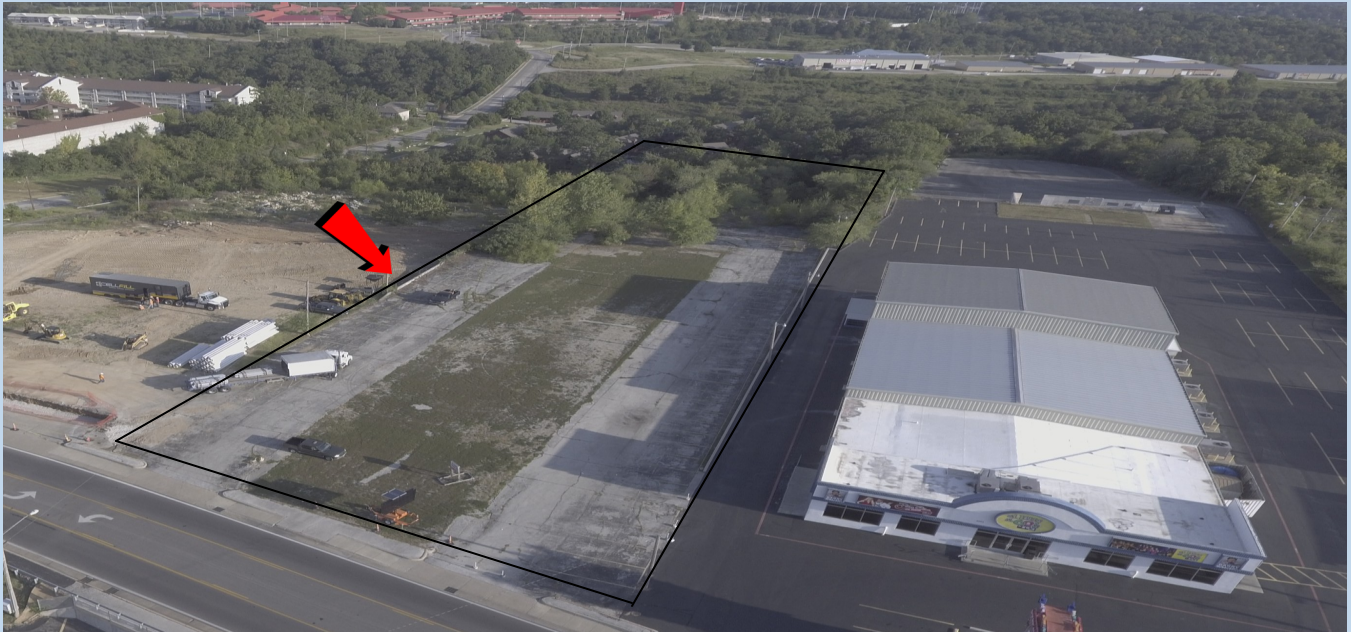


# Hwy. 76 on the "Strip"

2.21 Acres +/- Commercial-Zoned

Development Ready

Sale Price \$1,500,000



**2915 W. State Hwy. 76, Branson, MO**

Perfect opportunity! As Highway 76 continues to be revitalized, this property sits right in the middle of all the action. Two flat, level, buildable acres right in the heart of the Branson entertainment district. Located next door to Americana Theater and across the street from the Presley Theater. Easy access with walking distance to many of the area hotels, restaurants and attractions. If you are looking at capitalizing on the millions of visitors to Branson each year this site **MUST** be considered.

- Heart of Branson
- 2.21 +/- Acres
- 145' Hwy. Frontage
- Great Visibility
- High Traffic Count
- MLS #60062528
- Price \$1,500,000

Property Offered By:


**Chris Vinton**



Vinton Commercial Realty  
1017 W Main St Hwy 76  
Branson Mo 65616  
[www.VintonRealty.com](http://www.VintonRealty.com)

Mobile: 417.861.6314  
Phone: 417.334.9400  
Fax: 417.973.0401  
[chris@vintonrealty.com](mailto:chris@vintonrealty.com)

