

FOR SALE

1



REECE
COMMERCIAL REAL ESTATE

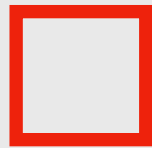
± 21.45 ACRE R-SF DEVELOPMENT SITE
73 FULLY APPROVED LOTS



PROPERTY HIGHLIGHTS

865
OZARK
ROAD

NIXA,
MO 65714



73 LOTS



± 21.45 AC.



\$899,000

For more information, please contact:

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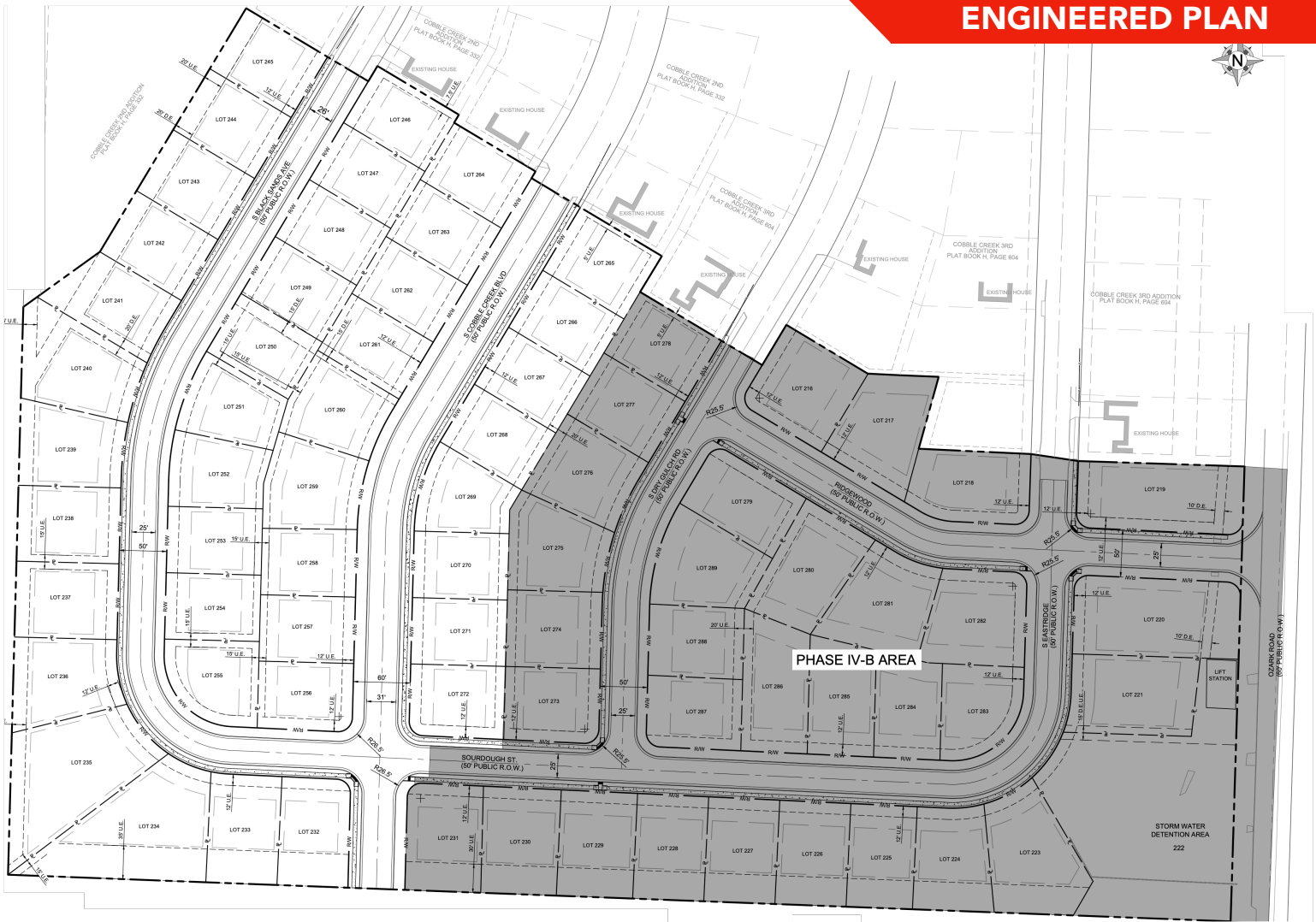
LISTING SUMMARY

- 73 total lots.
- Concrete stormwater retention & lift station in place.
- Engineering completed and project fully approved and entitled.
- \$12,315 per lot.
- Nixa, MO: 9.68% positive year-over-year average residential sales price, 2025-2026.
- All utilities available and strategically positioned to reduce development cost.



