

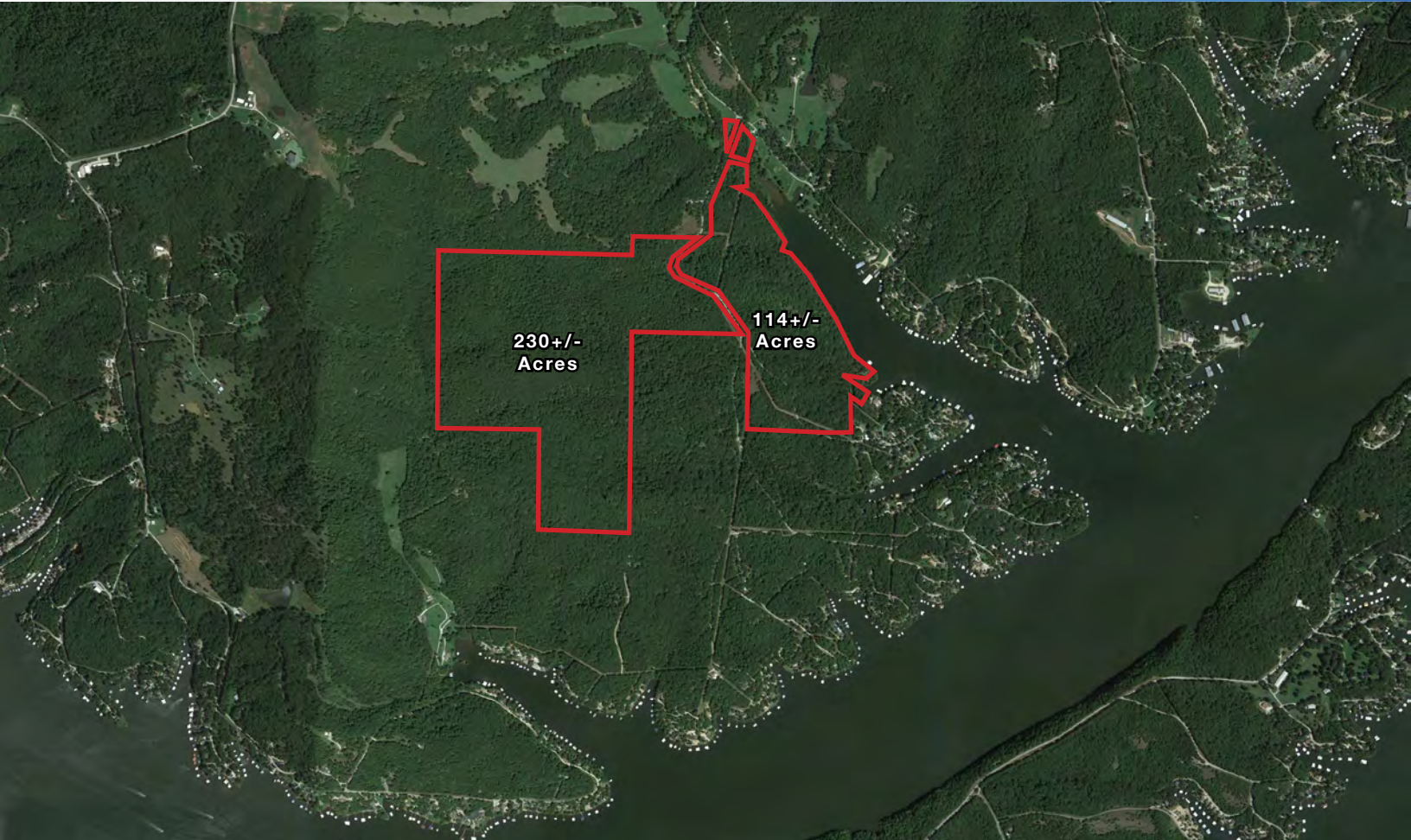


PRIME DEVELOPMENT PARCEL

Lake of the Ozarks

439 Beacon Point, Sunrise Beach, Missouri

FOR
SALE



344+/- ACRES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	148	2,931	6,819
Avg. Household Income	\$42,971	\$51,403	\$51,547

- 4,700 feet of gradually sloping shoreline
- Brush Creek Cove - Lake Road 5-27 - 39 Mile Marker
- Renovated lake home with three large bedrooms and four baths
- 1.5 miles from Highway 5 in Laurie, Missouri
- Convenient access to restaurants, groceries, fuel, movies, banking, lumberyard, retail, and services
- [CLICK HERE TO VIEW DRONE VIDEO](#)

