



Beautiful Land on I-44

000 E Farm Road 104, Strafford, MO 65757

Kelly Stelling

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es are approximate.

Sale Price: \$909,150

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This is an investor's dream come true. Located just down the street from the famous BUC-EE'S GAS STATION this 27.55 acres offers endless opportunity your next business venture. With I-44 frontage and a 92 foot wide driveway, your options are endless. Come see your new property!

Ownership willing to subdivide parcel, reach out to listing broker for more information.

- 27.55+ Acres of Land with Frontage along I-44
- Easy access to I-44 from two different exits

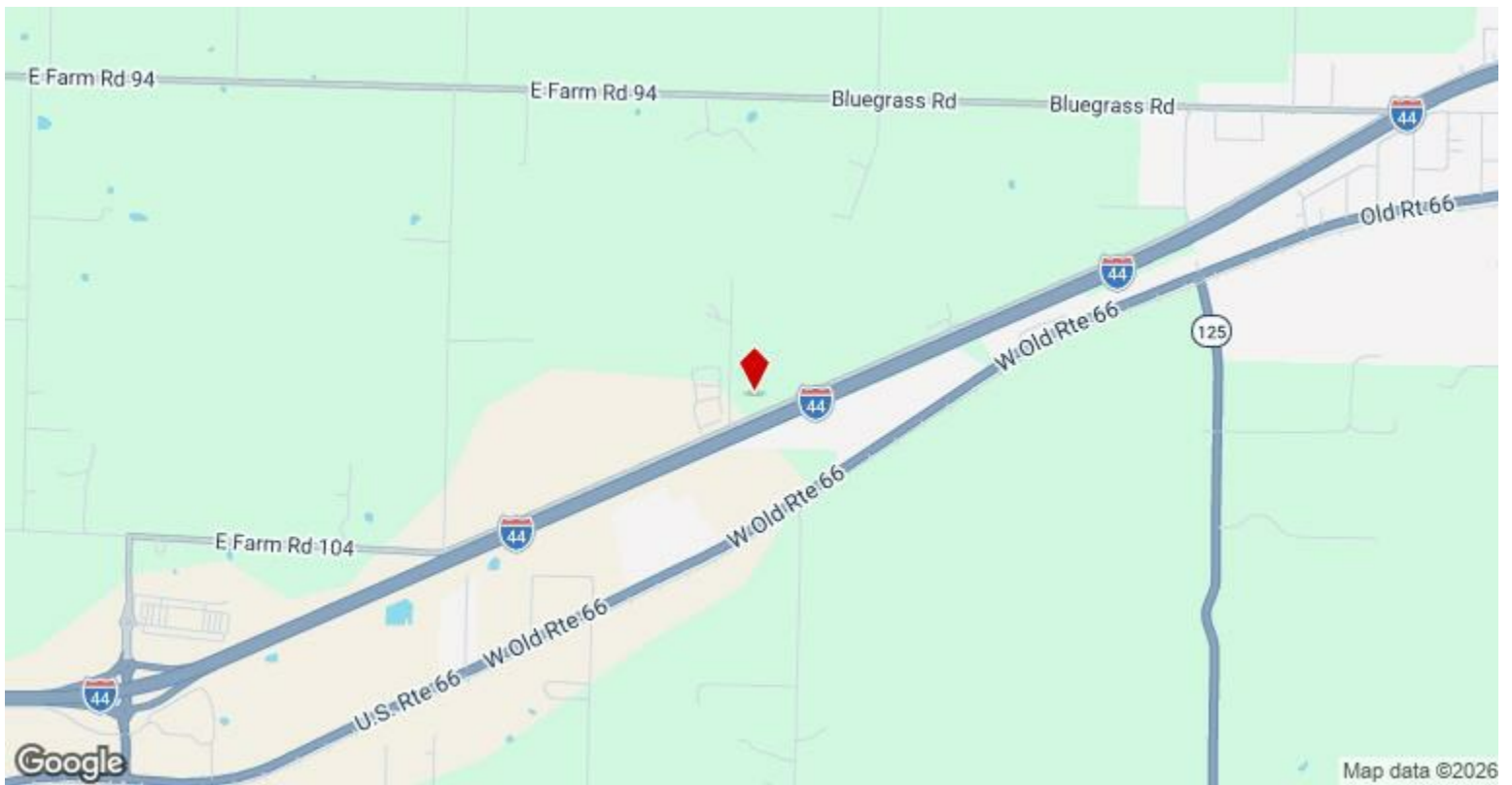


* all property lines are approximate.



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Price:	\$909,150
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Industrial
Sale Type:	Investment or Owner User
Total Lot Size:	27.55 AC
No. Lots:	1
Zoning Description:	M-1
APN / Parcel ID:	11-06-100-071



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This is an investor's dream opportunity. Situated just down the road from the renowned Buc-ee's Gas Station, this expansive 27.55-acre tract offers exceptional visibility and limitless potential for your next business venture. The property boasts direct I-44 frontage and features a 92-foot-wide driveway, providing excellent access for a wide range of commercial or mixed-use developments. With its strategic location in a high-traffic corridor and proximity to one of the region's most popular travel destinations, this site is perfectly positioned for long-term growth and success. Don't miss the chance to secure a premier development property with endless possibilities—come see it for yourself.

Property Photos



Property Photos



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