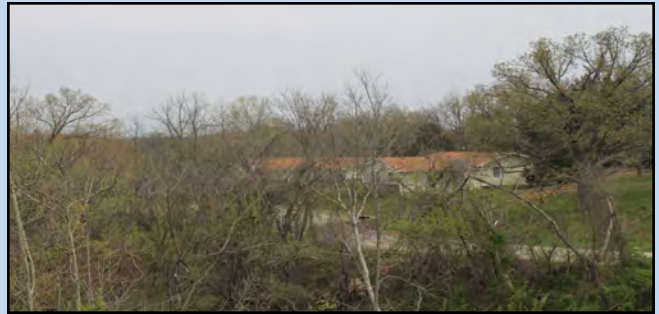


# Ready For Development

Over 10 Acres Residential Development Site

Sales Price \$750,000



1239 Westwood Drive, Branson | Missouri | 65616

Attention Builders and Developers! Great location just one block off busy Hwy. 76 in the heart of Branson. 10 +/- wooded acres includes three duplexes already leased for \$4225.00mo. Each duplex has a one bedroom and a two bedroom. Acreage allows plenty of room for additional expansion. All utilities available. Just minutes from Branson theatres, restaurants, and shopping.

- Sales Price \$750, 000
- 10 +/- Acres
- 3 Leased Duplex's
- \$4225.00/mo Income
- Room for Expansion
- MLS # 60060446

Offered by: **Chris Vinton**



Vinton Commercial Realty  
1017 W. Main Street  
Branson, MO 65616  
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Phone: 417.334.9400  
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chris@vintonrealty.com

**VINTON**  
COMMERCIAL REALTY

	<b>60060446</b>	<b>Land/Lots</b>	<b>Development Land</b>	<b>Active</b>
	<b>County:</b> Taney <b>Subdivision:</b> Branson Heights <b># of Barns:</b> 0 <b># of Outbuildings:</b> 0 <b># of Ponds:</b> 0 <b># of Springs:</b> 0 <b>Lake/River/Creek:</b> None <b>Lot Size Provided By:</b> Assessor <b>Property Type:</b> Land/Lots <b>Agreement Type:</b> Exclusive Right To Sell <b>View:</b> No <b>Waterfront/View:</b> None <b>Elementary School:</b> Branson <b>High School:</b> Branson <b>Middle School:</b> Branson			<b>List Price:</b> 750,000 <b>List Price/Acre:</b> 75,000 <b>Sign on Property:</b> Yes <b>Aprx Lot Size (Acres):</b> 10 <b>Inside City Limits:</b> No <b>Foreclosure/Short Sale:</b> No <b>Garage/Carpport:</b> No

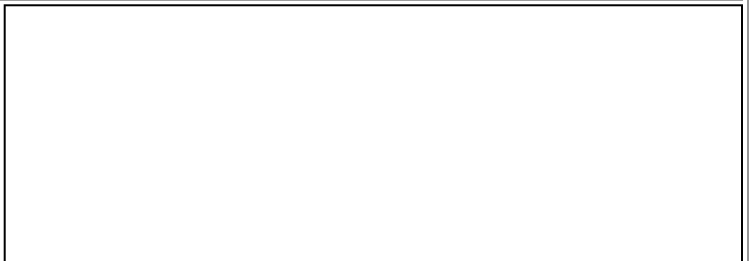
**Directions:** From Hwy. 76 and 65: Take Hwy. 76 west to right on Berry to right on Westwood to property on the right.  
**Legal Description:** Branson Heights Lot 2, Blk 2 and Branson Heights Lot 2, Blk 1, City of Branson, Taney County, MO Includes parcel #17-3.0-06-001-003.000 together with #17-3.0-06-001-001-003.001 and #17-3.0-06-001-001-001.000 for a total of 10.8 +/- acres LEGAL ON TITLE SHALL GOVERN

**Marketing Remarks:** Attention Builders and Developers...Great Central Branson location just one block off busy Highway 76. Property includes 10+/- acres with 3 duplexes, each unit with a one bedroom and two bedroom, already leased with rental income of \$4225.00/mo. Plenty of room for additional building. Property close to shows, shopping and more! Ideal residential single or multi-family subdivision location, all utilities available. \*\*\*Information contained in this listing has been obtained through third party sources deemed reliable. Listing Broker assumes no responsibility for its accuracy and Buyer shall independently confirm any information set forth above.

