

FOR SALE PRICE REDUCED...RESIDENTIAL DEVELOPMENT LAND
Preliminary Plated for +/-74-76 Residential Lots



865 S. Ozark Road Nixa, Christian County, Missouri
Lift Station Complete & Water Retention On Site



FOR INFORMATION CONTACT:

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DISCLAIMER: The information contained herein is not guaranteed as to completeness or accuracy, and is submitted without representation or warranty. You are urged to make your own analysis of the contents presented herein and to investigate and verify to your own satisfaction all factors having a bearing on your decision. It is further recommended that your Attorney and Accountant advise you on any and all legal and tax matters. Qualified Engineers and Tradesmen are recommended for determining questions on all physical aspects of site and improvements.

PROPERTY HIGHLIGHTS

- Preliminary plat showing 74+/- residential lots available.
- Site prep in the form of sewage lift station and concrete storm water retention on site.
- Located south of latest phase Cobble Creek subdivision, with homes values at \$300,000-\$500,000
- Property cleared and level
- Easy access from Cobble Creek or direct access from Ozark Road





PROPERTY SUMMARY... PRICE ADJUSTMENT!

- Land Size: 21.45 acres/934,362 sq. ft
- Zoning: R-1
- RE Taxes: \$31.21
- Lots: 74+/- lots shown on preliminary plat
- Utilities: Lift station & other available for distribution
- Land Description: Gently rolling, opened and cleared





