

# 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



**Emily Ackley**  
d (314) 994 - 4093  
c (816) 560 - 6386  
eackley@naidesco.com

**NAIDESCO**  
8112 Maryland Ave, Suite 300  
St. Louis, MO 63105  
(314) 994 - 4800  
[naidesco.com](http://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

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# 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 5<sup>th</sup> 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.**

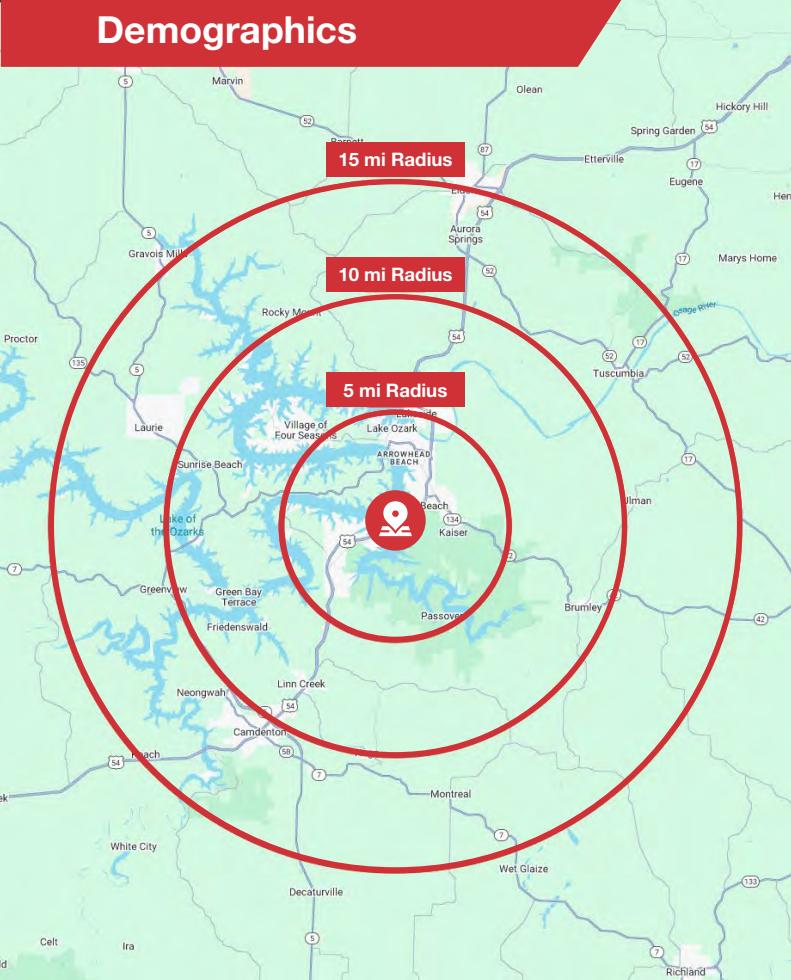
## Home to...

- » **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:



## 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



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