



**Highway 160 & South Street, Nixa, Mo**

**Sales Information:**

Land: 14.89 acres  
 Purchase Price: \$2,950,000  
 Tax ID#: 100614004016001000

**Ideal for Commercial Development:**

Banks, C-Store, restaurants, retail center, large box users, corporate office complex, storage facility, multi-family, senior community development, etc...

**GALEN PELLHAM, AIA, CCIM**  
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 1625 E Primrose, Springfield, MO 65804  
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# Development Land



## Highway 160 & South Street, Nixa, Mo

### Property Description

- 14.89 acres located at the southwest corner of Highway 160 & South Street.
- Access from 1st traffic light south of Highway 14.
- One of the last remaining high traffic tracts of land to be developed as commercial / mixed-use in its area. Corner is prime for a bank, C-store, large retail box, retail / restaurant / office complex.

### Property Location

From US Highway 160 & Highway 14 (Mt. Vernon), continue south on Highway 160 & turn west at first intersection (traffic light), on South Street, property on south.

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SE 4 SE 4  
14-27-22

EXIST. R/W

205

EXIST R/W  
STA 207+00.00 (RTE160)  
OFF 100.00 LT

201+88.00

DIVIDED HIGHWAY

KEEP RIGHT

5 6° 20' 13" E

ROUTE 160  
(RTE160)

NEW GUARDRAIL

SOUTH STREET

207+47.00

NEW EDP / NEW EOS  
NEW GUARDRAIL

S.L.

S.L.

EXIST. R/W  
NEW R/W

SE 4 SE 4  
14-27-22

LOUIS C. BRIANT III



EXIST R/W  
NEW R/W  
STA 207+00.00 (RTE160)  
OFF 110.00 RT

PLAN SHEET  
SHEET 4 OF 5

MISSOURI HIGHWAYS AND TRANSPORTATION COMMISSION



105 WEST CAPITOL  
JEFFERSON CITY, MO 65102  
1-888-ASK-MODOT (1-888-275-6636)

DATE	DESCRIPTION

PROJECT NO.	
DRAWING NO.	
DATE	6/5/2019
ROUTE	160
STATE	MO
CONTRACT NO.	JBP3087B
CONTRACT ID.	
DESIGNER	CHRISTIAN
JOB NO.	
DATE	
SCALE	
BY	
CHKD	
APP'D	

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