

MOBILE HOME PARK WITH 50+ ACRES FOR FUTURE DEVELOPMENT

406 Cougar Drive, Laurie, Missouri, 65037



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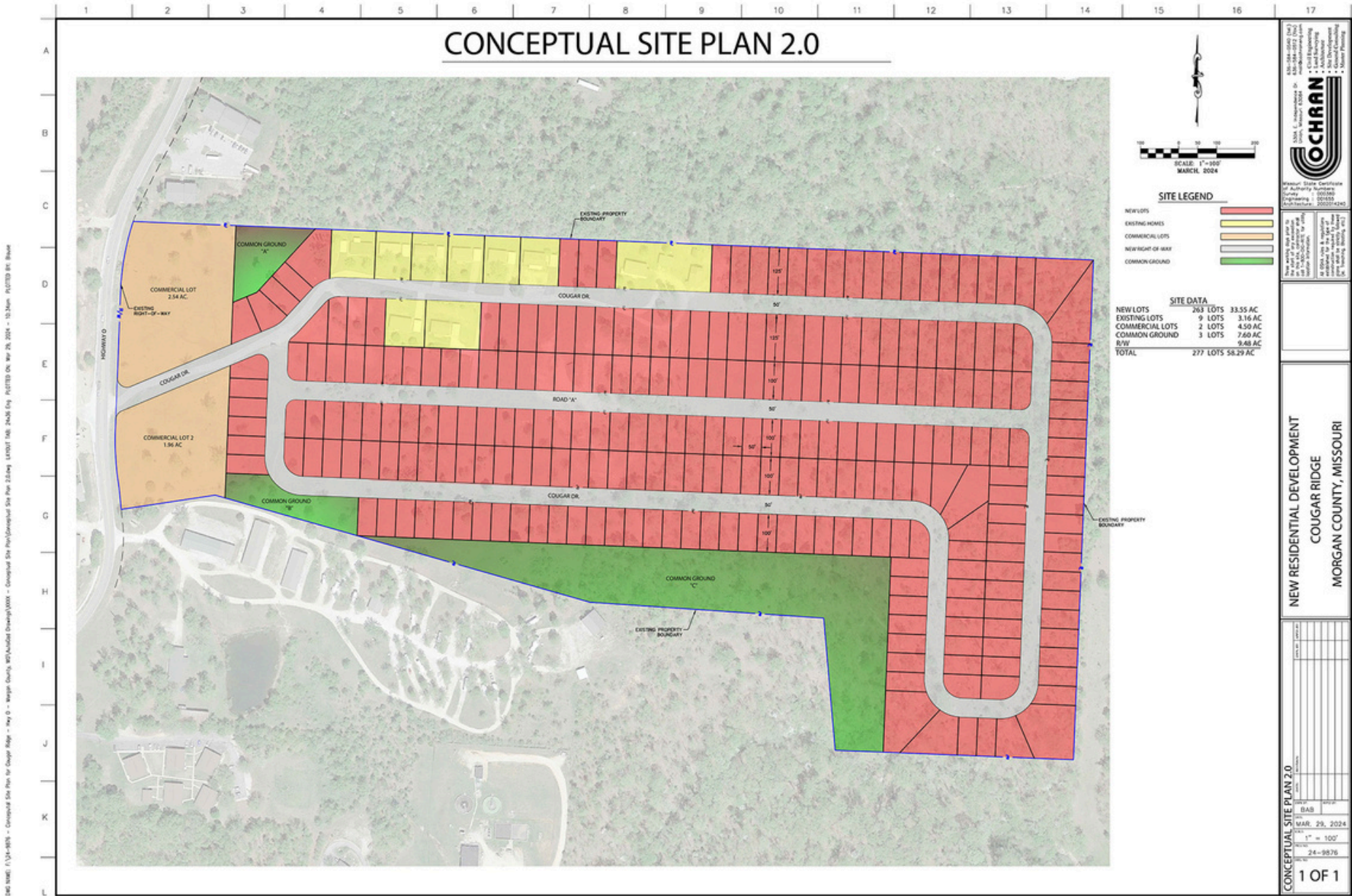
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CONCEPTUAL SITE PLAN