**VINTON**  
COMMERCIAL REALTY

	60062528	Land/Lots	Commercial Lot(s)	Active
	<b>County:</b> Taney		<b>List Price:</b> 1,500,000	
	<b>Subdivision:</b> Stancil		<b>List Price/Acre:</b> 678,733.03	
	<b># of Barns:</b> 0		<b>Original List Price:</b> 1,500,000	
	<b># of Outbuildings:</b> 0		<b>Sign on Property:</b> Yes	
	<b># of Ponds:</b> 0		<b>Aprx Bottom Land Acres:</b> 0	
	<b># of Springs:</b> 0		<b>Aprx Cleared Acres:</b> 2	
	<b>Allow Mobiles?:</b> No		<b>Aprx Lot Size (Acres):</b> 2.21	
	<b>Docks/Slips:</b> No		<b>Aprx Pasture Acres:</b> 0	
	<b>Lake/River/Creek:</b> None		<b>Aprx Wooded Acres:</b> 0	
	<b>Lot Dimensions:</b> 145 x 650		<b>Inside City Limits:</b> Yes	
	<b>Lot Size Provided By:</b> Assessor		<b>Foreclosure/Short Sale:</b> No	
	<b>Property Type:</b> Land/Lots			
	<b>Agreement Type:</b> Exclusive Right To Sell			
	<b>View:</b> No			

Waterfront/View: None

Elementary School: Branson

High School: Branson

Middle School: Branson

**Directions:** Hwy. 76 west to property next door to Americana Family Theater.**Legal Description:** STANCIL STANCIL E 73' PL 5; W 70' PL 4; CITY OF BRANSON, MISSOURI LEGAL ON TITLE SHALL GOVERN**Agent Remarks:** Also available for lease at \$20,000/month. \*\*\*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.**Marketing Remarks:** Prime Commercial property in the heart of Branson. Located next door to the Americana Theater and across the street from the Presley Theater. Easy access and within walking distance to many of the areas hotels, restaurants and attractions. If you are looking at capitalizing on the millions of visitors to Branson each year this site MUST be considered. \*\*\*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>Outbuilding:</b> None	<b>Docks/Slips:</b> No	<b>Real Estate Tax:</b> 5,922
<b>Documents:</b> Aerial Photo; Plat Map	<b>Possession:</b> At Closing		<b>RE Tax Provided By:</b> Assessor
<b>Easements/Restrictns:</b> Zoned	<b>Road Frontage:</b> City		<b>Records</b>
<b>Financing:</b> Cash	<b>Road Maintenance:</b> State		<b>Tax ID:</b> 18-1.0-01-002-002-008.000
<b>How to Show:</b> Show Anytime	<b>Road Surface:</b> Blacktop		<b>Tax Year:</b> 2017
<b>Lockbox:</b> LB Type: None	<b>Surface Water:</b> None		<b>Transaction Type:</b> Sale
<b>Listing Info:</b> Listing Broker Is?:	<b>Section:</b> 1		
<b>Seller's Agent Commission Buyer Agy:</b>	<b>Township:</b> 22		
<b>3 % Commission Sub Agy:</b> 0 %	<b>Range:</b> 22		
<b>Commission Trans Brkr:</b> 3 %	<b>Topography:</b> Level		
<b>Lot Improvements:</b> Curb Cut; Curbs;	<b>View:</b> City		
<b>Sidewalks</b>	<b>Will Sell:</b> Cash		
<b>Lot:</b> Cleared; Paved Frontage			
<b>Utilities:</b> Electricity; Natural Gas			
<b>Available; Sewer - City; Water - Public</b>			

<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> License #: 2003020919	<b>Listing Office:</b> Vinton Commercial Realty 52605780 417-334-9400		<b>Agent Cell Ph:</b> 417-861-6314	<b>Owner Name:</b> SLW, LLC
	<b>License #:</b>			
	<b>Listing Member:</b> Christopher Vinton 526000772 <b>License #:</b> 2003020919		<b>Office Ph:</b> 417-334-9400	<b>Occupant Name:</b> N/A
	<a href="mailto:chris@vintonrealty.com">chris@vintonrealty.com</a>		<b>Listing Broker Is?:</b> Seller's Agent	<b>Occupant Type:</b> Vacant
	<b>LB Type:</b> None			
	<b>Showing Instructions:</b> Show any time			
	<b>Property Sub-Type:</b>	Commercial Lot(s)	<b>Financing:</b> Cash	<b>Status Change Date:</b> 04/03/2018
	<b>Sign on Property:</b>	Yes	<b>Price Disclosed:</b> No	<b>Begin Date:</b> 09/12/2016
	<b>Commission Buyer Agy:</b>	3%		<b>Cumulative DOM:</b> 1191
	<b>Commission Sub Agy:</b>	0%		<b>Days On Market:</b> 1191
	<b>Commission Trans Brkr:</b>	3%		<b>End Date:</b> 03/31/2021
	<b>Concessions:</b>	None		

