

Nixa Future Development
000 West Bentwater Road
Nixa, MO 65714

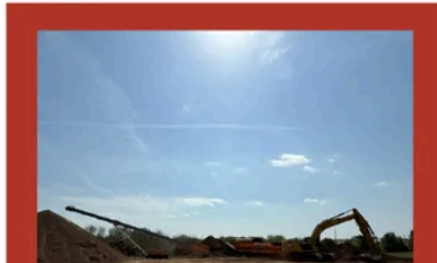
\$3,950,000
22± Acres
Christian County

Mozark Land and Farm

DUSTIN LEWIS
417-839-1899

HIGHLIGHTS

- 22+/- Acres
- Sewer
- Electric
- Water
- Hwy 160 Frontage
- Limitless Possibilities
- Hwy Billboards



Nixa Future Development Nixa, MO / Christian County

SUMMARY

Address

000 West Bentwater Road

City, State Zip

Nixa, MO 65714

County

Christian County

Type

Undeveloped Land, Commercial, Lot, Business Opportunity

Latitude / Longitude

37.071493 / -93.300841

Acreage

22

Price

\$3,950,000

Property Website

<https://mossyoakproperties.com/property/nixa-future-development-christian-missouri/83601/>



PROPERTY DESCRIPTION

Development Potential in Nixa Located just outside the city limits sits a promising opportunity for growth and investment! This property lies in the rapidly growing community of Nixa, offering an exceptional opportunity for development. One of the defining features of this property is its exposure to Highway 160, ensuring excellent visibility and ease of access. This strategic location is ideal for businesses looking to take advantage of high traffic volumes and create a lasting presence in the area. Nixa's expansion makes it an attractive location and the surrounding area benefits from a thriving network of local businesses, schools, and recreational amenities that enhance its appeal to potential investors and developers. The sewer line has been extended to reach the south boundary of the property, simplifying the process for future construction. Water connections are accessible on the west side of the land, ensuring that essential utilities can be seamlessly integrated into development plans. From apartment buildings to commercial or residential. With roughly a 22+/- acre footprint, this property provides a blank canvas for a variety of uses and its location will continue to attract interest from developers and investors seeking to capitalize on the area's promising future.

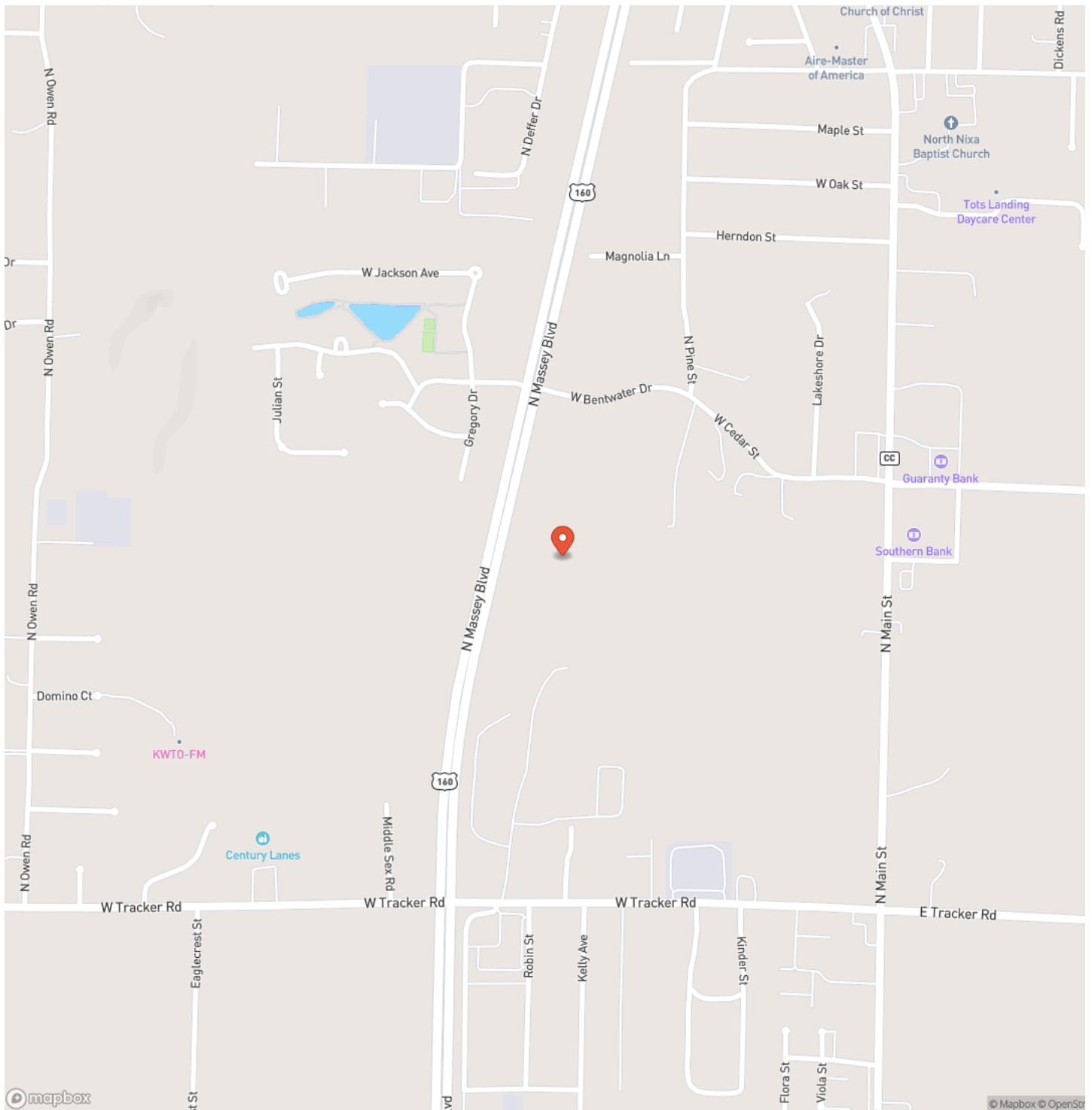
To find out more about this property and others like it call or text Dustin Lewis at [417-839-1899](tel:417-839-1899) or email Dlewis@mossyoakproperties.com

