

Laclede Commercial Acres
TBD Hwy MM
Lebanon, MO 65536

\$900,000
36± Acres
Laclede County



Laclede Commercial Acres
Lebanon, MO / Laclede County

SUMMARY

Address

TBD Hwy MM

City, State Zip

Lebanon, MO 65536

County

Laclede County

Type

Farms, Recreational Land, Commercial, Business Opportunity

Latitude / Longitude

37.691015 / -92.63159

Acreage

36

Price

\$900,000

Property Website

<https://livingthedreamland.com/property/laclede-commercial-acres-laclede-missouri/42281/>



PROPERTY DESCRIPTION

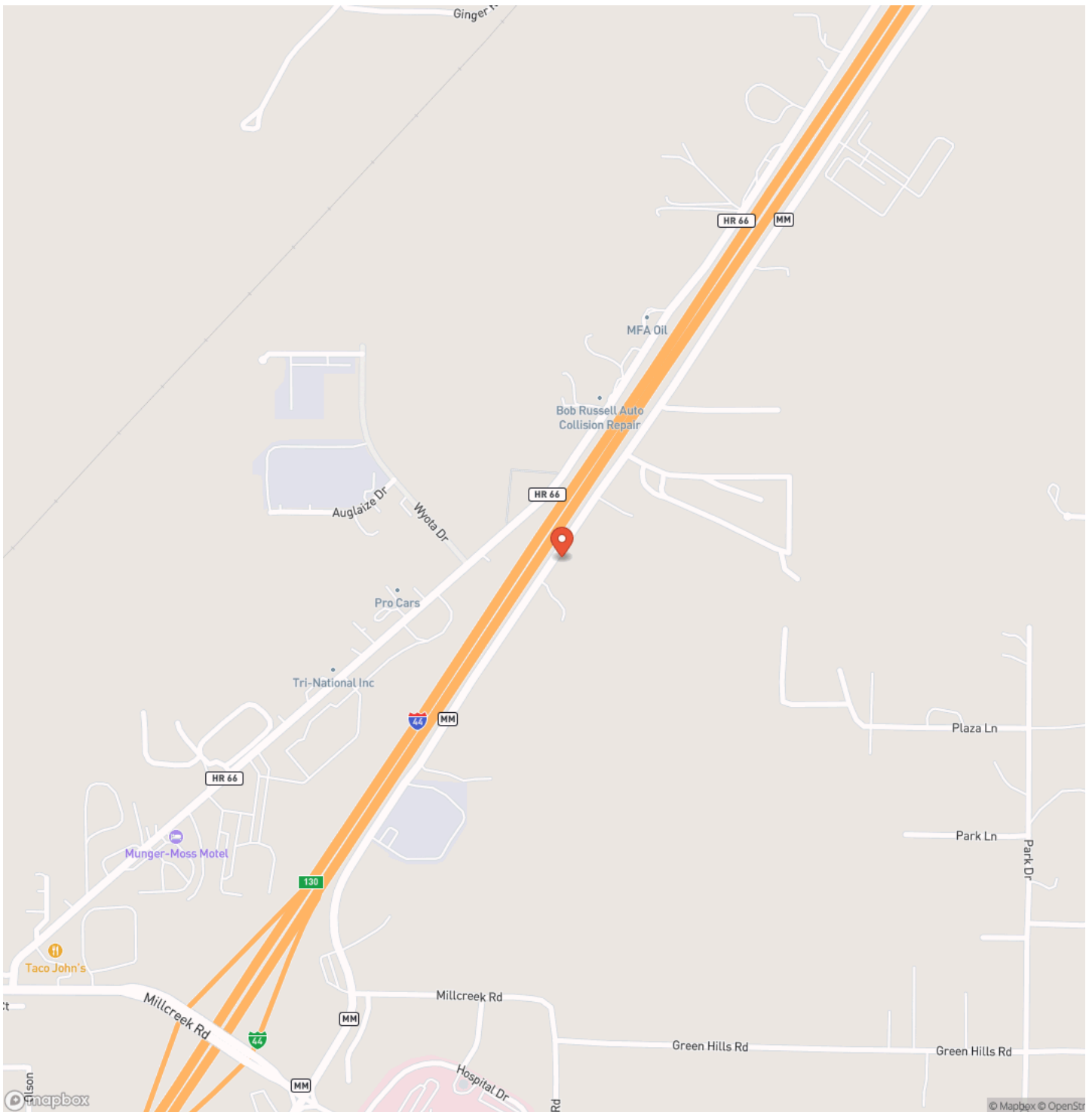
Located in Laclede County, just outside the city limits, presenting a fantastic opportunity for commercial development. With 36 m/l acres Situated with excellent visibility from I-44, this property captures the attention of over 20,000 vehicles passing by daily, ensuring max exposure for any business or enterprise. The strategic location and high traffic count make it an ideal investment for those seeking a commercial venture. Located in Lebanon, Missouri, a rapidly growing economic and industrial community, this property is perfectly positioned for the city's thriving business environment. This property offers endless possibilities. The acreage allows for ample space to accommodate a building footprint. Additionally, the property benefits from convenient access to essential amenities, services, and utilities, making it an attractive choice for developers and investors. Don't miss this extraordinary opportunity to secure a prime location in the thriving community of Lebanon.



