MALY
COMMERCIAL REALTY, INC

LAND FOR SALE

# DOUBLE DIAMOND PROPERTY

3502 BAGNELL DAM BLVD, LAKE OZARK, MO 65049

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# LAND FOR SALE

## OFFERING SUMMARY

| | |
|---|---|
| Sale Price: | $1,600,000 |
| Lot Size: | 1.85 Acres |
| Zoning: | C-2 |

## PROPERTY OVERVIEW

1.85 acres on the corner of Highway 54 & Business 54, Intersection across from Casey's.

## PROPERTY HIGHLIGHTS

- 1.85 acres of land for sale
- Across from the proposed Osage Casino site
- Highway 54 (10,919 AADT) and Osage Beach Parkway (8,144 AADT)


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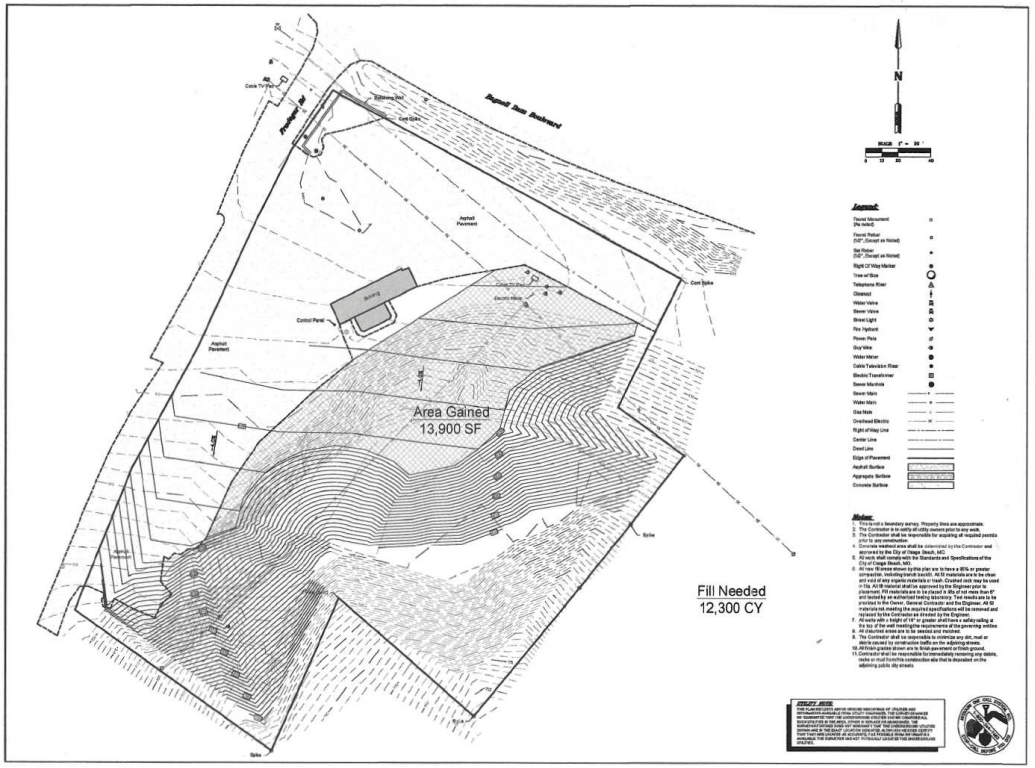


