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



Vinton Commercial Realty 1017 W Main Hwy 76 Branson Mo 65616 www.VintonRealty.com

Mobile: 417-861-6314 Phone: 417-334-9400

Fax: 417-973.0401

E-mail: chris@vintonrealty.com



Customer Only Report

3522 West State Highway 76 Branson, MO 65616

Dock Information

Land/Lots 60093957

County: Taney Subdivision: N/A

Lake/River/Creek: None Property Type: Land/Lots

Agreement Type: Exclusive Right To Sell

Waterfront/View: None Elementary School: Branson High School: Branson Middle School: Branson

Commercial Lot(s) Active List Price: 849,000 List Price/Acre: 530,625 Sign on Property: Yes Aprx Lot Size (Acres):1.6 Inside City Limits: Yes Foreclosure/Short Sale: No

\$849,000

Directions: Situated at Hwy 76 and Schaefer across from The Track. Legal Description: PT SESW4 City of Branson. Legal on title shall govern.

Details

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.

HOA: No

Documents: Aerial Photo; Seller

Disclosure

Easements/Restrictns: Building/ Development; Easements/Right Way;

Subj to Zoning; Zoned Fencing: None

Lot: Cleared; Corner; Sloped Utilities: Electricity; High Speed Internet Access; Sewer - City; Telephone Line; TV Cable; Water -

Lot Improvements: Curb Cut; Curbs

Public

Outbuilding: None Possession: At Closing

Road Frontage: City; State; Access -

2 Lane

Road Maintenance: City; State Road Surface: Blacktop Surface Water: None

Section: 35 Township: 23 Range: 22

Topography: Level; Sloped View: City; Mountain; Panoramic Will Sell: Cash

Tax & Legal

Real Estate Tax: 3,506.75 RE Tax Provided By: Assessor

Records

Tax ID: 07-7.0-35-000-000-036.000

Tax Year: 2016 Sub Lease: No

Transaction Type: Sale

Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76

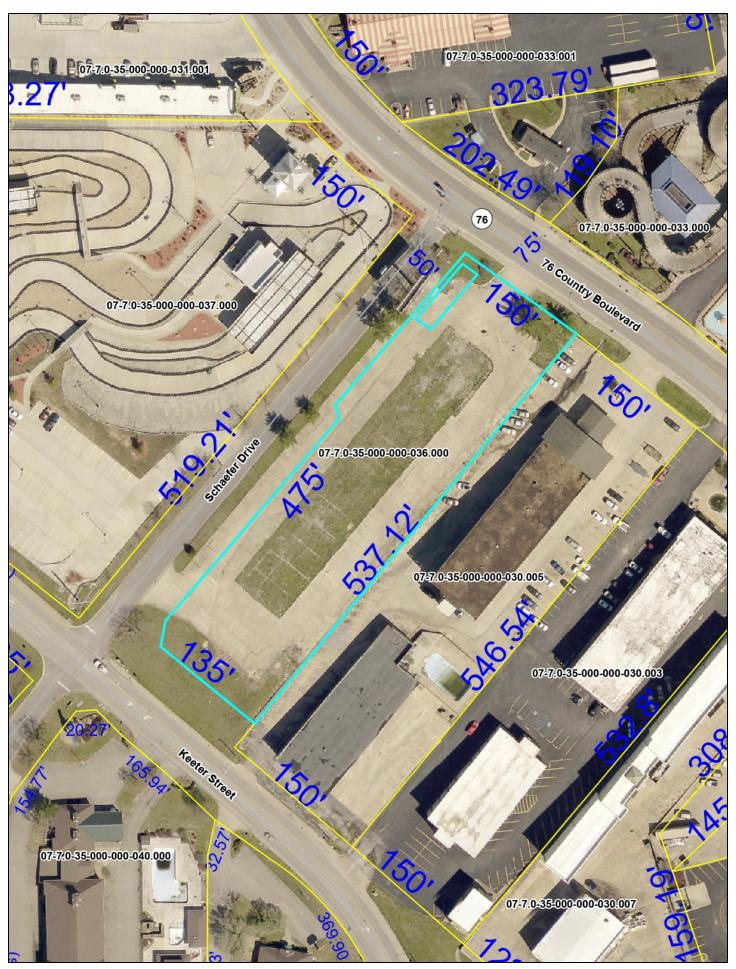
Branson, MO 65616 417-861-6314

chris@vintonrealty.com http://www.VintonRealty.com Property Sub-Type: Commercial Lot(s)

Sign on Property: Yes

Begin Date: 11/02/2017

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 www.VintonRealty.com

* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



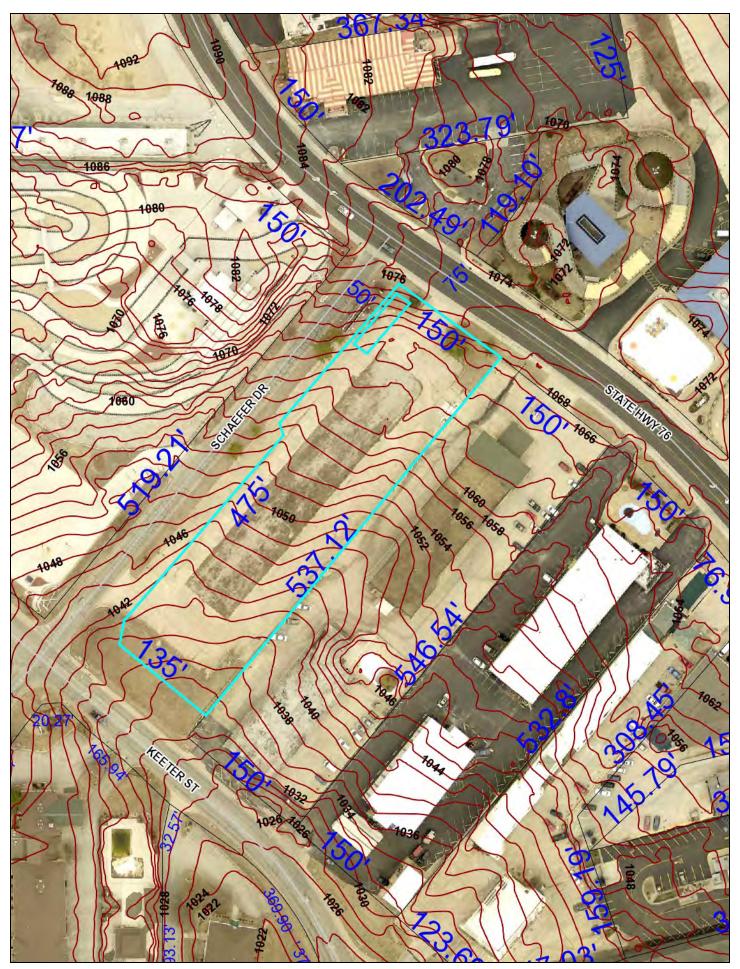






For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com

* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.



For more information contact Vinton Commercial Realty 417.334.9400 chris@vintonrealty.com www.VintonRealty.com * Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.