



LOCATION.  
commercial real estate

Classic  
real estate inc.

Oasis  
at Lakeport

NEW \$420M  
ENTERTAINMENT VENUE  
406 ROOM  
MARRIOTT HOTEL  
14-STORY DEVELOPMENT

SERGIO'S  
SALAD & PASTA

Panera  
BREAD

CONDO  
DEVELOPMENT  
UNDER  
CONSTRUCTION

Andy's  
Pizzeria & Deli

DICK'S  
SPORTING GOODS  
WESTLAKE  
ACE  
The Home Depot  
Dierbergs

HOBBY  
LOBBY

BIG  
TIRES

Casey's

19,308 (2024)

12,141 (2024)

4,212 (2024)

47,647 (2024)

US  
54

PASSOVER RD

SITE

APPROX 39+/- ACRES  
(UNDER CONTRACT)

A

US  
54

OSAGE BEACH  
PREMIUM OUTLETS

PROPOSED



HOTEL  
3 AC

HOTEL  
5.4 AC

MULTI FAMILY  
300 UNITS

AGE RESTRICTED  
100 UNITS

SITE

APPROX 65.10+/- ACRES

B

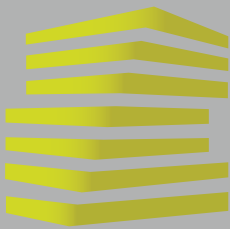
SITE

HIGHWAY 54 &  
PASSOVER RD

NEW POWER CENTER DEVELOPMENT

OSAGE BEACH, MO





# HWY 54 & PASSOVER ROAD

## NEIGHBORHOOD VIBE

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

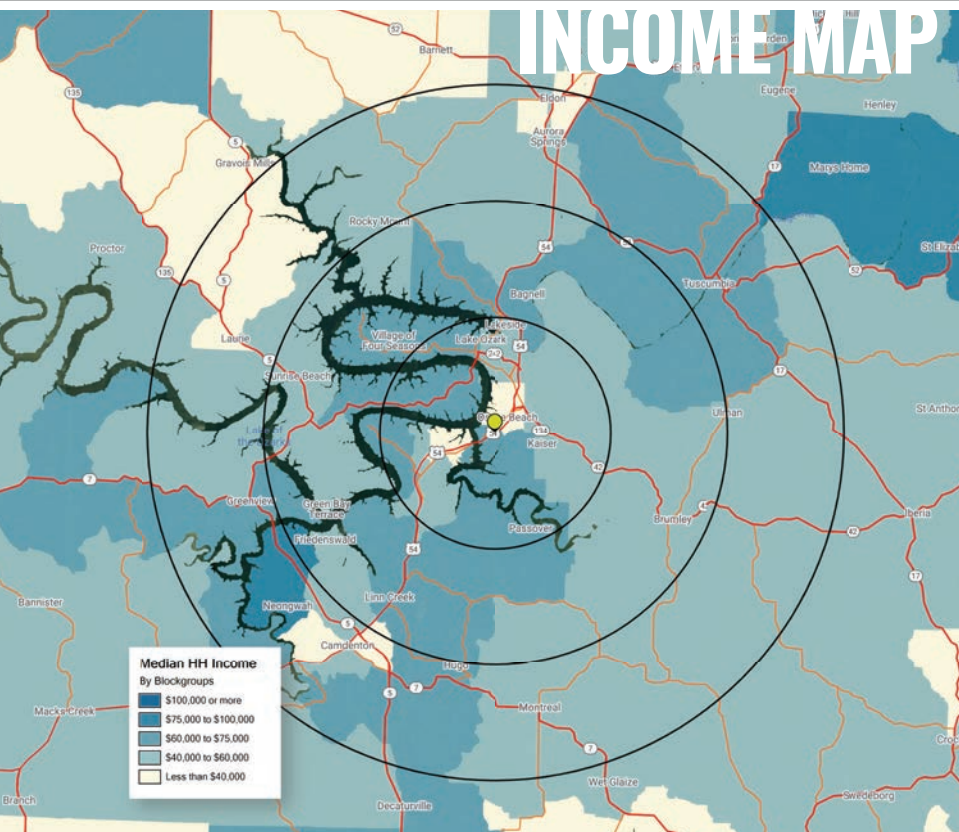
Scott@LocationCRE.com

CHRISTIAN ABLAH

316.634.2600 (OFFICE)

316.393.3456 (MOBILE)

Christian@ClassicRealEstate.net



Osage Beach is a city in Camden and Miller counties in Missouri. Most of the city is in Camden County, while a small eastern sliver is in Miller County. The City of Osage Beach is considered the 'Heart of the Lake of the Ozarks' and has progressed in many ways over the last century. The City has expanded its boundaries, water, sewer, and street infrastructure has been built to each end of the City, and tourism has grown exponentially. The City is supported by progressive, forward thinking individuals.

