

Great Branson Location

Over 2 Acres near the “Strip”



Lot 6 Wildwood Branson, MO

Excellent development opportunity near the Branson Strip. 2.43 +/- acres right next to Tanger Outlet Mall. This property offers 365 ft of frontage on the corner of Wildwood and Oak Creek. City water and sewer available. Branson's finest theatres and restaurants are just minutes away.

- 2.43 +/- Acres
- Daily Traffic
- High Exposure
- \$ 399,000
- Utilities Available
- MLS # 60094766

Offered By: Chris Vinton



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

Mobile: 417.861.6314
Phone: 417.334.9400
chris@vintonrealty.com

VintonRealty.com

VINTON
COMMERCIAL REALTY

Sales . Leasing . 1031Exchange . Retail . Build to Suit . Property Management . Site Selection . Consulting . Acquisitions .

	60094766 Land/Lots	Commercial Lot(s) Active
	County: Taney Subdivision: Oak Creek Lake/River/Creek: None Lot Dimensions: 365 x 341 Property Type: Land/Lots Agreement Type: Exclusive Right To Sell Waterfront/View: None Elementary School: Branson High School: Branson Middle School: Branson	List Price: 399,000 List Price/Acre: 164,197.53 Sign on Property: Yes Aprx Lot Size (Acres): 2.43 Inside City Limits: Yes Foreclosure/Short Sale: No

Directions: Property located behind Kings Castle Theatre at the Southeast corner of Wildwood and Oak Creek Dr.

Legal Description: Oak Creek Lot 6 City of Branson Legal on title shall govern.

Marketing Remarks: Property is directly behind King's Castle at the entrance to Tanger Outlet Mall. City water and sewer. 365 x 341 irr. with 365 ft of frontage. Great lot for development. Listing Broker Chris Vinton discloses ownership interest in Velvet Properties LLC. ***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 Easements/Restrictns: Building/Development Fencing: None Lot: Acreage Utilities: Sewer - City; Water - Public	Possession: At Closing Road Frontage: City; Access - 2 Lane Road Maintenance: City Road Surface: Blacktop Surface Water: None Section: 01 Township: 22 Range: 22 Topography: Sloped View: City; Mountain Will Sell: Cash	Real Estate Tax: 1,887.78 RE Tax Provided By: Assessor Records Tax ID: 18-1.0-01-002-002-005.007 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: 11/14/2017
--	--

Information is deemed to be reliable, but is not guaranteed. © 2021 MLS and FBS. Prepared by Christopher Vinton on Thursday, January 07, 2021 2:41 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.



Parcel ID 18-1.0-01-002-002-005.007

Sec/Twp/Rng 1-22-22

Property Address
BRANSON

Alternate ID n/a

Class n/a

Acreage n/a

Owner Address FEATHER LLC
6295 MANASOTA KEY RD
ENGLEWOOD FL 34223-9258

District 4CXB

Brief Tax Description OAK CREEK LT 6 CITY OF BRANSON

(Note: Not to be used on legal documents)



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.