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ENGINEERED PLAN



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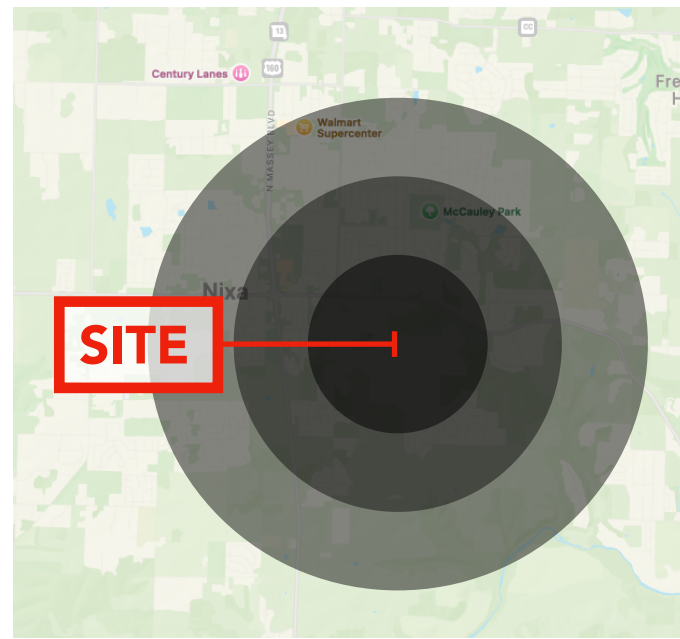
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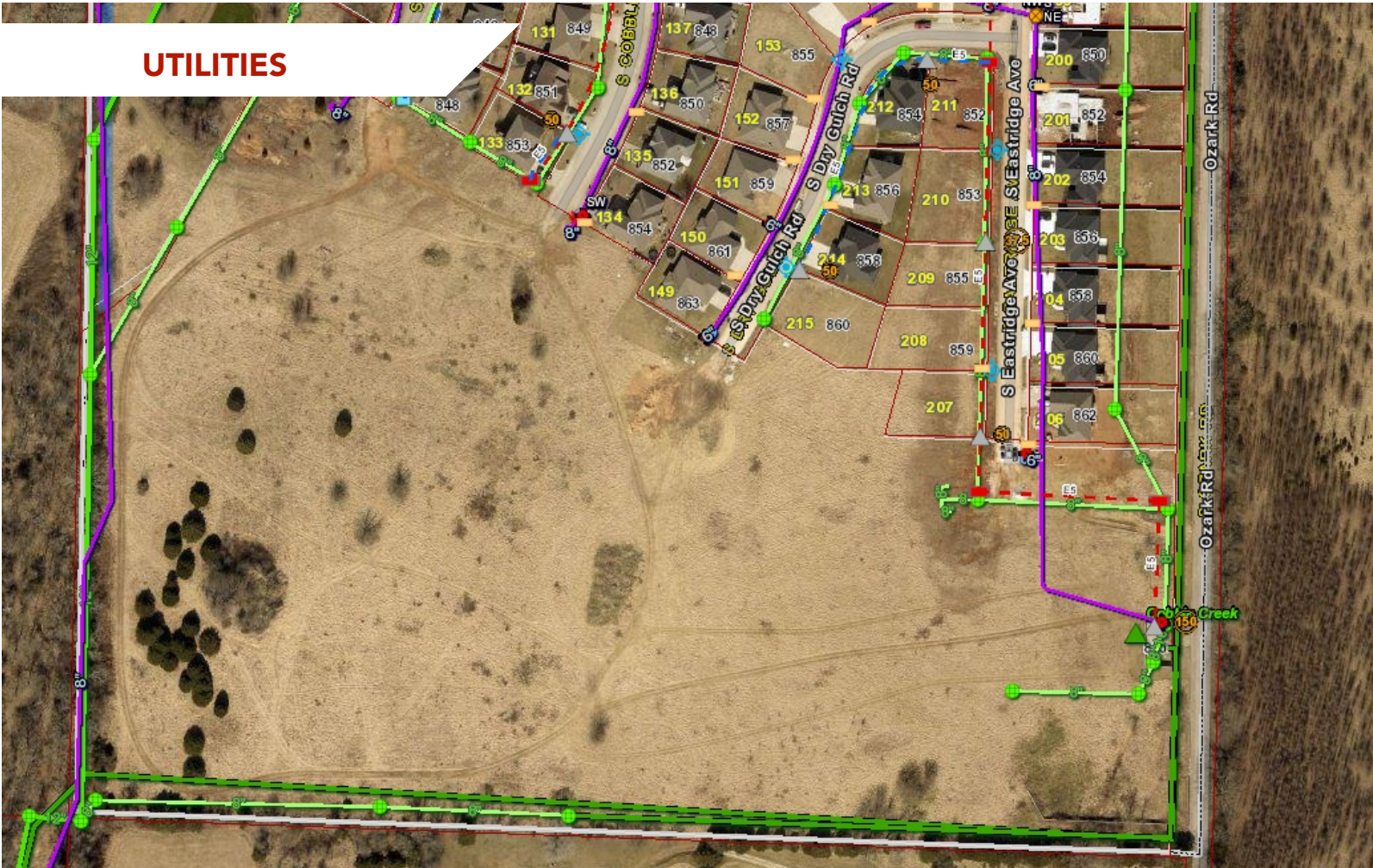
DEMOGRAPHICS

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	22,184	64,113	194,212
Median Age	39.7	39.7	40.0
Annual Growth (2025-2030)	1.3%	1.2%	0.7%
Bachelor's Degree or Higher	34%	34%	36%
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Average Household Income	\$95,064	\$100,156	\$94,210
Total Households	8,513	24,276	80,458
Average Household Size	2.6	2.6	2.3
Consumer Spending	\$276.2M	\$811.9M	\$2.5B

CoStar



UTILITIES



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