Osage Beach currently employs more than one hundred (100) full time employees, and several part time employees each summer. The City has a full time population of 4,351 (2010 census) and is said to have over 100,000 people on any given summer weekend visiting either as one of the City's many second homeowners or as a frequent weekend vacationer. Osage Beach's major employers include Osage Beach Premium Outlets (800-1,200 employees), Lake Regional Health Systems (1,100 employees), Camdenton R-III School District (677), Margaritaville Lake Resort (560 employees) and Lodge of the Four Seasons (460 employees).



### ANNUAL DEMOGRAPHICS

#### POPULATION



**5 MILES**  
10,961

**10 MILES**  
30,834

**15 MILES**  
57,341

#### HOUSEHOLDS



**5 MILES**  
4,795

**10 MILES**  
12,983

**15 MILES**  
23,697

#### AVG HH INCOME



**5 MILE**  
\$75,433

**10 MILES**  
\$82,851

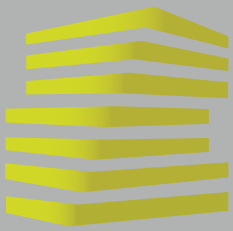
**15 MILES**  
\$76,729



REALTY  
RESOURCES  
MEMBER

www.LocationCRE.com





# HWY 54 & PASSOVER ROAD

## SITE PLAN & DETAILS

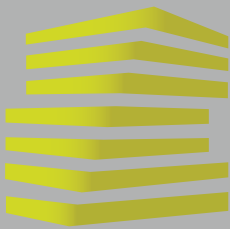
SCOTT BITNEY  
314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

CHRISTIAN ABLAH  
316.634.2600 (OFFICE)  
316.393.3456 (MOBILE)  
Christian@ClassicRealEstate.net



- THE LAKE OF THE OZARKS IS CONSIDERED TO BE THE MIDWEST'S #1 VACATION SPOT WITH OVER 5.9 MILLION VISITORS ANNUALLY.
- LAKE OF THE OZARKS HAS 12 GOLF COURSES, 4 COMMERCIAL CAVES, 6 FAMILY FUN PARKS, OVER 150 MARINAS, OVER 250 RESTAURANTS, OVER 220 ACCOMMODATIONS FACILITIES, OVER 900 CAMPGROUND SITES, AND IS HOME TO THE OSAGE BEACH PREMIUM OUTLET CENTER.
- LAKE REGIONAL HEALTH SYSTEM PROVIDES COMPREHENSIVE HEALTH CARE SERVICES TO LAKE-AREA RESIDENTS AND VISITORS. THE 116-BED HOSPITAL IS A STATE-DESIGNATED LEVEL III TRAUMA CENTER.
- THE LAKE OF THE OZARKS REGION IS CENTRALLY LOCATED IN MISSOURI, AND MAJOR U.S. HIGHWAYS AND FIVE NEARBY AIRPORTS SERVE THE AREA FROM ALL DIRECTIONS: CAMDENTON, ELDON, OSAGE BEACH, VERSAILLES AND LEE C. FINE.
- SALE PRICE: CALL BROKER FOR PRICING
- GREAT LOCATION FOR HOTEL, GAS STATION, FAST FOOD
- CALL FOR PRICING





# HWY 54 & PASSOVER ROAD

## DRONE AERIAL

SCOTT BITNEY

314.818.1550 (OFFICE)

314.276.4673 (MOBILE)

Scott@LocationCRE.com

CHRISTIAN ABLAH

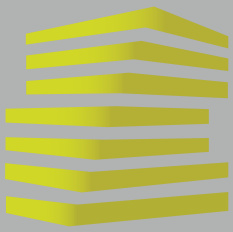
316.634.2600 (OFFICE)

316.393.3456 (MOBILE)

Christian@ClassicRealEstate.net







# HWY 54 & PASSOVER ROAD

## MARKET AERIAL

SCOTT BITNEY  
314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

CHRISTIAN ABLAH  
316.634.2600 (OFFICE)  
316.393.3456 (MOBILE)  
Christian@ClassicRealEstate.net





