

New Price!

The Summit at Branson

Commercial Lot \$119,900



101 Summit Parkway | Branson | MO | 65616

Prime location for professional offices, small retail center or multi-family development. This 1.25 acres m/l is cleared and a considerable amount of work has been done for water, power, sewer and drainage to the site. Located near several medical/professional offices, shopping and local schools. Property has dual access and is located just off Hwy. 65 across from Branson Hills Parkway.

- **Level Lot**
- **Commercial Zoning**
- **Water & Sewer**
- **Priced at \$119,900**
- **Excellent Visibility**
- **MLS # 60067931**

Offered By:

Chris Vinton



Vinton Commercial Realty
1017 W Main St. Hwy 76
Branson Missouri 65616

Mobile: 417.861.6314
Phone: 417.334.9400
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VintonRealty.com

VINTON
COMMERCIAL REALTY

	60067931	Land/Lots	Commercial Lot(s)	Active
	County: Taney Subdivision: The Summit Parent/Child: None # of Barns: 0 # of Outbuildings: 0 # of Ponds: 0 # of Springs: 0 Allow Mobiles?: No Docks/Slips: No Lake/River/Creek: None Lot Dimensions: 160 x 443 Lot Size Provided By: Assessor Property Type: Land/Lots Agreement Type: Exclusive Right To Sell View: No Waterfront/View: None Elementary School: Branson High School: Branson Middle School: Branson			List Price: 119,900 List Price/Acre: 92,230.77 Sign on Property: Yes Aprx Lot Size (Acres): 1.3 Inside City Limits: Yes Foreclosure/Short Sale: No Historical District: No

Directions: From Branson: Hwy. 65 north to right on Bee Creek road to first immediate right on Buccaneer to left on Summit Parkway to property on the left.
Legal Description: THE SUMMIT AT BRANSON, THE LT A1 REPLAT OF LT A; CITY OF BRANSON Legal on Title Shall Govern.

Marketing Remarks: Prime location for professional offices, small retail center or multi-family development. This 1.25 acres m/l has been cleared and a considerable amount of work has been done for water, power, sewer and drainage to the site. Located in prestigious area of upscale homes. Property has dual access and is located just off Hwy. 65 across from Branson Hills Parkway. ***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
HOA: No Documents: Aerial Photo; Plat Map Easements/Restrictns: Recorded Plat; Subdivision; Subj to Zoning; Zoned Fencing: None Lot: Cleared Utilities: Electricity; Sewer - City; Water - Public	Outbuilding: None Possession: At Closing Road Frontage: City Road Surface: Blacktop Surface Water: None Section: 28 Township: 23 Range: 21 Topography: Level; Open/Cleared Will Sell: Cash	Docks/Slips: No	Real Estate Tax: 1,783.56 RE Tax Provided By: Assessor Records Tax ID: 08-8.0-28-000-000-034.008 Tax Year: 2020 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 License #: 2003020919	Property Sub-Type: Commercial Lot(s) Sign on Property: Yes	Begin Date: 12/07/2016
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For more information contact Vinton Commercial Realty 417.334.9400 chris@ivalve.net www.VintonRealty.com
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Parcel ID	08-8.0-28-000-000-034.008	Alternate ID	n/a	Owner Address	AKERS & ARNEY PROPERTY MANAGEMENT LLC 201 BUCCANEER BLVD BRANSON MO 65616-
Sec/Twp/Rng	28-23-21	Class	n/a		
Property Address		Acreage	1.30999994277954		
District	4CXB				
Brief Tax Description	SUMMIT AT BRANSON, THE SUMMIT AT BRANSON, THE LT A1 REPLAT OF LTA; CITY (Note: Not to be used on legal documents)				