PRICE: \$793,650 /\$37,000 Per Acre

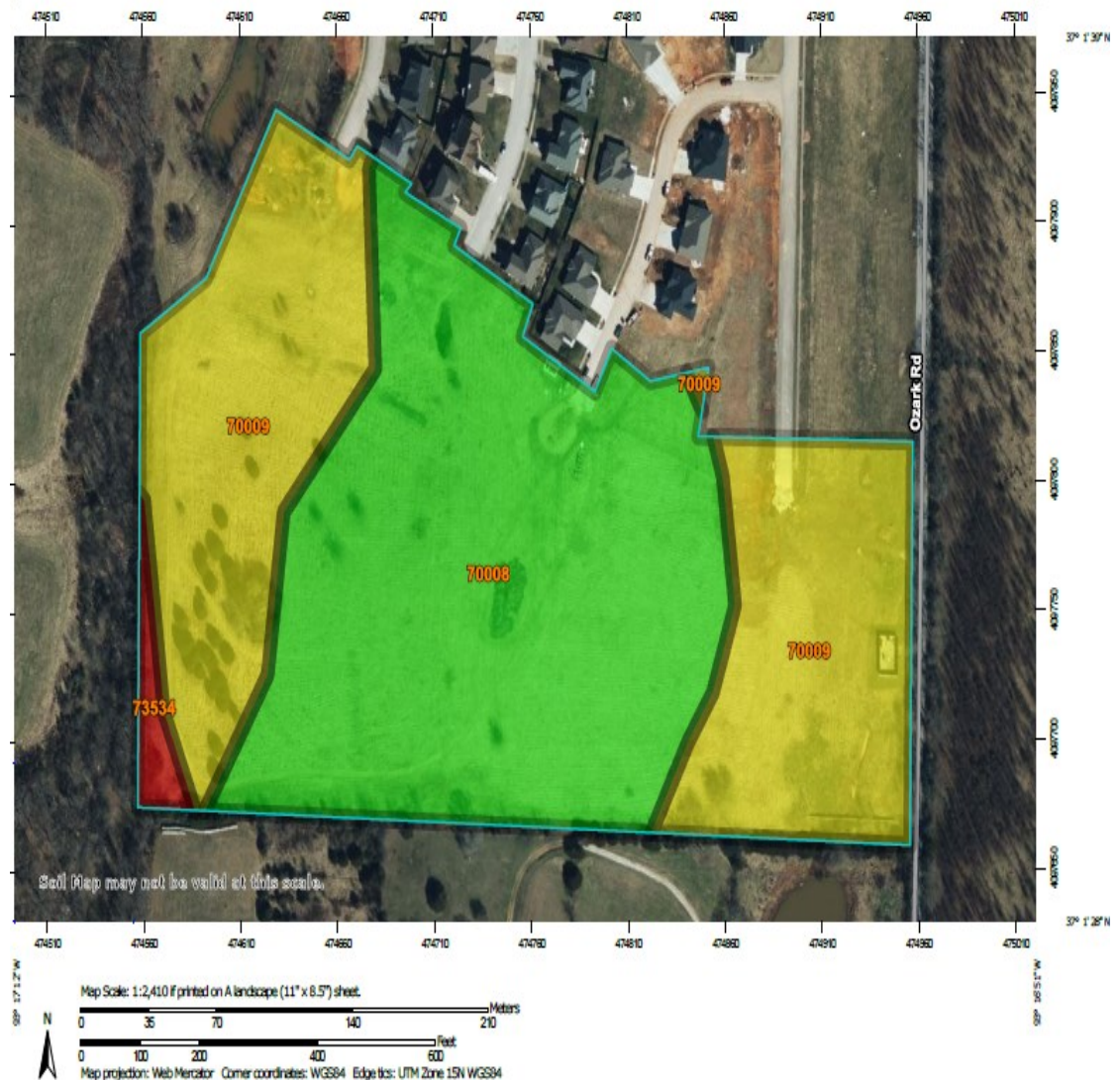
Soils

Soil Rating Polygons

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available

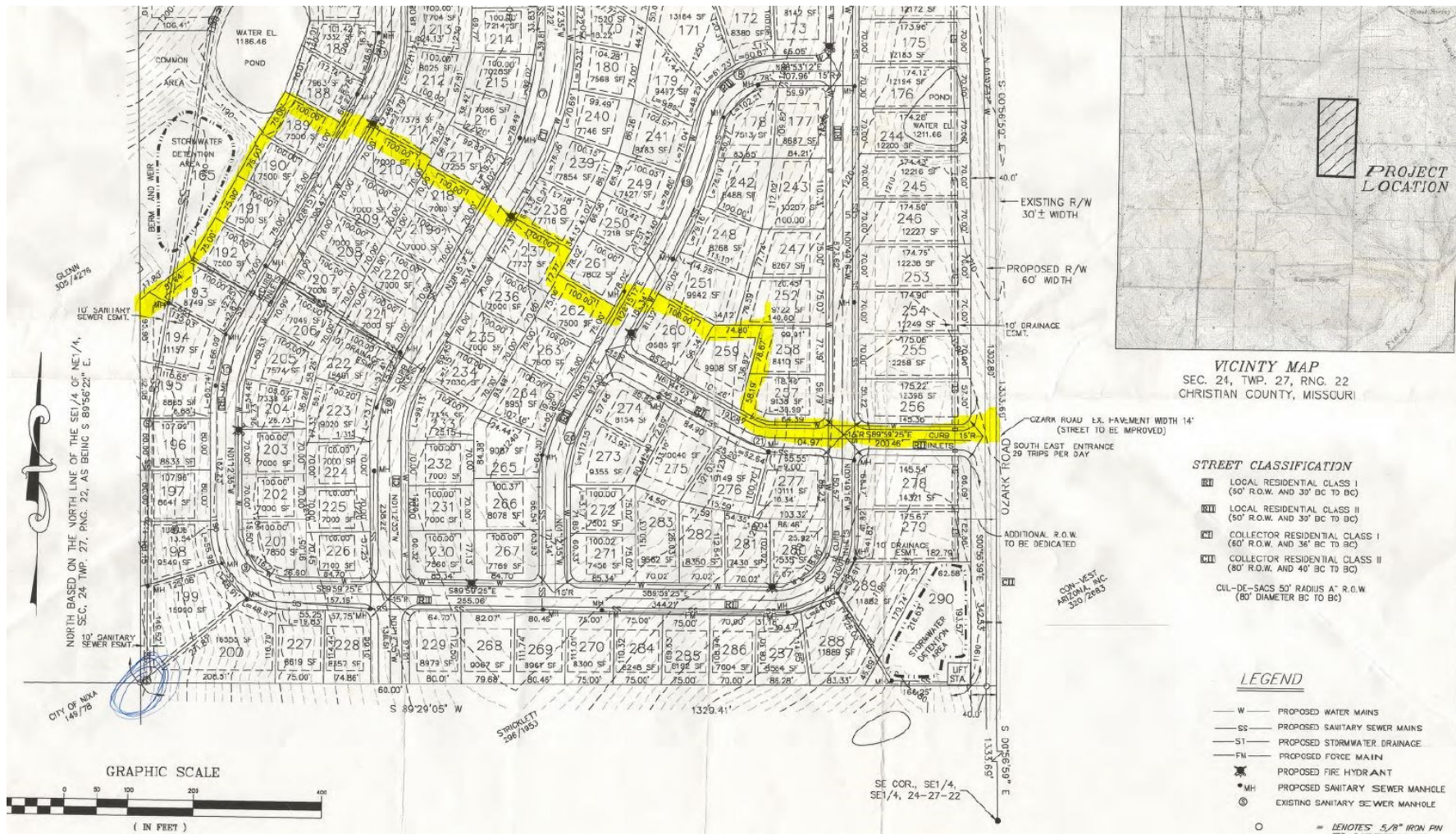
Soil Rating Points

-  Very limited
-  Somewhat limited
-  Not limited
-  Not rated or not available



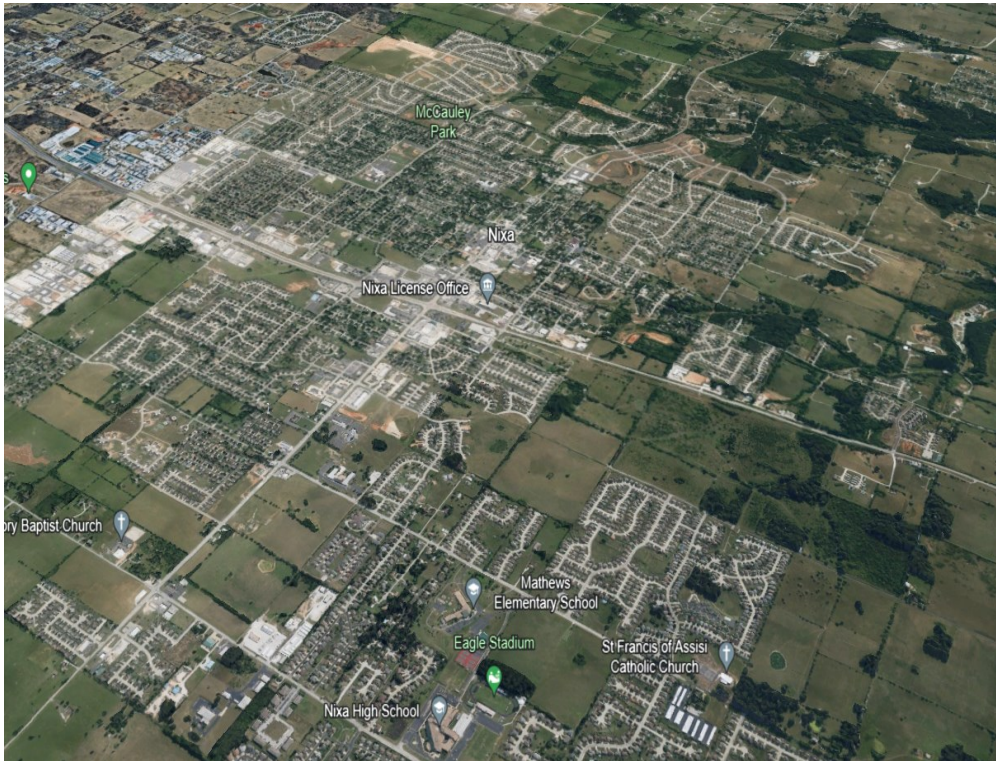
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FOR SALE... PRELIMINARILY PLATED RESIDENTIAL SUBDIVISION



Original Preliminary Plat for Cobble Creek Phase IV. Developer will need to submit a revised plat to the City of Nixa for approval and recording. Initial City review suggest only small revisions may be required for plat approval.

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Nixa is a progressive, growing pro-business community. The city believe **strong Business + Strong Schools = Strong Community**. One look at Nixa and it's easy to see why people from all over the United States decide to call Nixa their new home. Time's Money Magazine named Nixa as one of the "Seven Best Places to Retire" and No. 97 on Money's "Top 100 Places to Live in America" offering a "healthy economy, affordable homes and a high quality of life." Also located minutes from Springfield MO and its dynamic economy.

Nixa Public Schools The Nixa school district is widely considered one of the best in Missouri, receiving the Missouri Department of Elementary and Secondary Education's Distinction in Performance Award for each of the last five years .

Infrastructure The city of Nixa began construction on the largest solar farms in Missouri in June 2017, which was completed and operational in November 2017^[13] The solar farm has 33,288 solar panels located on 72-acres and provides an estimated 9% of the city's power needs.

Economy Nixa is home to Accurate Plastics, as well as another plastic service located adjacent to Accurate Plastics named Diversified Plastics. Nixa is home to a train part manufacturer, Snyder's Equipment Company, division of New York Air Brake and Aire-Master, a deodorizer brand that specializes in commercial applications, such as restroom air freshener dispensers.

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