

Huge Development Potential
3246 N state Highway 125
Strafford, MO 65757

\$3,600,000
120± Acres
Greene County

- Huge Development Potential
- Access on West & East Sides
- 95% Flat and Cleared
- Minutes to Springfield
- 1,300+ Feet of Hwy 125 Frontage



ACREAGE
+
**DEVELOPMENT
POTENTIAL**
+
LOCATION



Huge Development Potential Strafford, MO / Greene County

SUMMARY

Address

3246 N state Highway 125 null

City, State Zip

Strafford, MO 65757

County

Greene County

Type

Farms, Undeveloped Land, Business Opportunity, Lot, Commercial, Recreational Land

Latitude / Longitude

37.253343 / -93.135192

Acreage

120

Price

\$3,600,000

Property Website

<https://mossyoakproperties.com/property/huge-development-potential/greene/missouri/82931/>



Huge Development Potential Strafford, MO / Greene County

PROPERTY DESCRIPTION

Prime 120-Acre Development Land with Highway 125 Frontage The Opportunity-

An exceptional 120-acre property engineered for visionary, large-scale developments. This expansive acreage represents a rare blank canvas for developers looking to maximize visibility, commercial capability, and infrastructure access in a rapidly growing economic corridor along highway 125 in the northeast corner of Springfield Missouri, just south of Strafford.

Unmatched Accessibility & Logistics

- **Dual-Road Access:** Designed to effortlessly handle heavy traffic flow with convenient entrances situated on two separate public roads.
- **Massive Frontage:** Boasts over 1,300 feet of prime Highway 125 frontage, guaranteeing high daily traffic counts and unparalleled commercial exposure.
- **Interstate Connectivity:** Positioned just moments from Interstate 44, providing immediate transit routes for logistics, shipping, and regional commuting.

Versatile Development Potential-

The combination of flat, usable topography and strategic highway positioning makes this parcel uniquely versatile. It is an ideal layout for high-density residential subdivisions, commercial retail hubs, industrial parks, or mixed-use master communities.

Invest in the Future-

This is a premier chance to secure significant acreage with infrastructure advantages that are increasingly difficult to find. Capitalize on location, size, and unmatched connectivity.

Contact Information-

To discover the full potential of this tract or explore exclusive off-market properties, reach out today:

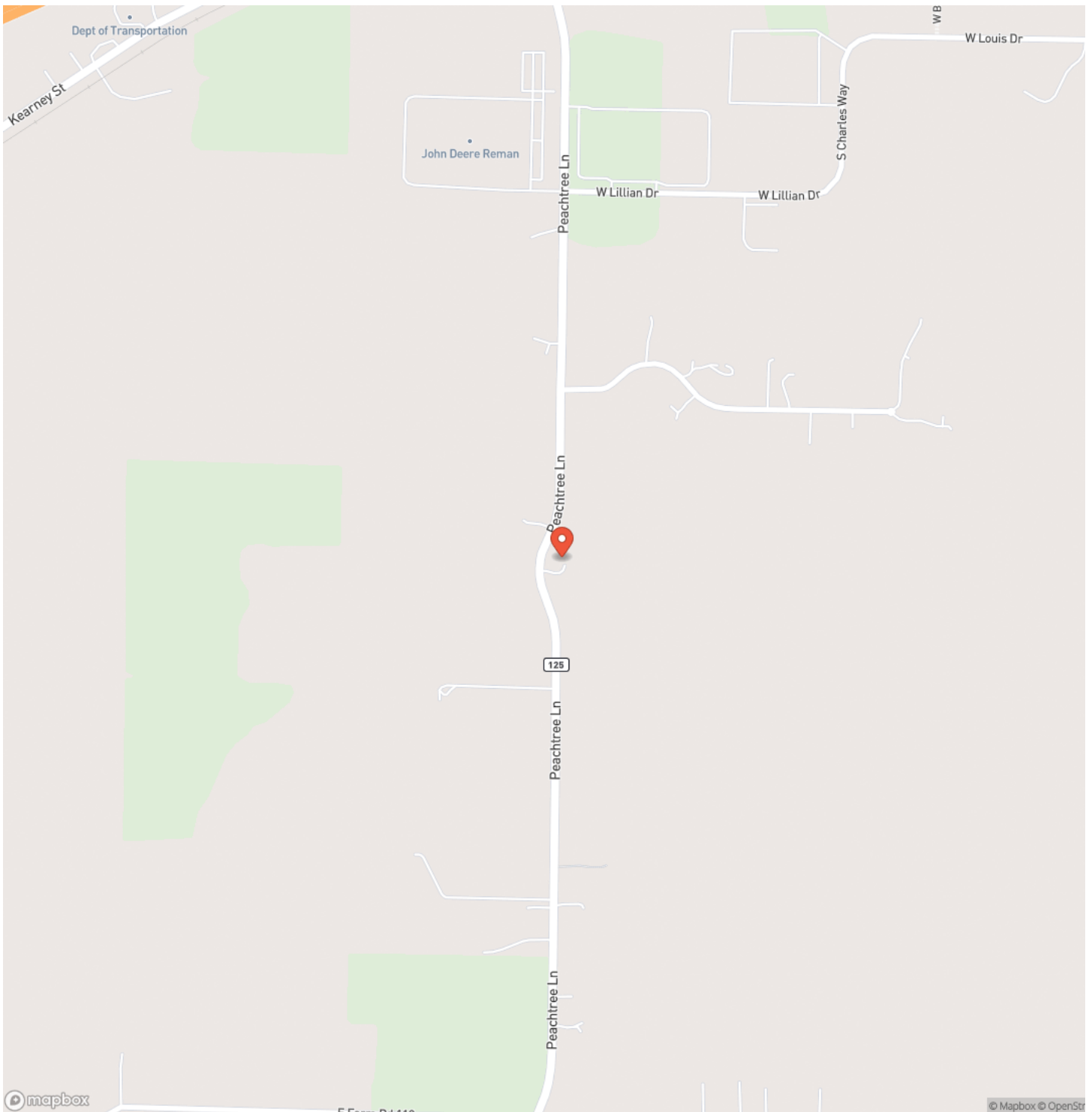
- **Call/Text:** Dustin Lewis at 417.839.1899
- **Email:** Dlewis@mossyoakproperties.com