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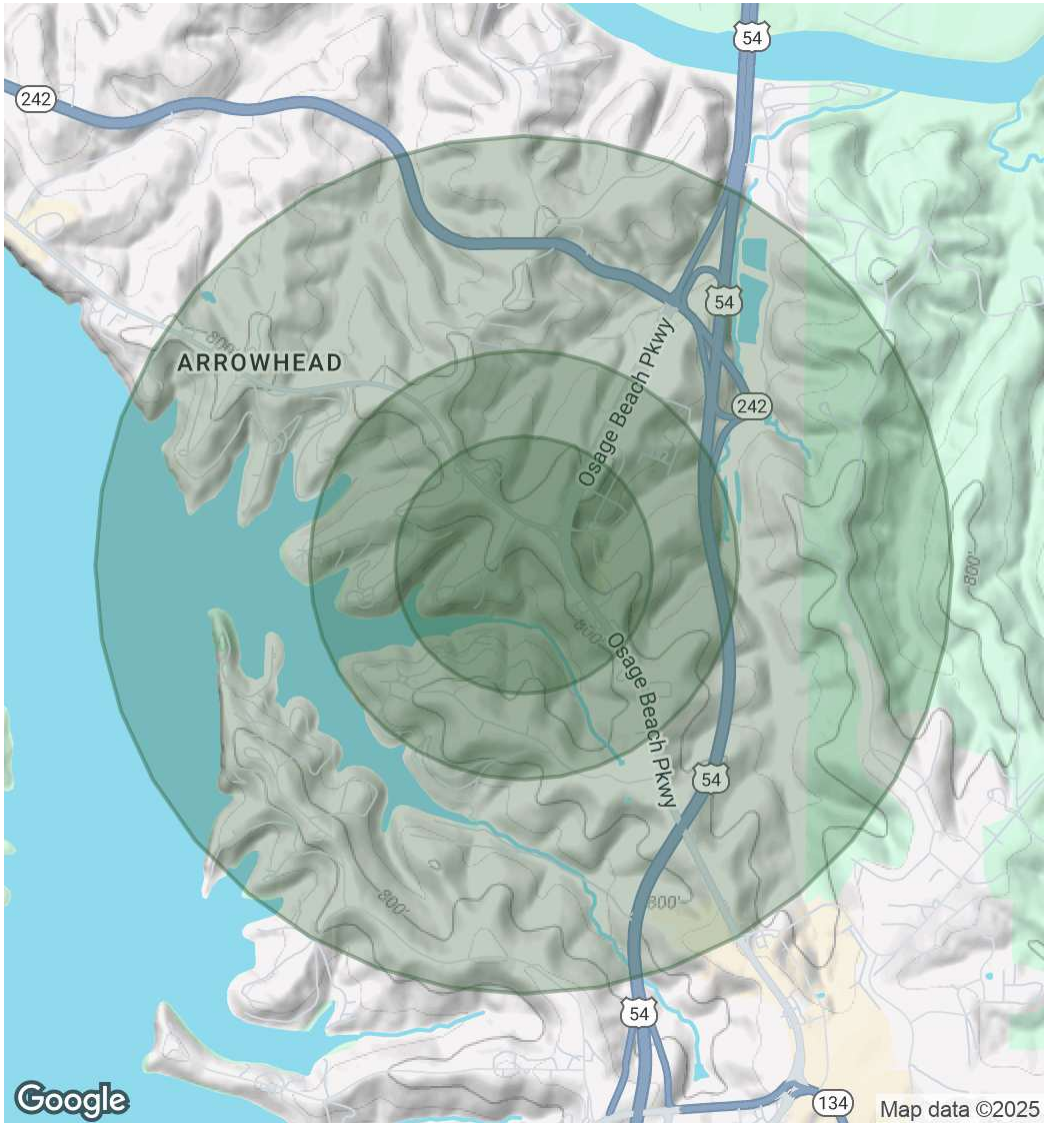
| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Population | 158 | 442 | 1,242 |
| Average Age | 40 | 41 | 42 |
| Average Age (Male) | 38 | 40 | 41 |
| Average Age (Female) | 41 | 42 | 42 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---|---|---|---|
| Total Households | 68 | 195 | 551 |
| # of Persons per HH | 2.3 | 2.3 | 2.3 |
| Average HH Income | $65,578 | $71,355 | $72,451 |
| Average House Value | $341,857 | $379,495 | $386,634 |

*Demographics data derived from AlphaMap*

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