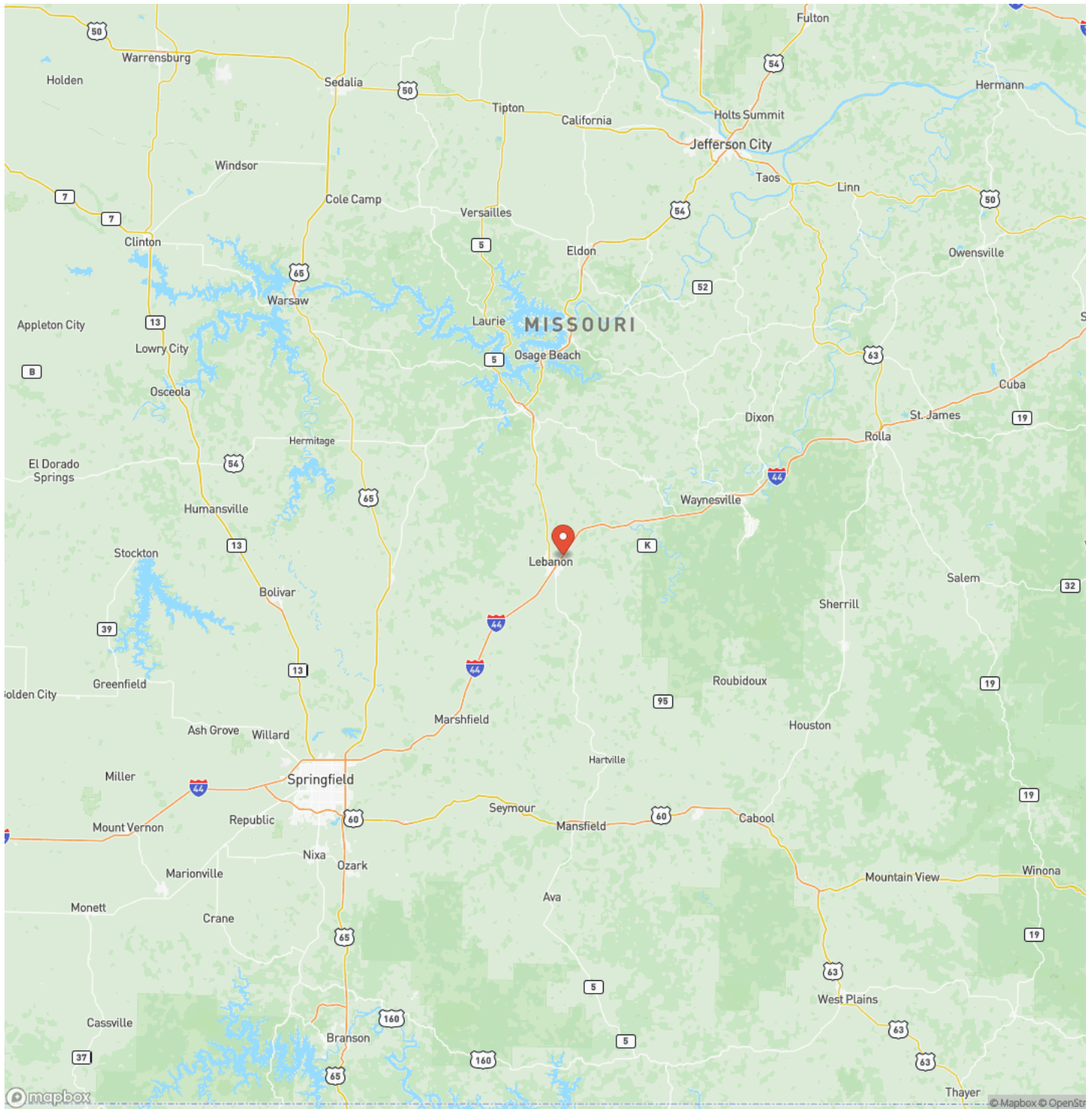
Laclede Commercial Acres
Lebanon, MO / Laclede County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jeff Browning

Mobile

(417) 260-5176

Office

(855) 289-3478

Email

jwbrowning92@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES



[illegible]

<https://livingthedreamland.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