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

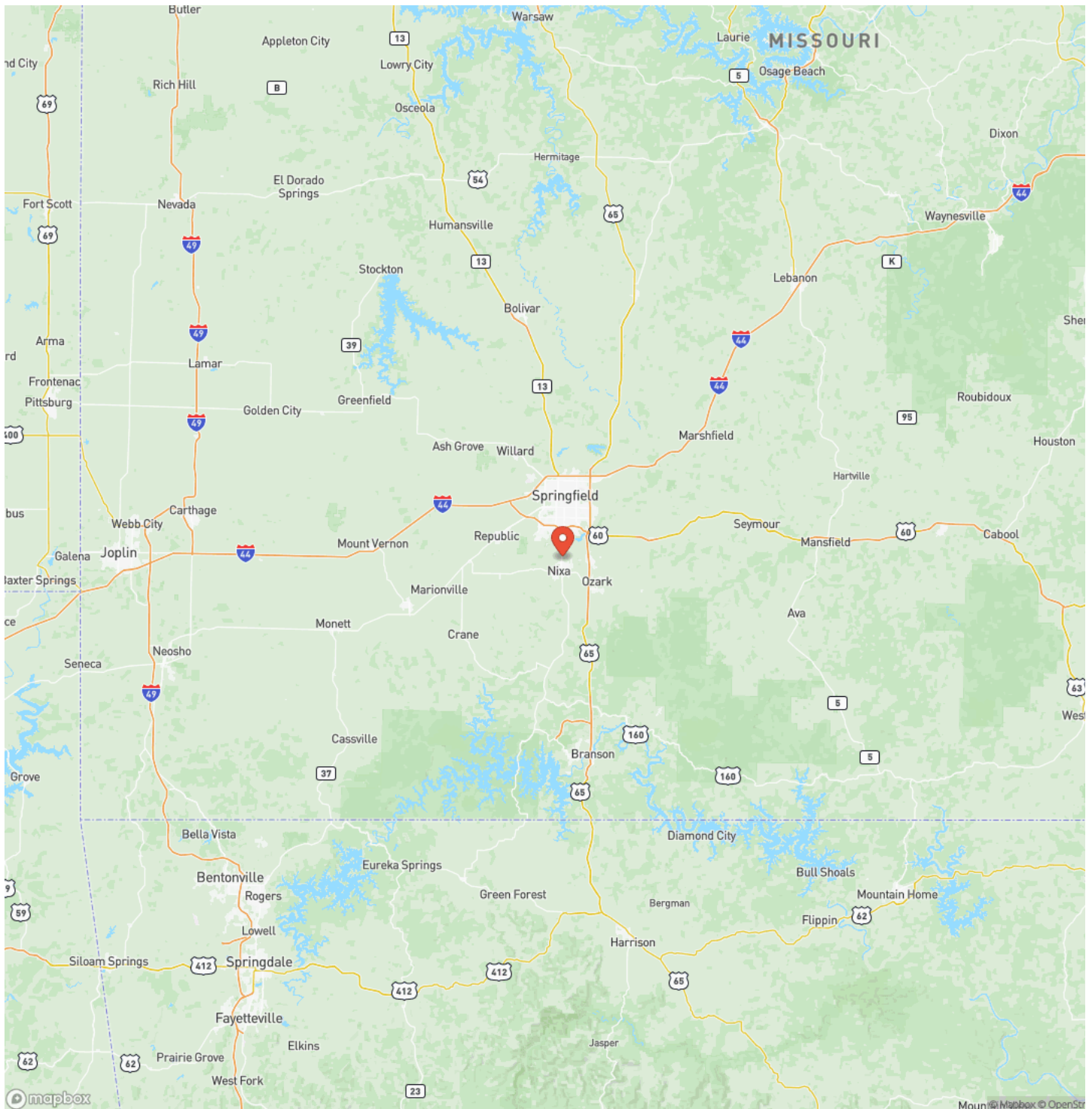
Nixa Future Development
Nixa, MO / Christian County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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.



MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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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