

LAND FOR SALE

122 Highland Glen Court, Camdenton, MO 65020



3.4 ACRES REDEVELOPMENT LAND

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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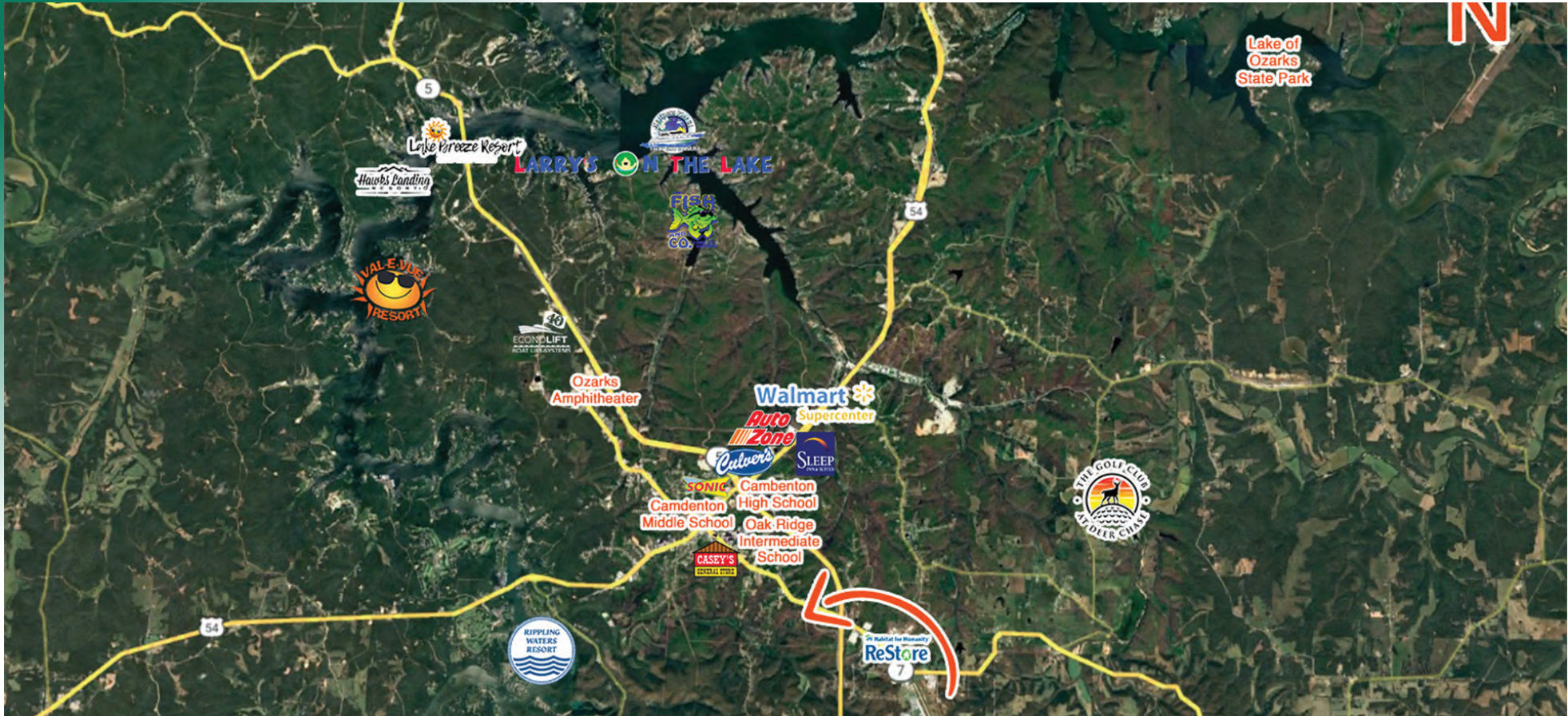
eddiea@barbermurphy.com



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.

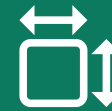
AREA MAP

122 Highland Glen Court, Camdenton, MO 65020



LOCATION OVERVIEW

122 Highland Glen Ct is located in Camdenton, Missouri, within Camden County. The property is situated near the heart of the Lake of the Ozarks region, offering proximity to one of the area's most popular recreational destinations. It features frontage on Business Route 5, providing excellent visibility and accessibility. Camdenton serves as a central hub for the lake area, offering access to local amenities, outdoor activities, and community services. Its location near U.S. Route 54 ensures convenient access to nearby towns and highways, making it an accessible and appealing spot for both residents and visitors.



FRONTAGE: 322
DEPTH: 535



5, 7, 54



FLAT
TOPOGRAPHY



B-2 ZONING

PROPERTY PHOTOS

122 Highland Glen Court, Camdenton, MO 65020



LAND PROPERTY SUMMARY

122 HIGHLAND GLEN COURT

LISTING # 3016

LOCATION DETAILS:

Parcel #: 12-9.0-32.0-000.0-000-015.000
County: Camden County
Zoning: B-2

PROPERTY OVERVIEW:

Lot Size: 3.51 Acres
Min Divisible Acres: 3.51
Max Contig Acres: 3.51
Frontage: 322'
Depth: 535'
Land Status: Available
Topography: Flat
Archeological: No
Environmental: No
Survey: No

TAX INCENTIVE ZONES:

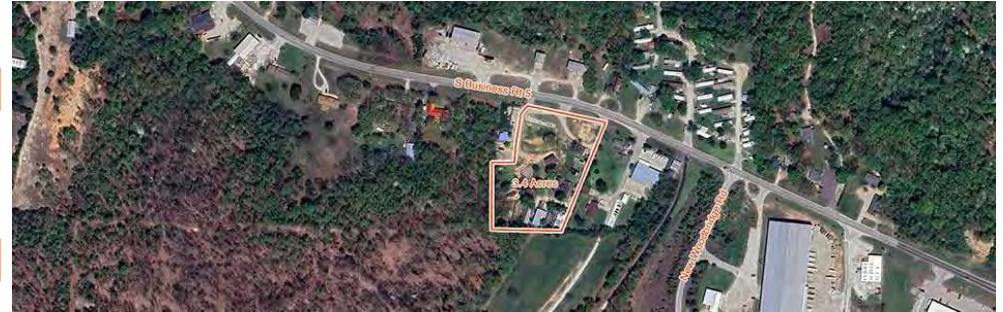
TIF District: No
Enterprise Zone: No
Opportunity Zone: No
Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: -
Airport Access: -

DEMOGRAPHICS/FINANCIAL INFO:

Traffic Count: 12,000 Vehicles Per Day
Taxes: \$3,040.00
Tax Year: 2023



SALE INFORMATION:

Sale Price: \$450,000
Price / Acre: -
\$/SF (Land): -

UTILITY INFO:

Water Provider: Private Well
Water Location: -
Sewer Provider: Private Septic
Sewer Location: -
Gas Provider: Summit Natural Gas
Gas Location: -
Electric Provider: Laclede Electric
Electric Location: -

PROPERTY DESCRIPTION:

The property spans 3.4 acres and features a 4-plex building that is currently vacant, offering potential for redevelopment or renovation. It boasts 322 feet of frontage on Business Route 5, providing excellent visibility and accessibility. Zoned B-2, which allows for a variety of commercial uses, the property is versatile and suited for business development. The topography is gentle, making it ideal for construction and site planning. With its strategic location, generous frontage, and commercial zoning, this property is well-positioned for a business venture or investment opportunity.

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