



Real Estate
Group

FOR SALE

Ozark, MO Development Land
C2 Zoning

Heintz+Nunn

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OFFERING SUMMARY

Lot 2 - 3.24 acres (141,031 Sq. Ft.)	\$727,000
Lot 3 - 1.95 acres (84,888 Sq. Ft.)	\$491,000
Lot 4 - 1.45 acres (63,232 Sq. Ft.)	\$367,000
Lot 5 - 3.44 acres (149,714 Sq. Ft.)	\$630,000
Lot 6 - 3.28 acres (143,044 Sq. Ft.)	\$746,000

Property Overview

Seize the opportunity to invest in a prime commercial development site in Ozark, MO. Ozark is the county seat, and is located conveniently off Highway 65 and Highway 14. Highway 14 is one of the main arteries to Nixa, MO, which is only four miles to the west. This development offers five lots for sale and utilities are located on each lot. This development will be the new home of the Christian County Government Offices. The site will feature a beautiful public walking trail and amphitheater, adding to the area's charm and recreational offerings.

You'll find a plethora of restaurants, shopping, and amenities within a short distance of the development, ensuring convenience for customers and employees alike.

Don't miss out on this chance to establish your business in a thriving location with excellent visibility, accessibility, and high traffic count. Contact us today to secure your spot in this exciting new commercial development!

MURNEY ASSOCIATES, REALTORS® | 417.823.2300



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AVERAGE WEEKDAY TRAFFIC COUNT
13,041

POPULATION	5 MILE	10 MILE	20 MILE
Population:	64,506	165,649	418,833
Households:	24,186	67,139	179,364
# of Persons per HH:	2.67	2.405	2.5
Average Houshold Income:	\$75,719.00	\$75,564.00	\$62,179.00

This data was obtained using census tract data from 2022 for tracts within these distances.