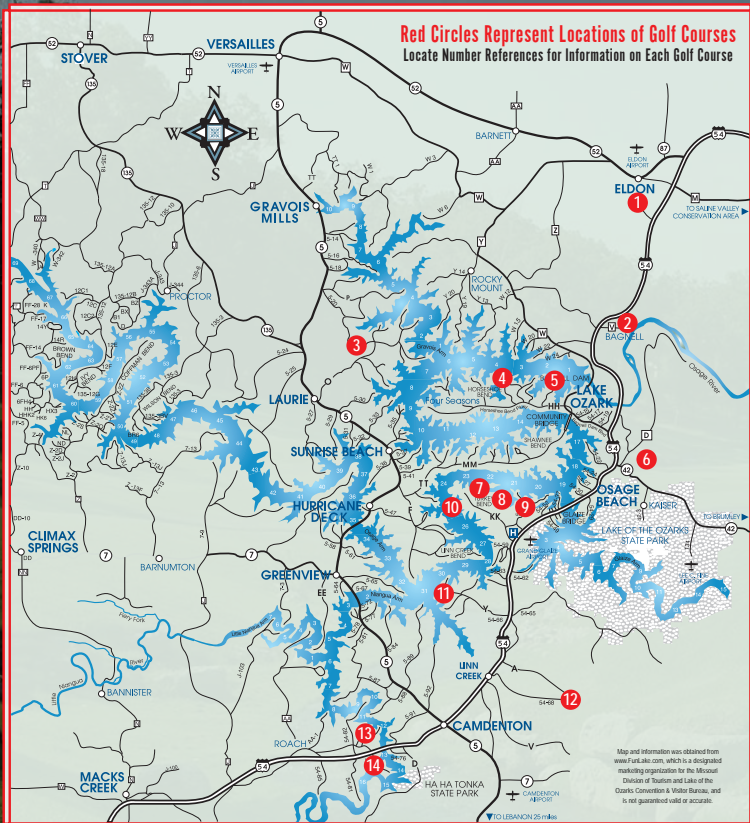
# HWY 54 & PASSOVER ROAD

## AREA GOLF COURSE INFO

SCOTT BITNEY  
314.818.1550 (OFFICE)  
314.276.4673 (MOBILE)  
Scott@LocationCRE.com

CHRISTIAN ABLAH  
316.634.2600 (OFFICE)  
316.393.3456 (MOBILE)  
Christian@ClassicRealEstate.net

## Lake of the Ozarks Area Golf Courses



**1 Eldon Country Club**  
573-392-4172  
35 Golf Course Road, Eldon, MO 65026  
Set amid a backdrop of wooded areas, rolling hills and creeks, Eldon Country Club is sure to provide a pleasurable experience for golfers. Zoyaia fairways and an upgraded bunker system, lead to accommodating greens. The exceptional house offers four tee locations to challenge golfers of all skill levels. Course facilities include a driving range, video analysis by PGA professionals, pro shop, clubhouse and snack bar and swimming pool. The memorable experience offered by the Eldon Country Club course is enhanced by the friendly staff, who attend to every golfer's needs.

**2 Osage National Golf Resort**  
573-365-1950 or toll free 866-365-1950  
PO Box 1300, Lake Ozark, MO 65049  
[www.OsageNational.com](http://www.OsageNational.com)  
Osage National's original 18 holes, designed in 1952 by Arnold Palmer, feature 7,150 yards of zoyaia fairways and bentgrass greens. An additional nine holes (3,559 yards) have been added to create three 18-hole combinations. The course is laid out on beautifully forested, rolling terrain and surrounded by lakes, creeks and the imposing bluffs of the Osage River. This tranquil setting provides the backdrop for a challenging, enjoyable golf experience. As the course motto suggests, this truly is "The Most Play Course at the Lake." Osage National features a 20,000 sq. ft. clubhouse with 5,000 sq. ft. Tournament Room, a driving range, two large practice putting greens, and a full-service restaurant. Stay-and-Play condos are available, call the golf pro shop for details.

**3 Indian Rock**  
573-372-3023  
PO Box 1038, Laurie, MO 65038  
Indian Rock's beautiful fairways and tee boxes, and bentgrass greens cover 200-plus acres, interspersed with 200 one-hole home sites. Four tee boxes provide a choice of parages. The course's signature 417 hole is a golfers' favorite - guarded at the back by a majestic outcrop of rocks and at the front by a deep clear-water lake. The pro shop features clothing, golf equipment and more. Golf lessons from the pros are available. After your round of golf, relax at Mulligan's Sports Bar & Restaurant and also enjoy fine dining at its best at P.L. Traders.

