

# COMMERCIAL LAND in BRANSON HILLS

1.75 Acres now AVAILABLE



## 000 Pinehurst Dr. Lots 55 A B C

This is a great place to start a business or expand on an existing one. Prominently located in the distinguished Branson Hills district, this vacant lot features all underground utilities, including water, sewer, and electric. With over 1.5 acres this lot offers superior visibility and is surrounded by prominent businesses all with a cohesive, class A look and amenities. Within minutes of the Branson Landing, the Branson Recplex, the new Cox Super Clinic and Hwy. 65. Consult CC&R prior to making any offers as restrictions may apply.

- \$199,000.
- Branson Hills
- Prime Location
- Utilities available
- Excellent Visibility
- MLS 60239765

Offered by:

**Chris Vinton**



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**VINTON**  
COMMERCIAL REALTY




<b>60239765</b>	<b>Land/Lots</b>	<b>Commercial Lot(s)</b>	<b>Active</b>
<b>County:</b> Taney <b>Subdivision:</b> Branson Hills <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 Buchanan <b>High School:</b> Branson <b>Middle School:</b> Branson		<b>List Price:</b> 199,000 <b>List Price/Acre:</b> 113,714.29 <b>Sign on Property:</b> Yes <b>Aprx Lot Size (Acres):</b> 1.75 <b>Inside City Limits:</b> Yes <b>Foreclosure/Short Sale:</b> No <b>Garage/Carport:</b> No	

**Directions:** Hwy. 65 to Branson Hills Parkway to intersection of Branson Hills and Pinehurst. Turn left on Pinehurst and then right on Mulligan Ct. to curb cut on left.  
**Legal Description:** BRANSON HILLS DEVELOPMENT - PH 2 AMD PLAT BRANSON HILLS DEVELOPMENT - PH 2- AMD PLAT-MINOR S Legal on Title shall govern.

**Marketing Remarks:** This is a great place to start a business of expand on an existing one. Prominently located in the distinguished Branson Hills district, this vacant lot features all underground utilities, including water, sewer, and electric. With over 1.5 acres this lot offers superior visibility and is surrounded by prominent businesses all with a cohesive, class A look and amenities. Within minutes of the Branson Landing, the Branson Recplex, the new Cox Super Clinic and Hwy. 65. Consult CC&R prior to making any offers as restrictions may apply. Property is visible from Branson Hills Parkway and accessed by way of Mulligan Ct.

Details		Dock Information	Tax & Legal
<b>HOA:</b> Yes <b>Financing:</b> Cash <b>Lot Improvements:</b> Curb Cut <b>Lot:</b> Corner <b>Utilities:</b> Electricity; High Speed Internet Access; Sewer - City; Water - Public	<b>Possession:</b> At Closing <b>Road Frontage:</b> City <b>Road Maintenance:</b> City <b>Road Surface:</b> Chip & Seal <b>Surface Water:</b> None <b>Section:</b> 20 <b>Township:</b> 23 <b>Range:</b> 21 <b>Topography:</b> Gently Rolling <b>View:</b> City; Mountain <b>Will Sell:</b> Cash		<b>Real Estate Tax:</b> 8,079 <b>RE Tax Provided By:</b> Assessor Records <b>Tax ID:</b> 08-4.0-20-000-000-063.011 <b>Tax Year:</b> 2022 <b>Transaction Type:</b> Sale

 <p><b>Presented by</b>                  Christopher Vinton                  Vinton Commercial Realty                  1017 W. Main Hwy 76                  Branson, MO 65616                  Office Phone: 417-334-9400                  Agent Phone: 417-861-6314  <a href="mailto:chris@vintonrealty.com">chris@vintonrealty.com</a>  <a href="http://www.VintonRealty.com">http://www.VintonRealty.com</a>                  2003020919</p>	
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\* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.

