

LAND FOR SALE

Shoreline Dr, Camden County, MO 65020



22+ ACRE MULTI-FAMILY/CONDO DEVELOPMENT SITES

BARBERMURPHY
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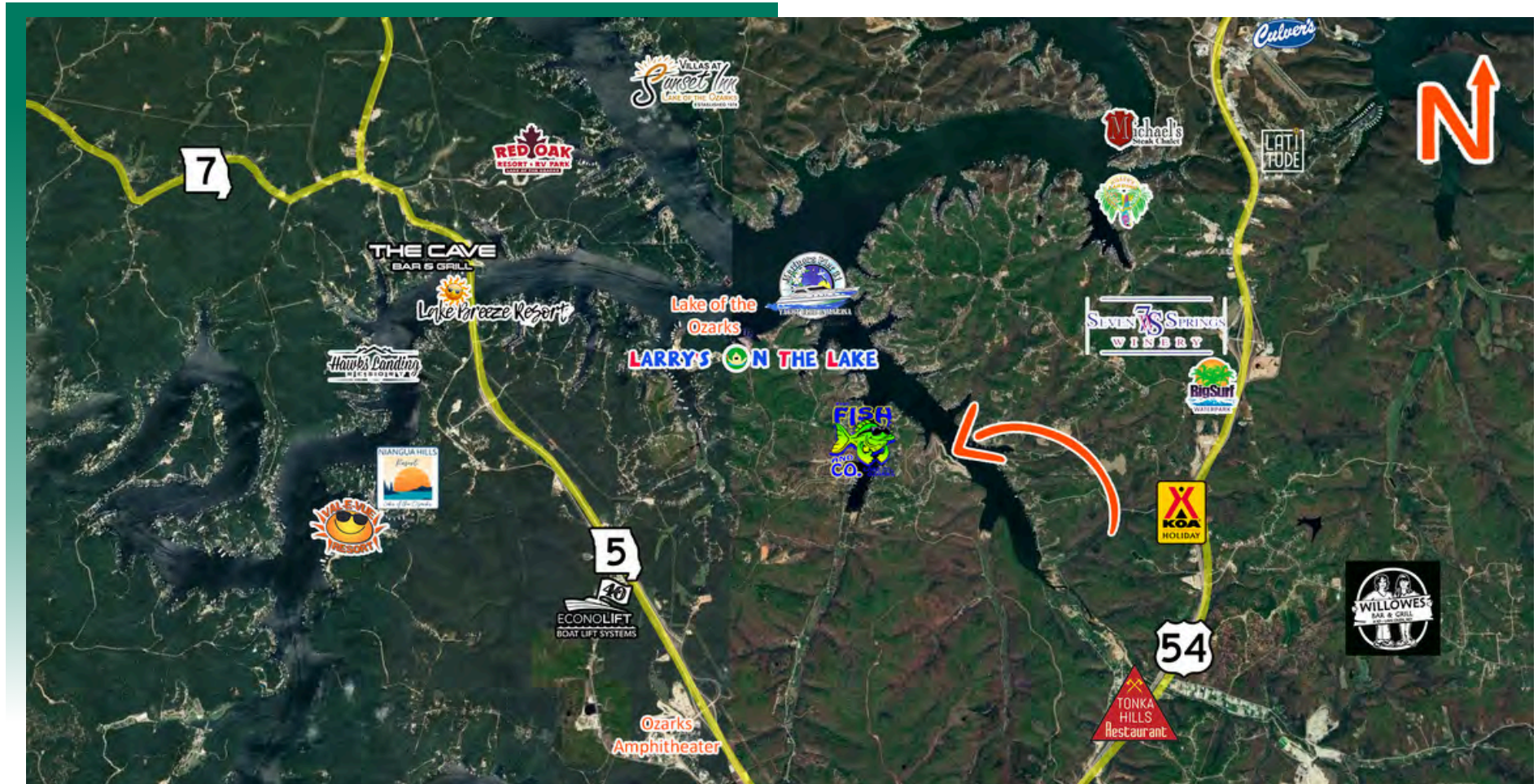
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

Shoreline Dr, Camden County, MO 65020



LOCATION OVERVIEW

The Shoreline Drive property is located on the scenic North Shore of the Lake of the Ozarks, in Osage Township, Camden County, Missouri, at Mile Marker 31. This sought-after location combines natural beauty with close proximity to popular lake destinations and amenities. The property is conveniently accessible from Highway W and is only a short drive from the Bagnell Dam Strip, a popular hub for shopping, dining, and entertainment.

FRONTAGE: 3100' + OF TOTAL SHORELINE DEPTH: 789.55'	POTENTIAL FOR 270+ RESIDENTIAL UNITS	R-3 ZONING FOR HIGH-DENSITY RESIDENTIAL

PROPERTY PHOTOS

Shoreline Dr, Camden County, MO 65020

DRONE AERIAL PHOTO



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LAND PROPERTY SUMMARY

SHORELINE DR AT PORCH SWING BLVD

LISTING # 2992

LOCATION DETAILS:

Parcel #: 13-1.0-01.0-000.0-001-123.000, 13-1.0-01.0-000.0-001-004.000,12-3.0- 06.0-000.0-002-003.000.

County: MO - Camden

Zoning: High Density Residential R3

PROPERTY OVERVIEW:

Lot Size: 22.62 Acres

Max Contig Acres: 22.62

Frontage: 3100+ of Total Shoreline

Depth: 789.55 Feet

Land Status: Vacant

Topography: Level to Sloping at Street Grade

Archeological: No

Environmental: No

Survey: No

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: No

Opportunity Zone: No

Foreign Trade Zone: No

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$13,790.00

Tax Year: 2022



SALE INFORMATION:

Sale Price: \$4,400,000

Price / Acre: \$194,518

\$/SF (Land): \$4.47

UTILITY INFO:

Water Provider: Private Well

Sewer Provider: Private Sewer

Gas Provider: Ameren MO

Electric Provider: Ameren MO

Property Description

The Shoreline Drive property in Osage Township, Camden County, Missouri, presents a prime development opportunity across 22.62 acres, ideally situated on the North Shore at Mile Marker 31 of the Lake of the Ozarks. With three contiguous parcels zoned R-3 for high-density residential use, this land is perfectly suited for a variety of high-end developments—whether luxury condominiums, upscale villas, or high-end luxury homes.

The property offers direct water frontage along the shoreline, providing stunning lake views and easy lake access. Residents will enjoy proximity to local waterfront restaurants and a unique blend of tranquility and vibrant lake life. This is an outstanding opportunity for developers looking to invest in one of Missouri's most desirable markets for high-end residential development.



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