



CRAIG CERVANTES
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Cross Property 360 Property View

Highway 54 E, , Missouri 65020

Listing

******NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY******

Lots/Land
3538451 Incomplete

E Highway 54
MO 65020

List: **\$5,600,000**



County:	Camden	MM Area:	
School:	Camdenton	MM #:	
Sub/Vil/Proj:	Oak Ridge Subdivision	Acres:	135.00
Lot Dim:		Area:	F
Location:	Highway Frontage	LakeFrnt:	
Hwy Accs:	Yes	Fence:	No
\$/Acre:	\$41,481	Rd Frnt:	2,000
Foreclosure:	No	Lien Holder Appr Req:	Yes

Remarks: **Incredible investment opportunity in the heart of Camden! Amazing exposure with over 40,000 vehicles that drive by EVERY DAY! Property consists of approximately 135 acres with a \$33.8 million dollar TIF incentive consisting of \$5.6 million land reimbursement & \$28.2 million for land improvements. Ideal location for warehouse distribution center. Easy ingress & egress. Directly across from Walmart Super Center. Zoning is C-2 commercial. Utilities at the property boundary are "ready for hook-up". 2000 running feet of highway frontage. Stop light is already in place on US 54 leading directly into Oak Ridge Landing.**

Water: **City Water** Sewer: **City Sewer** Electricity:

Internet Prov: **None**

Features

Prop Features: **Acreage Wooded, Agreements Rd., Agreements Sewage, Agreements Water, Bluff, Cable, Creek, Internet Available, Moderate, Pond, Steep, Telephone**

Assmt Inc: **None**

Possible Use: **Commercial, Development, Land**

Driveway: **Blacktop**

Prop Feat: **Acreage Wooded, Agreements Rd., Agreements Sewage, Agreements Water, Bluff, Cable, Creek, Internet Available, Moderate, Pond, Steep, Telephone**

St Const: **Blacktop/Asphalt**

Buildings: **Shouse**

Subdiv: **None**

No Disclosures?: **No**

Assmt Fee:	\$0.00	Spec Assmt:	\$0.00	Annl Taxes:		Ownership:	Fee Simple
Assmt Per:		Spc Assm Per:		Tax Year:	2020	Survey:	Yes
Assmt Year:		Spc Assmt Yr:		Zoning:	Commercial, Industrial		
Parcel #:	12-4.0-19.0-000.0-001.0-016.000						
Addl Parcel #s:	12-4.0-19.0-000.0-001.0-001.000 12-4.0-20.0-000.0-000.0-003.002 12-4.0-20.0-000.0-000.0-003.000 12-4.0-20.0-000.0-000.0-003.003 12-4.0-20.0-000.0-001.0-003.004 12-4.0-20.0-000.0-000.0-003.003						

Agent/Broker Info

Agency:	Possession:	Occupancy:	Internet:
Owner: JDW Investment Group LLC			
ListBd/Firm/Lic#: 50751770 / 2002029322	List Firm: Craig Cervantes Realty, LLC	List Fax: (573) 374-0377	Sold Date:
List Agent: CRAIG CERVANTES	LAgt Cell: (573) 888-7858	Agt ID/Lic: crce / 1999019377	Cont Date:
LAgt Phone: 5733741515			Pend Date:
LAgt Email: craigcervantesrealty@gmail.com			DOM: 0

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