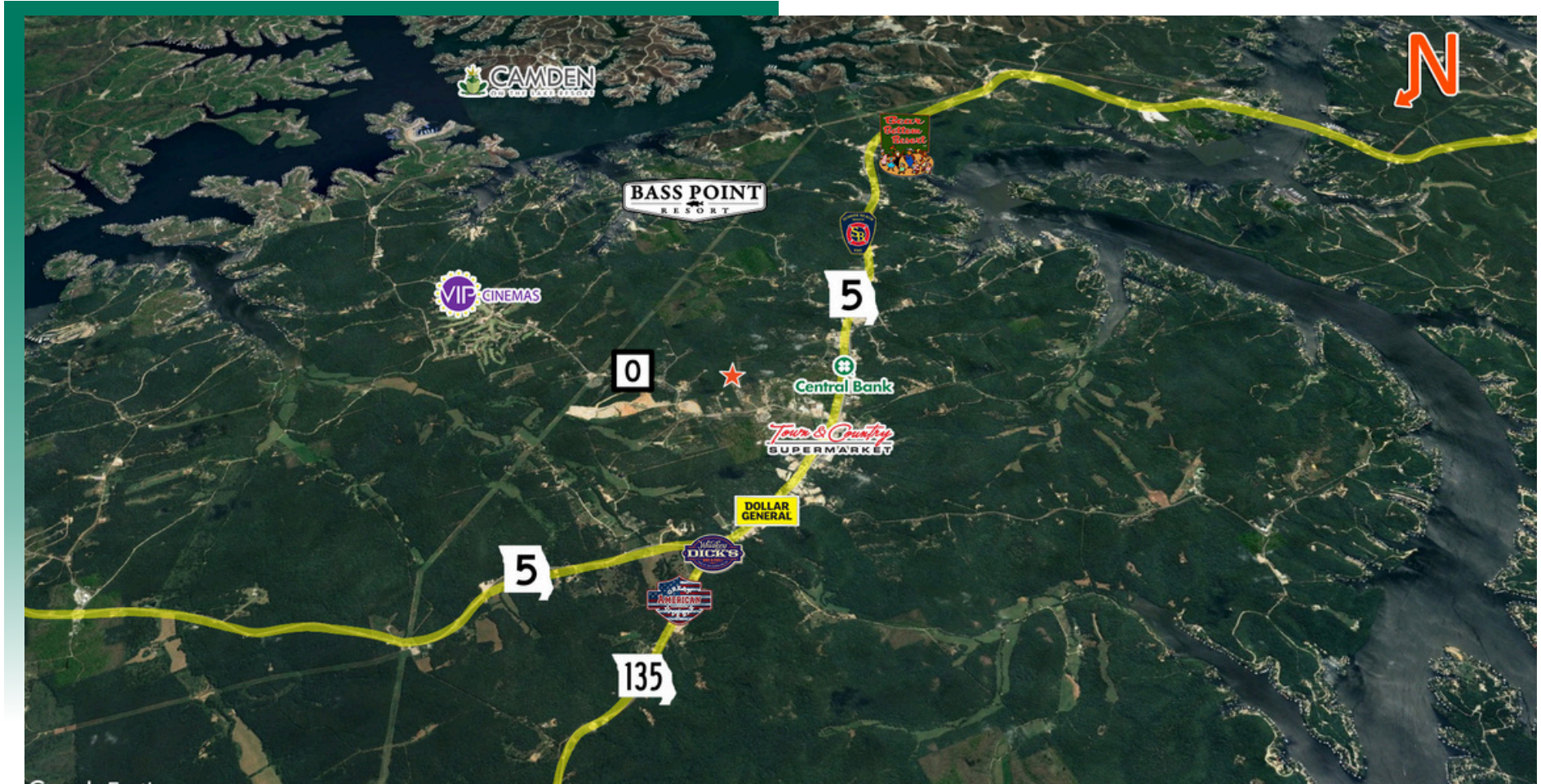
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This site is fully approved for 263 new residential homes, with several commercial parcels at the front along “O” Road. It’s a great opportunity for a well-balanced community, blending residential living with convenient commercial spaces in a prime location.

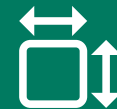
AREA MAP

406 Cougar Dr, Laurie, Missouri 65037



LOCATION OVERVIEW

Situated at 406 Cougar Dr in Laurie, this property is highly accessible and strategically positioned for development. It boasts an impressive 750 feet of frontage on "O," a well-trafficked roadway that serves as a vital artery for the area. Just off major highways, the location ensures seamless connectivity to regional routes and nearby urban centers, enhancing both its visibility and ease of access.



FRONTAGE: 753'
DEPTH: 2551'



5, 135, 0



FLAT
TOPOGRAPHY



R-3 ZONING

LAND PROPERTY SUMMARY

406 COUGAR DRIVE, LAURIE, MISSOURI, 65037

LISTING # 3036

LOCATION DETAILS:

Parcel #: 208028000000003000
County: Morgan
Zoning: R-3

PROPERTY OVERVIEW:

Lot Size: 58.30 Acres
Min Divisible Acres: 58.3
Max Contig Acres: 58.3
Frontage: 753 Feet
Depth: 2551 Feet
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: -
Taxes: \$2,844.90
Tax Year: 2024



SALE INFORMATION:

Sale Price: \$975,000
Price / Acre: \$16,724
\$/SF (Land): \$0.38

UTILITY INFO:

Water Provider: Laurie water department
Water Location: On Site
Sewer Provider: Laurie water department
Sewer Location: On Site
Gas Provider: Propane
Gas Location: On Site
Electric Provider: CoMo Electric

PROPERTY DESCRIPTION:

Cougar Ridge Manufactured Home Park is a standout opportunity in a region with a critical shortage of affordable housing. The property is offered for sale and includes 7 park-owned lots, 3 park-owned homes, and entitlements for over 260 new manufactured homes across the remaining 58 acres. The City of Laurie quickly backed this project when it was proposed, recognizing its potential to address local housing needs. Additionally, all utilities are available on-site, facilitating a smooth development process.

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