

FOR SALE: 22.62 ACRE MULTI-FAMILY/CONDO DEVELOPMENT SITES

Shoreline Dr., Camdenton, MO 65020



BARBERMURPHY
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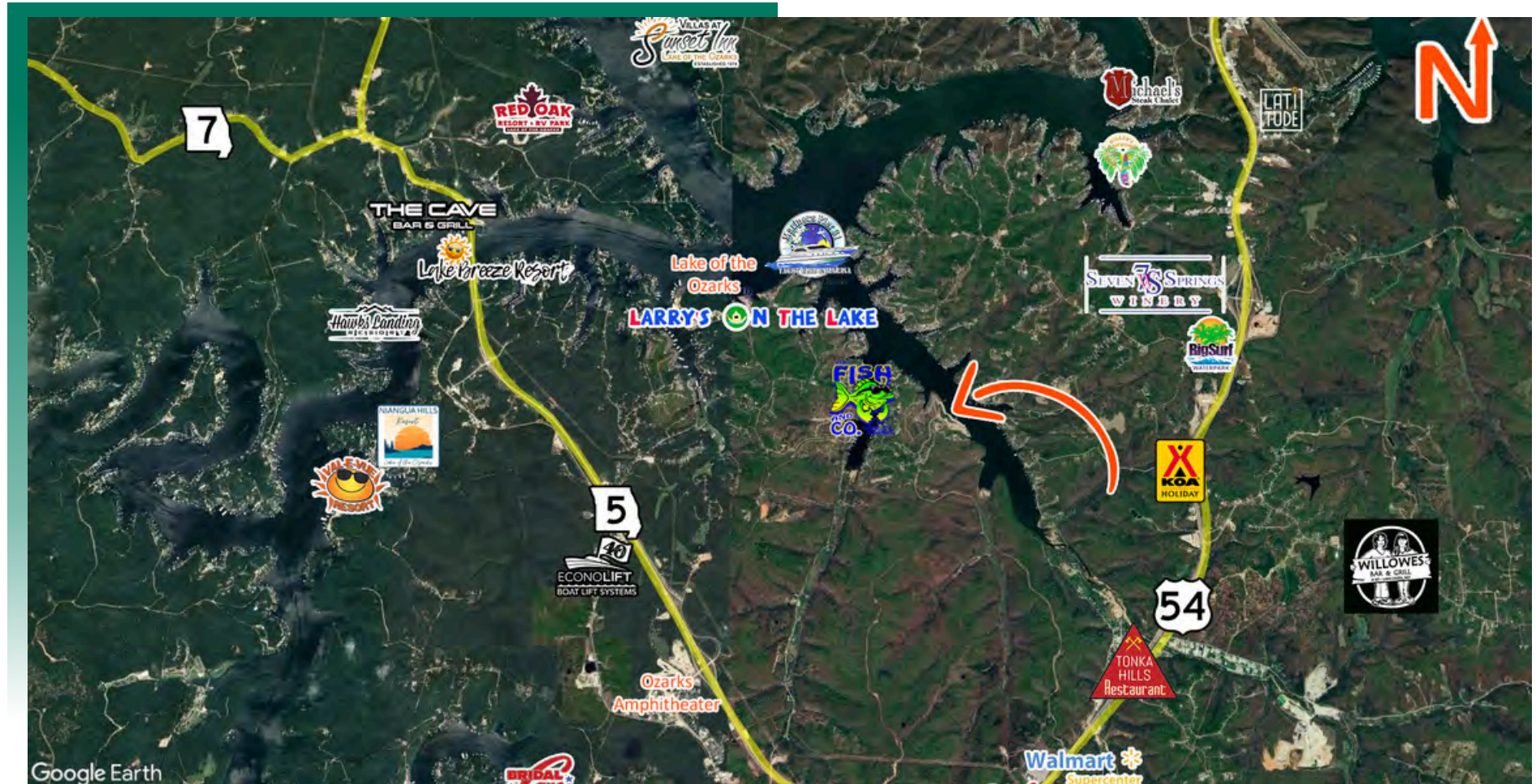
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AREA MAP

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
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PROPERTY PHOTOS - DRONE AERIALS

Shoreline Dr, Camden County, MO 65020



PROPERTY INFORMATION

Shoreline Dr, Camden County, MO 65020

PROPERTY OVERVIEW

- Prime 22.62-acre development opportunity on the North Shore of Lake of the Ozarks
- Located in Camden County, Missouri, at Mile Marker 31
- Three contiguous parcels zoned R-3 for high-density residential use
- One of the premier remaining development parcels at Lake of the Ozarks

DEVELOPMENT POTENTIAL

- Ideal for luxury condominiums, upscale villas, high-end homes, a family compound, or a major private estate
- Flexible site configuration supports a variety of high-end residential concepts
- Outstanding opportunity for developers, investors, or private estate buyers

SHORELINE & WATER ACCESS

- Exceptional 3,100 feet of shoreline frontage
- Deep-water site with depths exceeding 20 feet
- More than 270 dock slips permitted
- Existing dock can be relocated to the side of the property
- Direct water frontage with stunning lake views and convenient lake access

LIFESTYLE & LOCATION

- Located near popular waterfront restaurants and lake amenities
- Rare blend of privacy, tranquility, and vibrant lake lifestyle
- Positioned in one of Missouri's most desirable luxury lake markets

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
Min Divisible Acres: 22.62
Max Contig Acres: 22.62
Frontage: 3100+ of Total Shoreline
Depth: 789.55 Feet
Land Status: Vacant
Topography: Level to Sloping at Street Grade

UTILITY INFO:

Water Location: Available to Site
Water Provider: Private Well
Sewer Location: Available to Site
Sewer Provider: Private Sewer
Gas Location: Available to Site
Gas Provider: Ameren MO
Electric Location: Available to Site
Electric Provider: Ameren MO

DEMOGRAPHICS/FINANCIAL INFO:

Taxes: \$13,790.00
Tax Year: 2022



SALE INFORMATION:

Sale Price: \$4,250,000
Price / Acre: \$187,887
\$/SF (Land): \$4.31

PROPERTY DESCRIPTION:

The Shoreline Drive property in 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. The site features 3,100 feet of shoreline with over 20 feet of deep water and more than 270 dock slips permitted. The existing dock on the property can be relocated off to the side. 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. This is the best parcel left at the Lake for a family compound or massive personal residence.

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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