

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. • **\$199,000.**
Prominently located in the distinguished Branson Hills district, this vacant • **Branson Hills**
lot features all underground utilities, including water, sewer, and electric. • **Prime Location**
With over 1.5 acres this lot offers superior visibility and is surrounded by • **Utilities available**
prominent businesses all with a cohesive, class A look and amenities. • **Excellent Visibility**
Within minutes of the Branson Landing, the Branson Recplex, the new Cox • **MLS 60239765**
Super Clinic and Hwy. 65. Consult CC&R prior to making any offers as
restrictions may apply.

Offered by: **Chris Vinton**



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VINTON
COMMERCIAL REALTY

Customer Only Report

000 Pinehurst Drive Branson, MO 65616

\$199,000

	60239765 Land/Lots	Commercial Lot(s) Active
	County: Taney Subdivision: Branson Hills Lake/River/Creek: None Property Type: Land/Lots Agreement Type: Exclusive Right To Sell Waterfront/View: None Elementary School: Branson Buchanan High School: Branson Middle School: Branson	List Price: 199,000 List Price/Acre: 113,714.29 Sign on Property: Yes Aprx Lot Size (Acres): 1.75 Inside City Limits: Yes Foreclosure/Short Sale: No Garage/Carport: 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 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. Property is visible from Branson Hills Parkway and accessed by way of Mulligan Ct.

Details	Dock Information	Tax & Legal
HOA: Yes Financing: Cash Lot Improvements: Curb Cut Lot: Corner Utilities: Electricity; High Speed Internet Access; Sewer - City; Water - Public		Real Estate Tax: 8,079 RE Tax Provided By: Assessor Records Tax ID: 08-4.0-20-000-000-063.011 Tax Year: 2022 Transaction Type: Sale

 Presented by Christopher Vinton Vinton Commercial Realty 1017 W. Main Hwy 76 Branson, MO 65616 Office Phone: 417-334-9400 Agent Phone: 417-861-6314 chris@vintonrealty.com http://www.VintonRealty.com 2003020919

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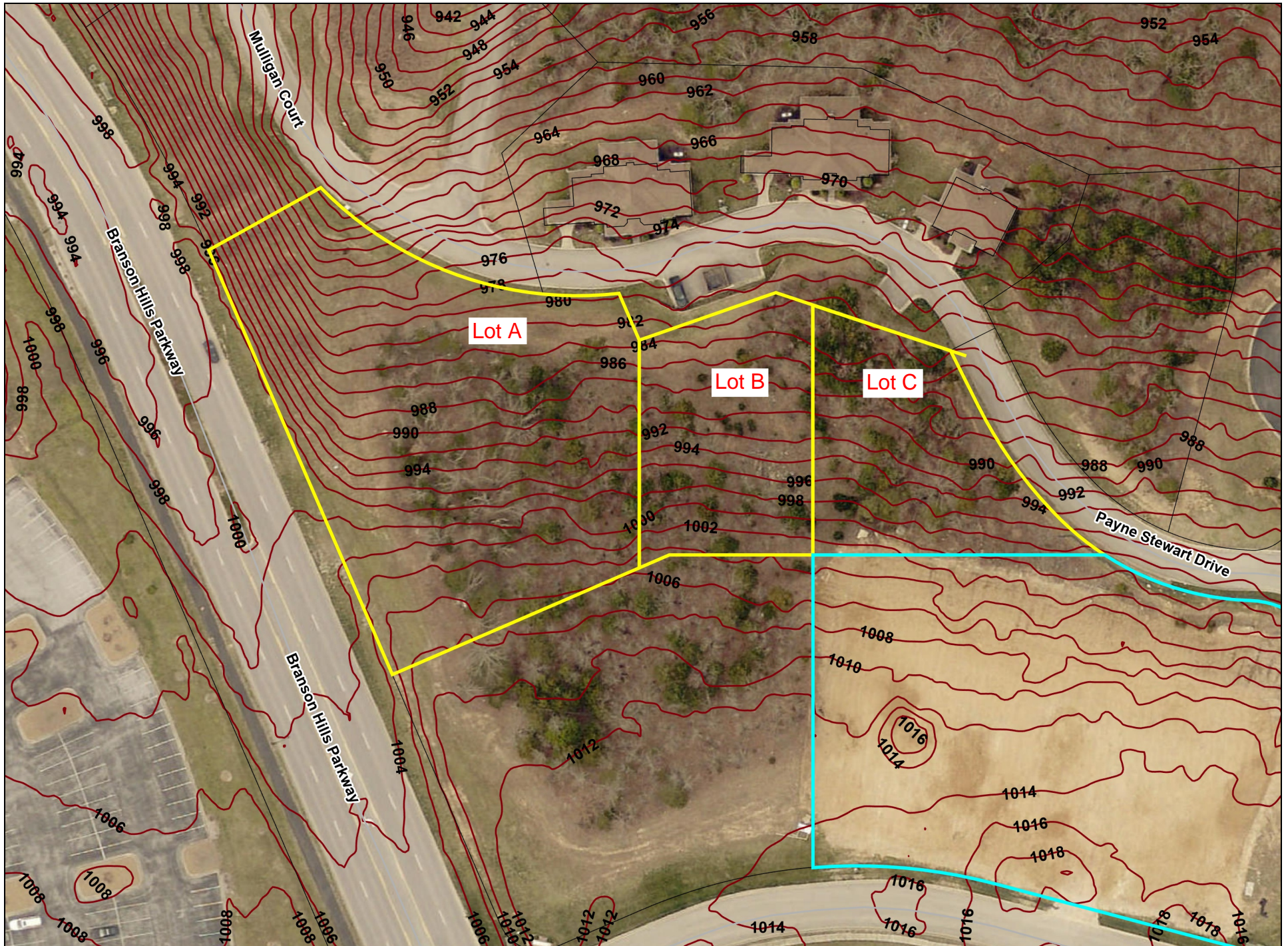
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* Disclaimer: Information has been obtained from a third party source and Vinton Commercial Realty accepts no responsibility for its accuracy.

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