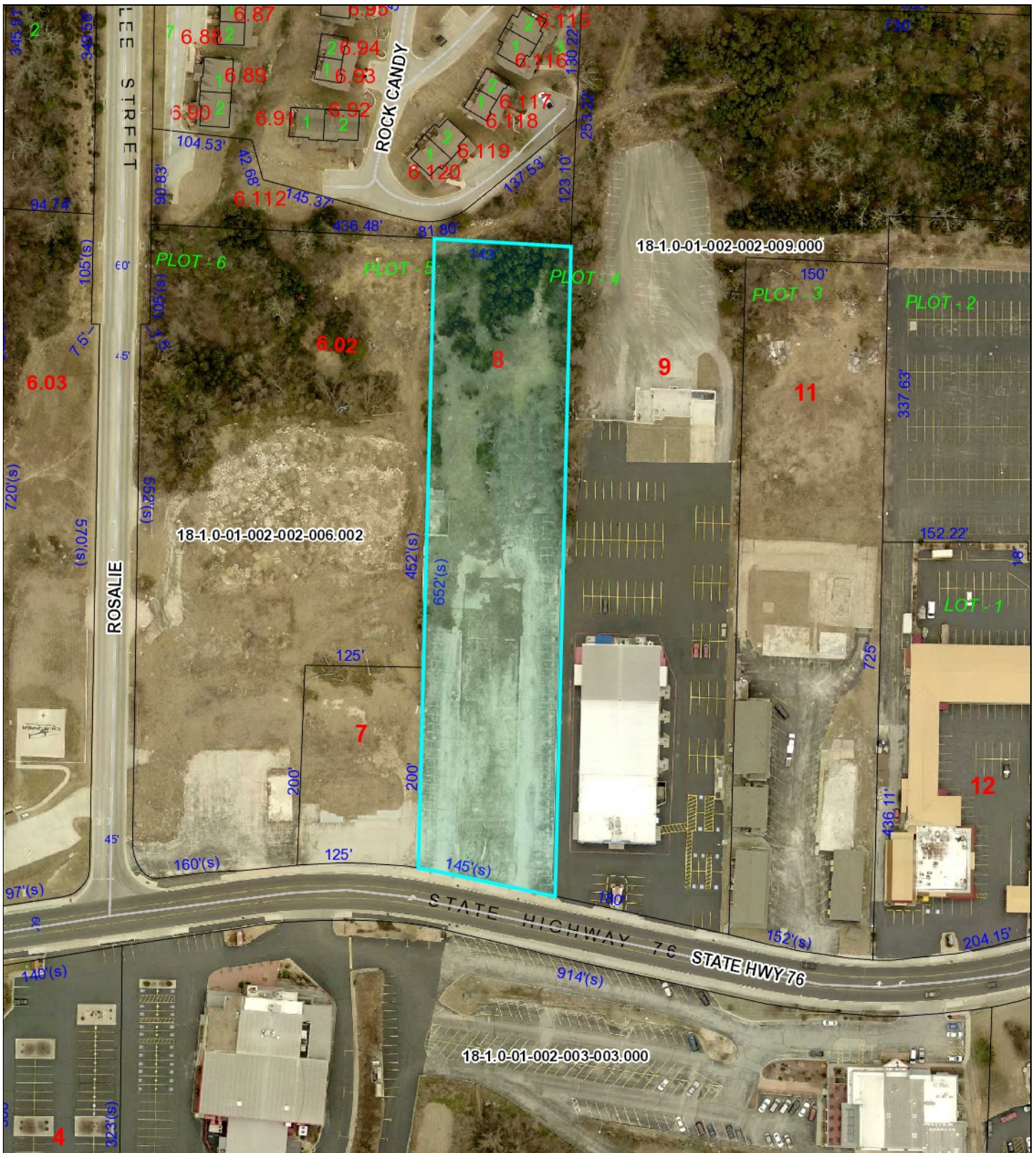
Information is deemed to be reliable, but is not guaranteed. © 2019 MLS and FBS. Prepared by Christopher Vinton on Thursday, December 19, 2019 1:45 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