**4 Witch's Cove**  
573-365-8544 or toll free 1-800-842-5253  
Horseshoe Bend Parkway, Lake Ozark, MO 65049  
[www.4SeasonsResort.com](http://www.4SeasonsResort.com)  
Witch's Cove, a Robert Trent Jones, Sr. course, opened for play in 1971; in 1996, Golf Digest rated it as the second best public course in Missouri. In 1994, it was one of the courses used for the National Club Pro Championship. The Trent Jones layout is extremely challenging from the 6,567 yard blue tees, providing true "hole" ambience and scenic beauty on virtually every hole. Of particular significance is No. 13, an intimidating 2278 yard par 3 with a long carry over Witch's Cove. On-site facilities include a practice green, driving range, nine-hole short game course, and a full-service, well-stocked pro shop. Please call for individual lessons. Additional amenities include a full-service bar, dining and banquet facilities.

**5 Seasons Ridge**  
573-365-8544 or toll free 1-800-842-5253  
Duckhead Road, Lake Ozark, MO 65049  
[www.4SeasonsResort.com](http://www.4SeasonsResort.com)  
Seasons Ridge opened in 1991 and now is considered one of the finest courses in the Ozarks. Golf Digest rated Seasons Ridge in the Top 10 in Missouri in 1996. The course features beautiful scenery with panoramic views of the Lake, while its hills and valleys boast more than 180 feet of elevation change, natural rock walls and a spring-fed lake. By carefully incorporating multiple tee complexes, the design allows players of all skill levels to have an enjoyable game. On-site facilities include a practice green and large driving range. The facility offers professional club fitting and a full-service pro shop with lessons available. Golf open daily for sandwiches and snacks.

**6 Bear Creek Valley**  
573-302-1000  
910 Hwy 42, Osage Beach, MO 65065  
Bear Creek Valley Golf Club is a par 72, 5764-yard layout. The course meanders through 250 acres of colorful Ozark forest, meadows and scenic valleys along "Little Bear Creek". The course has zoyaia fairways, subtle LSS bentgrass greens and multiple tee settings, which will insure an enjoyable, yet challenging, round of golf. The facilities include a casual restaurant and lounge, as well as, a driving range, putting green, and pro shop. Bear Creek Valley, affordable golf, casual dining and a friendly atmosphere.

**7 Hidden Lakes**  
573-348-8527  
Slate Road KK, Osage Beach, MO 65065  
[www.Tan-Tar-A.com](http://www.Tan-Tar-A.com)  
Hidden Lakes Course was designed and built by Jim Lewis and has been ranked by USA Today as one of the best nine-hole courses in the U.S. This championship course is situated inside the gates of the beautiful, newly renovated, Tan Tar Resort, Golf Club, Marina and Indoor Waterpark. The course features lush zoyaia fairways and large bentgrass greens. This par 35 is open to the public and is a great place to spend the afternoon with your spouse or kids. Come and enjoy the bestkept secret at the Lake of the Ozarks. You won't be disappointed!

**8 Dogwood Hills**  
573-348-3153  
1252 Slate Hwy KK, Osage Beach, MO 65065  
[www.DogwoodHillsResort.com](http://www.DogwoodHillsResort.com)  
Dogwood Hills Golf Club and Resort Inn is a 59-unit, full-service golf resort featuring spacious, nicely-appointed queen/king guest rooms and 2, 3, or 4 bedroom/3 bath fairway villas with private balconies or patios. In addition to our 18-hole championship golf course, other amenities include an outdoor pool and whirlpool, Misch & Duff's Restaurant, lighted practice facilities, putting and chipping greens, professional golf instruction, and full-service pro shop.

**9 Sycamore Creek**  
573-348-9593  
1270 Nichols Road, Osage Beach, MO 65065  
[www.SycamoreCreekGolfClub.com](http://www.SycamoreCreekGolfClub.com)  
Always expect the best. Sycamore Creek is proud to have been voted the favorite golf course in the Lake area by a local survey for the last eight years. With the quality of golf at the Lake, this is quite an honor, and we work very hard to live up to that standard, everyday. Challenging to all levels of golfers, this course is built around a working aquaculture habitat and features a beautifully manicured layout that wanders through the rolling Ozark Hills. The superior customer service provided by the clubhouse staff will exceed your expectations and show you why we are truly the best value at the Lake.

**10 The Oaks**  
573-348-8522  
Slate Road KK, Osage Beach, MO 65065  
[www.Tan-Tar-A.com](http://www.Tan-Tar-A.com)  
The Oaks Course was designed by world renowned architects Bruce Devlin and Robert Von Hagge. This championship layout, carved out of the natural Ozark hills, places a premium on accurate shots and strategic course management. Its multiple tee boxes and beautiful Bermuda and Zoyaia fairways make this championship course a unique and enjoyable experience for the expert as well as the novice. Its undulating bentgrass green, breathtaking elevation changes and scenic views of the Lake make this course a must play on your next visit to the Lake of the Ozarks. Its world class golf shop and professional staff have been recognized among the nation's finest. Facilities include a driving range, practice putting green, professional club fitting and instruction, locker rooms, restaurant and catering services to accommodate any size golf event.