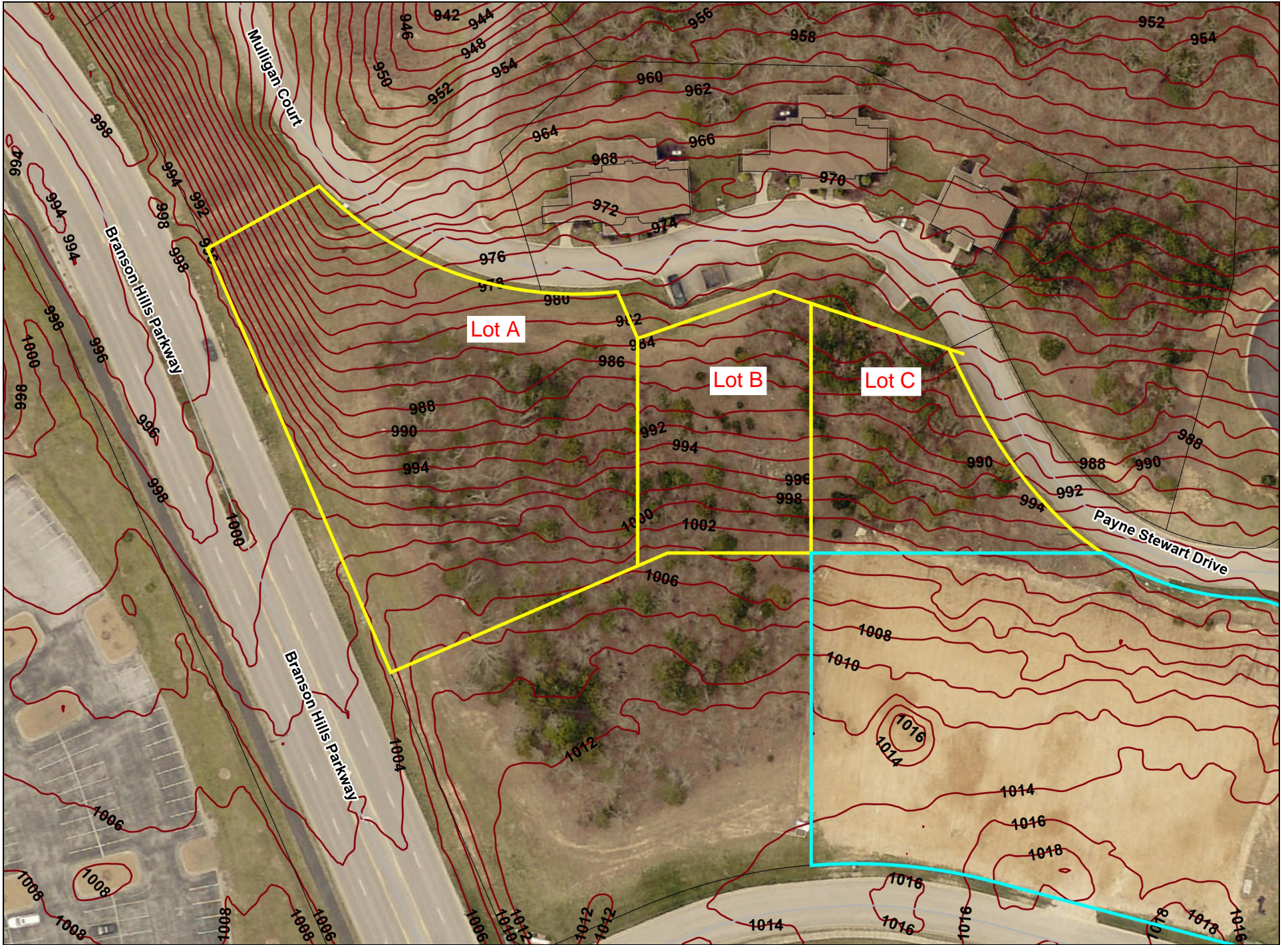




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