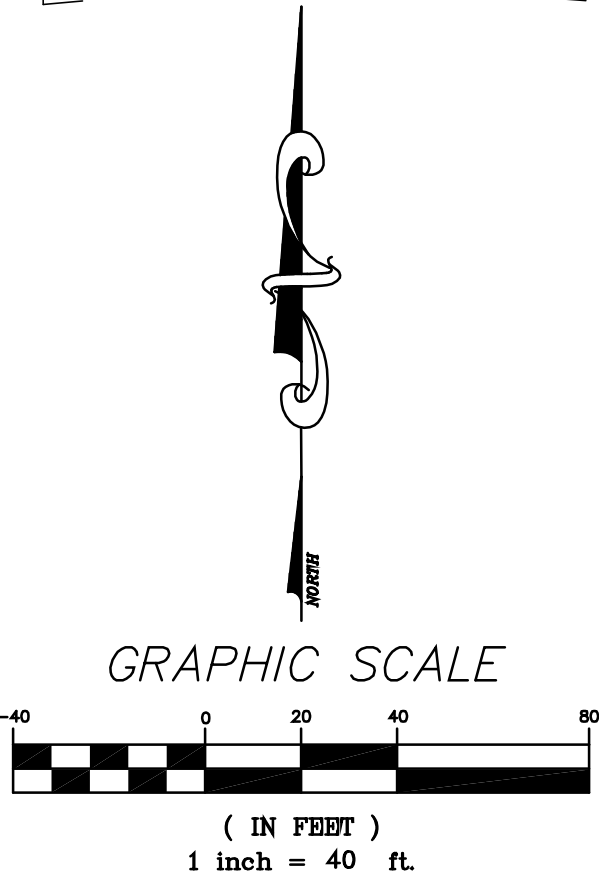
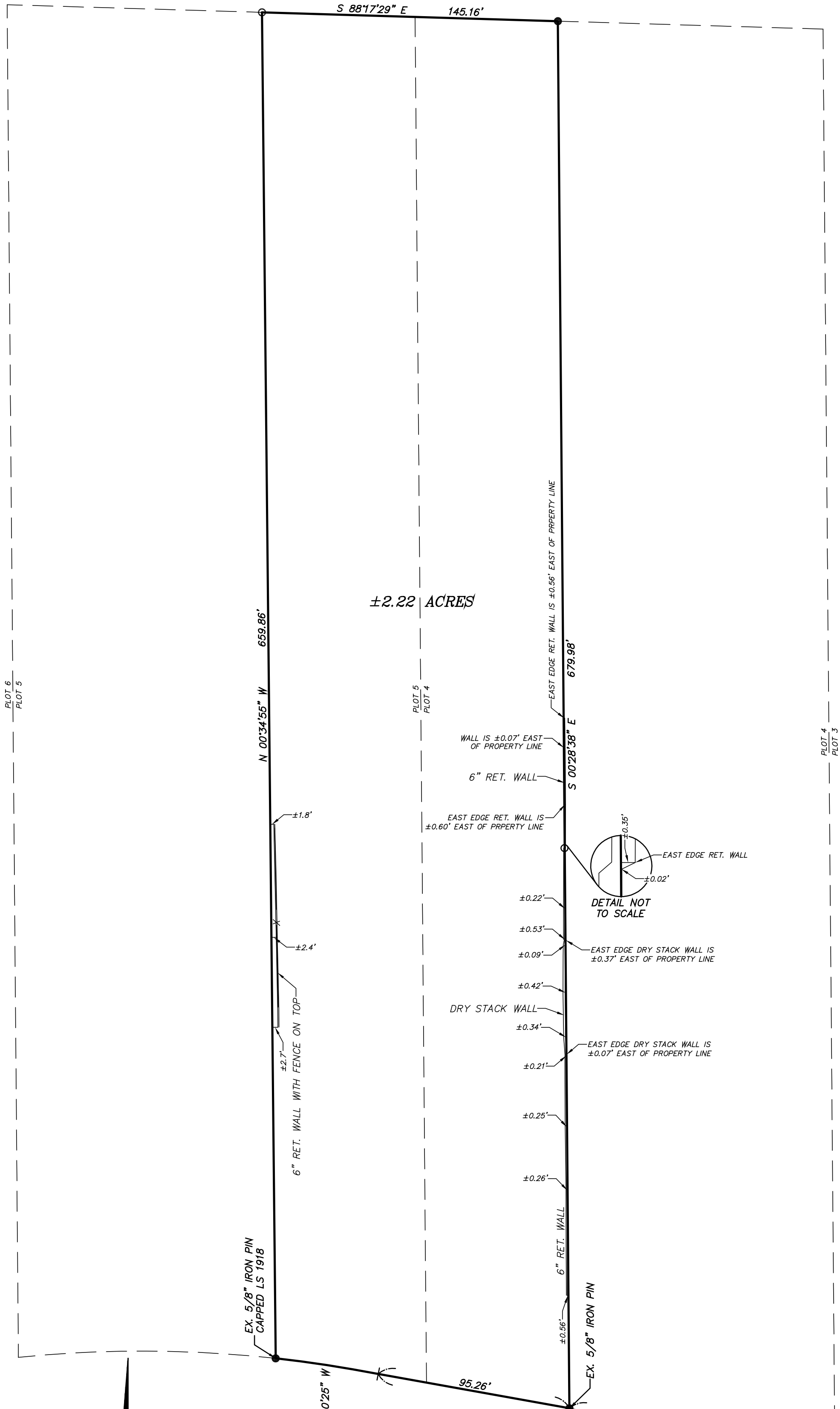