**11 Bay View Golf Club**  
573-346-6617  
32 Sylvan Bay, Linn Creek, MO 65052  
Bay View Golf Course, which opened in 1991, has earned its reputation as a unique, fun and challenging nine hole layout. Set on scenic, hilly terrain, the course offers incredible views of the Lake of the Ozarks. Most of the narrow fairways are lined with native oak and hickory trees. Bay View offers three separate tee boxes to provide golfers a choice of course parages. There are three water holes (no charge) and every golfer's game. Golfers also enjoy Bay View's clubhouse, snack bar, swimming pool (no charge) and large practice putting green, overlooking several scenic miles of the Lake.

**12 Deer Chase**  
573-346-6117  
770 Deer Chase Road, Linn Creek, MO 65052  
[www.DeerChaseGolf.com](http://www.DeerChaseGolf.com)  
Designed by Roger Moll, this 18-hole golf course offers a challenging track through the beautiful Angazee River valley and surrounding hills. The course features Bermuda fairways overseded for early spring green-up, multiple zoyaia tees and the largest bentgrass green settings in the area. Golf facilities include a driving range, golf shop and practice and chipping greens. Also on the premises is the friendly Chase Tower Grill plus a clubhouse banquet facility with seating for 200.

**13 Old Kinderhook**  
573-346-4444  
20 Eagle Ridge Road, Camdenlon, MO 65020  
[www.OldKinderhook.com](http://www.OldKinderhook.com)  
Spectacular vistas, elevations and a championship layout meanders through the Ozark hills. Tom Weiskopf has designed another masterpiece in Old Kinderhook, forming the rolling topography, rock waterfalls and towering trees into one of the Midwest's finest courses. Each hole captures a special aspect of the terrain and offers an experience to delight golfers of all skill levels. Amenities include driving and practice ranges, two putting greens, short game and bunker practice area, clubhouse and pro shop, fine and casual dining, locker rooms, lounge, meeting rooms, swimming, tennis, and health and fitness area. Golf school and lessons also available.

**14 Lake Valley Country Club**  
573-346-7218  
PO Box 317, Camdenlon, MO 65020  
[www.LakeValleyGolf.com](http://www.LakeValleyGolf.com)  
Voted #1 course at the Lake, Lake Valley features an unusual balance of six par threes, six par fours and six par fives. The fairways are generous, but the large greens are slick and demanding, with considerable back-to-front slope. Lake Valley is a "Must Play" course providing a well-maintained, uniquely challenging course. On-site facilities include a practice putting green, driving range, tennis court, swimming pool, locker room, and bag storage. The Greenside Bar & Grill serves mouth watering sandwiches and cool refreshments daily.

When it comes to Missouri golf, Central Missouri's Lake of the Ozarks Golf Trail is way above par.

Home to more than 13 area golf courses carved out of Missouri's Ozark Hills, the Trail's courses feature beautiful tree-lined fairways and many courses overlooking the Lake of the Ozarks itself.

The courses of the Lake of the Ozarks will challenge anyone's golf game, from beginners to seasoned pros. Golf courses on the Trail are designed by world-class notables such as Arnold Palmer, Robert Trent Jones, Sr., Tom Weiskopf, Bruce Devlin and Robert Von Hagge. The Lake of the Ozarks Golf Trail is the premier destination for golf in the Midwest.



THE INFORMATION IN THIS FLYER HAS BEEN OBTAINED FROM SOURCES BELIEVED RELIABLE. WHILE WE DO NOT DOUBT ITS ACCURACY, WE HAVE NOT VERIFIED IT AND MAKE NO GUARANTEE ABOUT IT. IT IS YOUR RESPONSIBILITY TO INDEPENDENTLY CONFIRM ITS ACCURACY AND COMPLETENESS. ANY PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES USED ARE FOR EXAMPLE ONLY AND DO NOT REPRESENT THE CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. THE VALUE OF THIS TRANSACTION TO YOU DEPENDS ON TAX AND OTHER FACTORS WHICH SHOULD BE EVALUATED BY YOUR TAX, FINANCIAL AND LEGAL ADVISORS. YOU AND YOUR ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF THE PROPERTY TO DETERMINE TO YOUR SATISFACTION THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS.

[www.LocationCRE.com](http://www.LocationCRE.com)

LOCATION.  
commercial real estate

Classic  
real estate inc.