<https://www.mossyoakproperties.com/agent/dustin-lewis/>

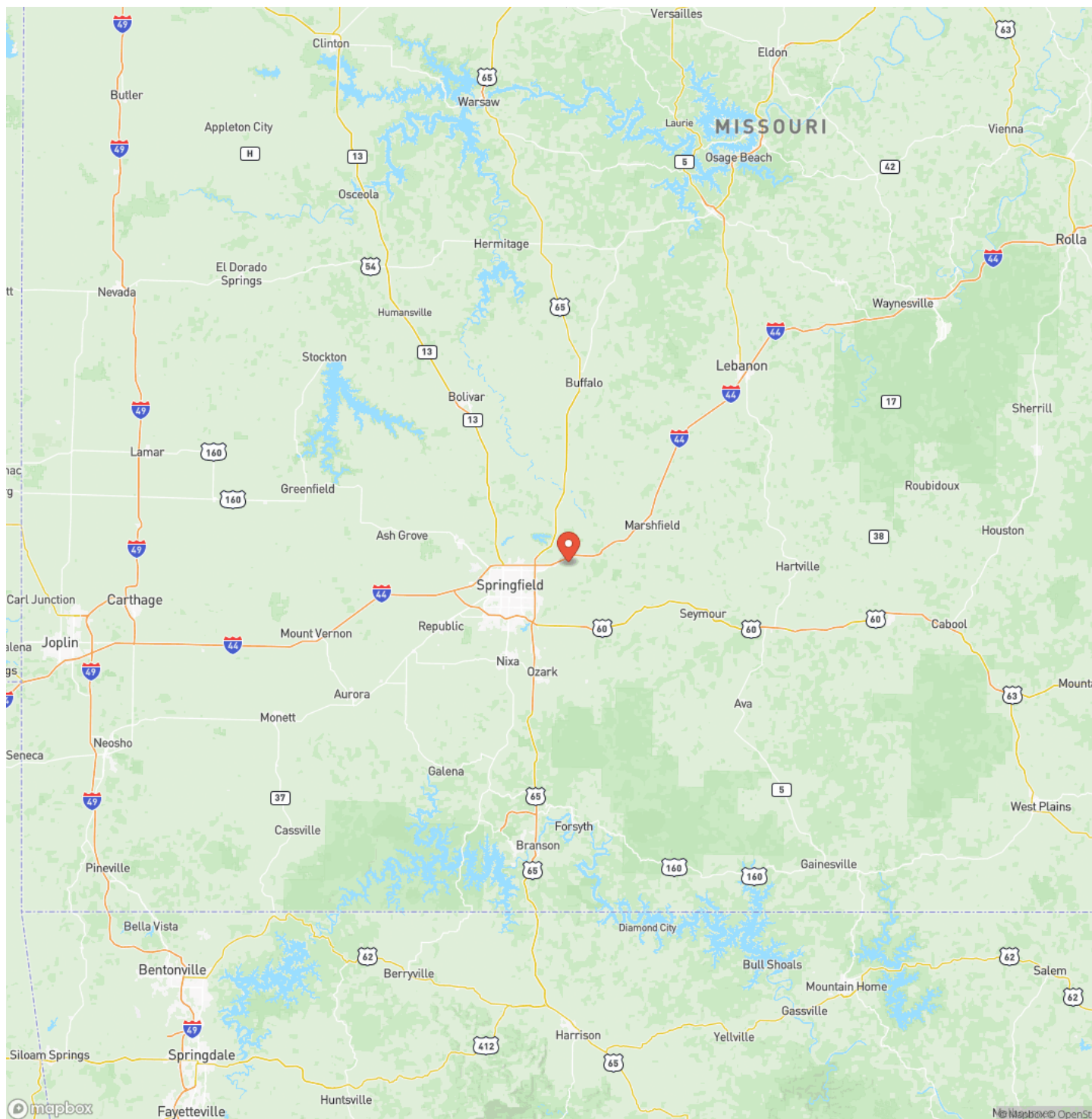
Huge Development Potential
Strafford, MO / Greene County