For more information contact Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net) [www.VintonRealty.com](http://www.VintonRealty.com)  
\* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.





Parcel ID	18-1.0-01-002-002-008.000	Alternate ID	n/a	Owner Address	SLW LLC
Sec/Twp/Rng	1-22-22	Class	n/a		PO BOX 1190
Property Address	2915 W STATE HWY 76	Acreage	2.21000003814697		BRANSON MO 65615-
District	4CXB				
Brief Tax Description	STANCIL STANCIL E 73' PL 5; W 70' PL 4; CITY OF BRANSON				
	(Note: Not to be used on legal documents)				



Information provided by: Chris Vinton  
Vinton Commercial Realty 417.334.9400 [chris@ivalve.net](mailto:chris@ivalve.net)  
[www.VintonRealty.com](http://www.VintonRealty.com)

DEED DESCRIPTION:

ALL OF THE EAST 75 FEET OF PLOT 5 AND ALL OF THE WEST 70 FEET OF PLOT 4 IN STANCIL SUBDIVISION, OF THE WEST ONE-HALF (W1/2) OF LOT ONE (1) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP TWENTY-TWO (22), RANGE TWENTY-TWO (22), TANEY COUNTY, MISSOURI, EXCEPT ANY PART TAKEN OR USED FOR ROADS. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

CLASSIFICATION OF SURVEY:

"SUBURBAN SURVEY"

TITLE SOURCE:

GENERAL WARRANTY DEED RECORDED IN BOOK 406, AT PAGE 9016.

Surveyor's Certification

I HEREBY CERTIFY THAT AT THE REQUEST OF:  
SLW LLC,  
THAT I HAVE MADE AN ACTUAL  
AND ACCURATE SURVEY OF THE LAND DESCRIBED HEREON  
AND FOUND THE CONDITIONS TO BE AS INDICATED. IN MY  
OPINION THIS SURVEY WAS PERFORMED IN ACCORDANCE  
WITH THE CURRENT MISSOURI MINIMUM STANDARDS FOR  
PROPERTY BOUNDARY SURVEYS.

ALL PLATS THAT DO NOT SHOW  
A SEAL IMPRINT IN BLUE INK  
MAY HAVE BEEN FRAUDULENTLY  
ALTERED. ALL INFORMATION  
SHOULD BE DISREGARDED UNLESS  
VERIFIED BY THE PROFESSIONAL  
LAND SURVEYOR WHOSE SIGNATURE  
APPEARS BELOW.

EDDIE D. WOLFE P.L.S. 2190  
JACK E. HOUSEMAN P.L.S. 2005019222

Surveyed for: SLW LLC	
WOLFE SURVEYING, INC. EDDIE D. WOLFE P.L.S. 2190 JACK E. HOUSEMAN P.L.S. 2005019222 800 State Highway, 248, Building 4, Suite D, Branson, MO 65616 Phone: 417-334-8820 Fax: 417-334-5151	
SECTIONAL MAP R 22 W T 22 N 1	LEGEND O - SET IRON PIN ● - EX. 1/2" IRON PIN □ - EXISTING STONE 2 - CORPS MONUMENT o - P.C., P.T., P.L. ▲ - RIGHT-OF-WAY MARKER
REFERENCES STATE PLANE COORDINATES SCALE 1" = 40'	
SHEET: 1 OF 1	
DATE: 11-20-07	W.O. #1997
DRAWN BY: <i>[Signature]</i>	DWG #1997
REVISED: 12-20-07	