N



1 in = 102 ft

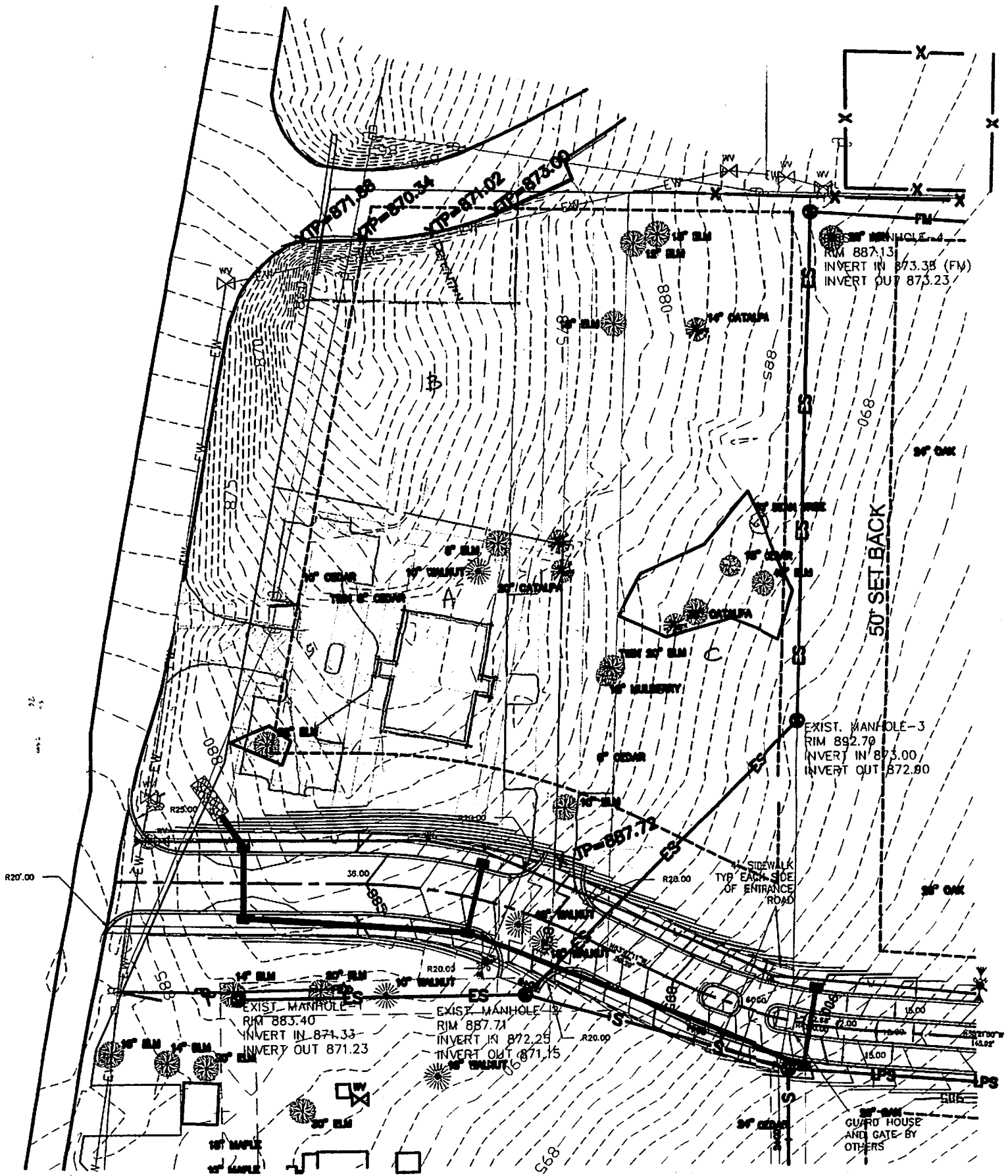
City of Branson
 Planning & Development
 December 2016

101 Summit Parkway

- 101_Summit_Pkwy
- HYDRANTS
- WATER VALVES
- WATER LINES
- MANHOLES
- FORCE_MAINS
- SEWER_LINES

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SITE PLAN
SCALE: 1" = 40'-0"

- A = .8 ACRES M/L 32,000
- B = .45 ACRES M/L 20,000
- C = 1.3 ACRES M/L 52,000

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**Akers & Arney
Insurance**

2005

Owner:
 X Akers & Arney Property Management, LLC
 Branson, Missouri 65618

Architect:
Butler Architects, P.C.
 105-1/2 South Commercial
 Branson, Missouri, 65618

SITE PLAN FOR
AKERS & ARNEY INSURANCE &
TOM BOYCE EXCAVATION

