,000+) and several surrounding counties! We offer a large Farmer's Market every Wednesday and Saturday morning and there are many specialized and boutique stores that offer anything from fresh meat to old-fashioned candy. There are plenty of restaurants to enjoy a relaxing meal, such as Colton's Steakhouse or Kiko's Hibachi and Sushi. Alternatively, if entertainment is what you are after, the [West Plains Civic Center](#) plays host to concerts and activities along with local Small Stage Theatres that hosts multiple plays and musicals each year.

West Plains is a city of professionals, service providers, specialized sales and office personnel. The average commute to work is 14.56 minutes, providing lower overall noise and airborne pollution levels. The area provides a wonderful balance of amenities, education, and industry which appeals to those

Key Features

- Undeveloped Land in MO Ozarks
- Howell Co. Commercial Land
- MO Commercial Acreage for Sale
- West Plains Commercial Land
- Investment Land West Plains MO
- Ozarks Commercial/Retail Land
- Commercial Development Land
- Missouri Retail Land for Sale

looking for a slower pace of life without compromising function.

West Plains offers large areas of [Opportunity Zones](#), areas that are “designed to spur economic development by providing tax benefits to investors.” West Plains also offers the “Build Missouri” program that “provide(s) financial incentive(s) to an eligible entity in manufacturing, processing, assembly, research and development, and agricultural processing or service.” All information about these programs is available on the [City of West Plains website](#).



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