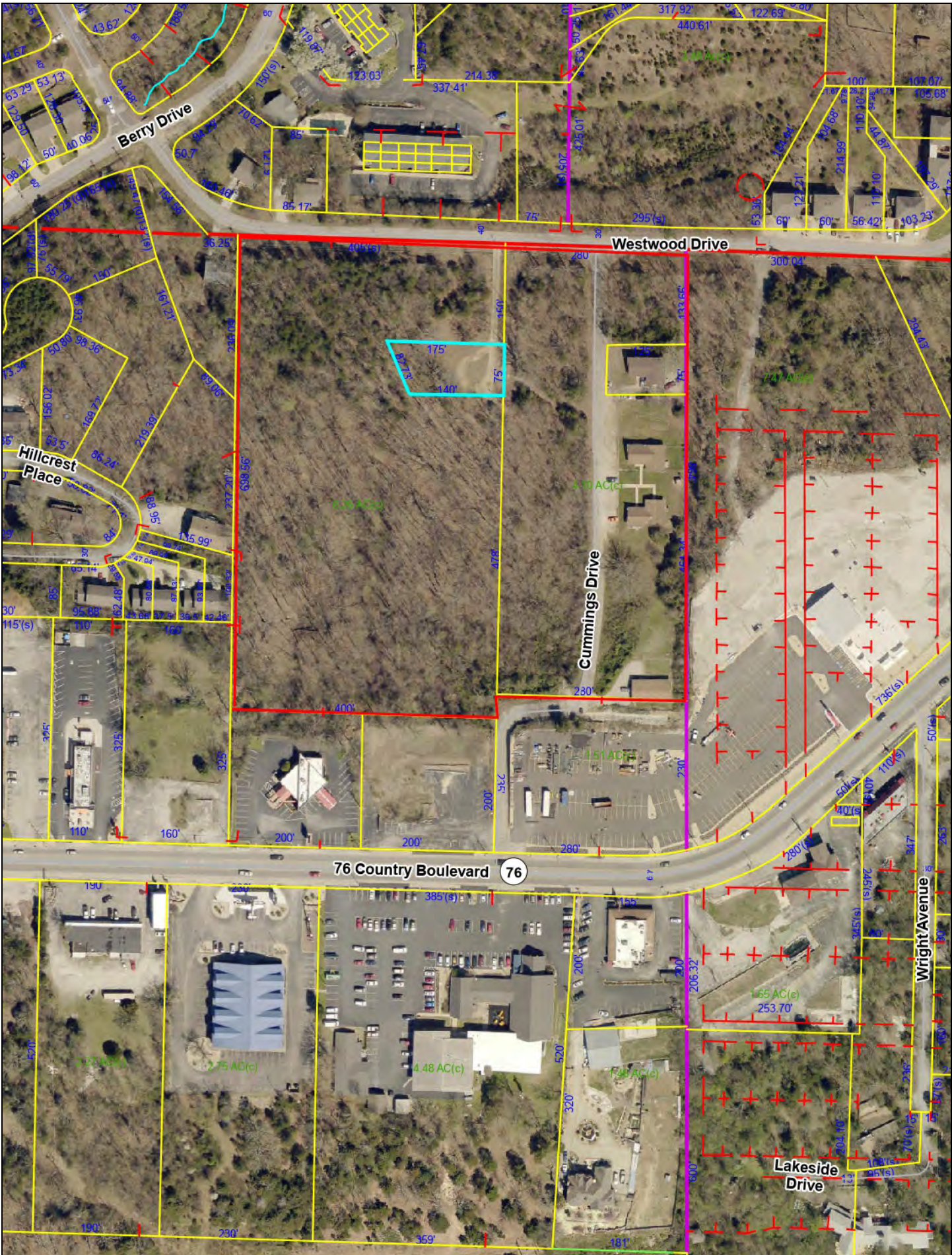
Details		Dock Information	Tax & Legal
<b>HOA:</b> No <b>Documents:</b> Aerial Photo; Plat Map <b>Easements/Restrictns:</b> Recorded Plat; Subdivision <b>Fencing:</b> None <b>Lot:</b> Acreage; Trees <b>Utilities:</b> Electricity; Sewer - City; TV Cable; Water - Public	<b>Outbuilding:</b> Other - See Remarks <b>Possession:</b> At Closing <b>Road Frontage:</b> City <b>Road Maintenance:</b> City <b>Road Surface:</b> Blacktop <b>Section:</b> 6 <b>Township:</b> 22 <b>Range:</b> 21 <b>Topography:</b> Gently Rolling <b>Will Sell:</b> Cash		<b>Real Estate Tax:</b> 2,262 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 17-3.0-06-001-001-003.000 <b>Tax Year:</b> 2020 <b>Transaction Type:</b> Sale



**Presented by**  
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Information is deemed to be reliable, but is not guaranteed. © 2022 MLS and FBS. Prepared by Christopher Vinton on Wednesday, November 09, 2022 2:49 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



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