

# Vacant Lot in Branson Entertainment Zone

## The Heart of the “Branson Strip”



### **3522 W. State Hwy 76 Branson, Missouri**

Great opportunity to have your business in the heart of Branson along the famous Hwy 76 “The Strip”. 150 feet of road frontage and 1.6 +/- acres right across the street from The Track. High traffic count in prime area of Branson. Property located on the corner of State Hwy. 76 and Schaefer. Keeter St. and Green Mountain run behind property for easy access. City water and sewer available.

- High Traffic Count
- \$849,000
- 1.6 +/- acres
- Prime location
- MLS 60093957
- Utilities available
- Corner Lot

Offered By:

**CHRIS VINTON**



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**VINTON**  
COMMERCIAL REALTY



60093957	Land/Lots	Commercial Lot(s)	Active
<b>County:</b> Taney <b>Subdivision:</b> N/A <b>Lake/River/Creek:</b> None <b>Property Type:</b> Land/Lots <b>Agreement Type:</b> Exclusive Right To Sell <b>Waterfront/View:</b> None <b>Elementary School:</b> Branson <b>High School:</b> Branson <b>Middle School:</b> Branson			<b>List Price:</b> 849,000 <b>List Price/Acre:</b> 530,625 <b>Sign on Property:</b> Yes <b>Aprx Lot Size (Acres):</b> 1.6 <b>Inside City Limits:</b> Yes <b>Foreclosure/Short Sale:</b> No

**Directions:** Situated at Hwy 76 and Schaefer across from The Track.

**Legal Description:** PT SESW4 City of Branson. Legal on title shall govern.

**Marketing Remarks:** Prime property directly on the Branson Strip. 150' of frontage and over 1.6 acres in total. Back side runs along Green Mountain/Keeter, side runs along Schaefer. Great access and directly across from The Track. \*\*\*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; Seller Disclosure <b>Easements/Restrictns:</b> Building/Development; Easements/Right Way; Subj to Zoning; Zoned <b>Fencing:</b> None  <b>Lot Improvements:</b> Curb Cut; Curbs <b>Lot:</b> Cleared; Corner; Sloped <b>Utilities:</b> Electricity; High Speed Internet Access; Sewer - City; Telephone Line; TV Cable; Water - Public	<b>Outbuilding:</b> None <b>Possession:</b> At Closing <b>Road Frontage:</b> City; State; Access - 2 Lane <b>Road Maintenance:</b> City; State <b>Road Surface:</b> Blacktop <b>Surface Water:</b> None <b>Section:</b> 35 <b>Township:</b> 23 <b>Range:</b> 22 <b>Topography:</b> Level; Sloped <b>View:</b> City; Mountain; Panoramic <b>Will Sell:</b> Cash		<b>Real Estate Tax:</b> 3,506.75 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 07-7.0-35-000-000-036.000 <b>Tax Year:</b> 2016 <b>Sub Lease:</b> No <b>Transaction Type:</b> Sale

<b>Christopher Vinton</b> <b>Vinton Commercial Realty</b> 1017 W. Main Hwy 76 Branson, MO 65616 417-861-6314 <a href="mailto:chris@vintonrealty.com">chris@vintonrealty.com</a> <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a>	<b>Property Sub-Type:</b> Commercial Lot(s) <b>Sign on Property:</b> Yes	<b>Begin Date:</b> 11/02/2017
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Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Christopher Vinton on Thursday, October 24, 2019 2:05 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.









For more information contact Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net) [www.VintonRealty.com](http://www.VintonRealty.com)  
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