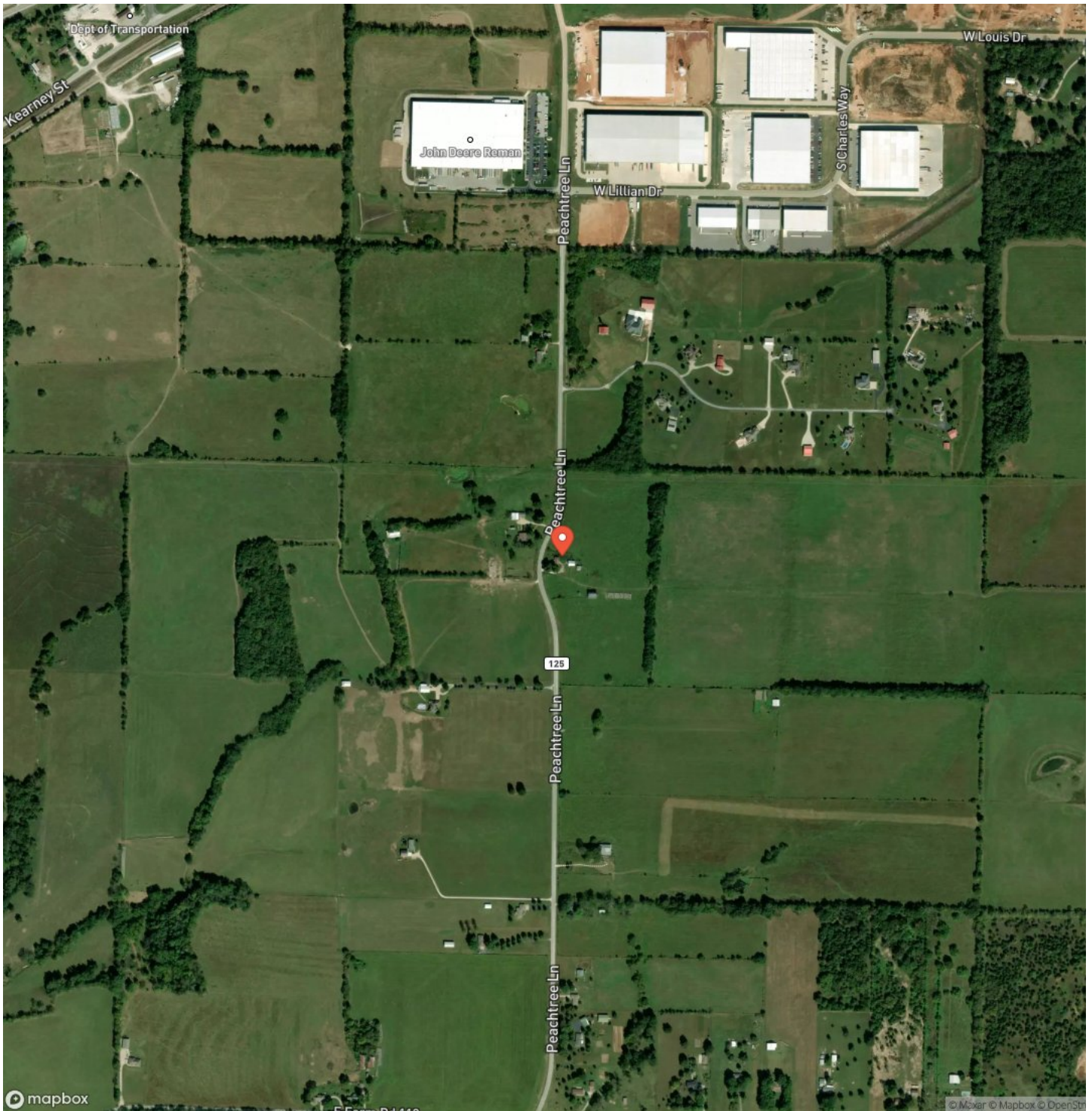
Locator Map



Locator Map



Satellite Map



Huge Development Potential
Strafford, MO / Greene County

LISTING REPRESENTATIVE
For more information contact:



Representative
Dustin Lewis

Mobile
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City / State / Zip
Saddlebrooke, MO 65630

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.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.

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