 [CLICK HERE TO VIEW MORE LISTING INFORMATION](#)

For More Information Contact:

Exclusive Agent

MITCH DICARLO | 816.412.7320 | mjdicarlo@blockandco.com



PHOTOS



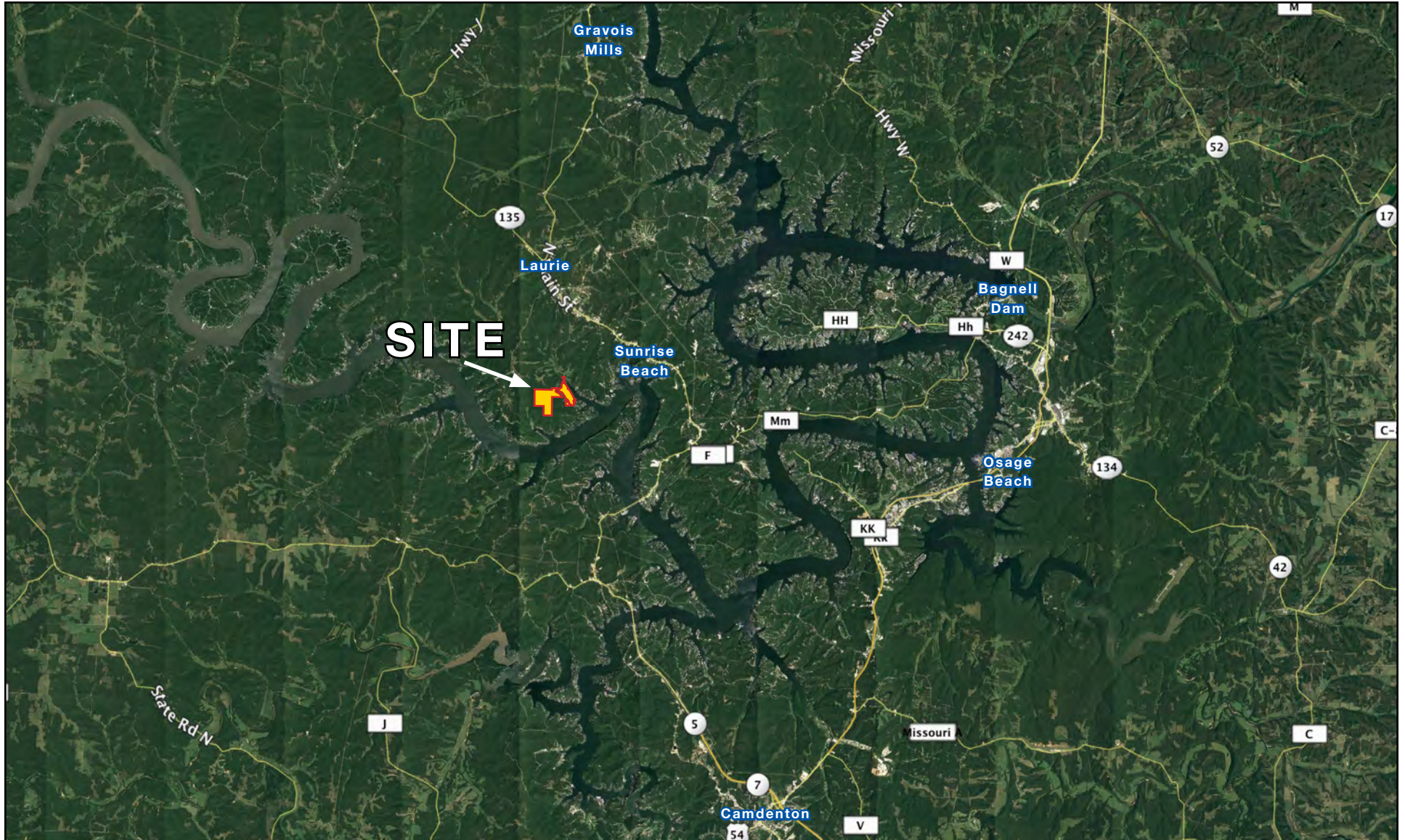


PRIME DEVELOPMENT PARCEL

Lake of the Ozarks, Missouri

FOR SALE

AERIAL

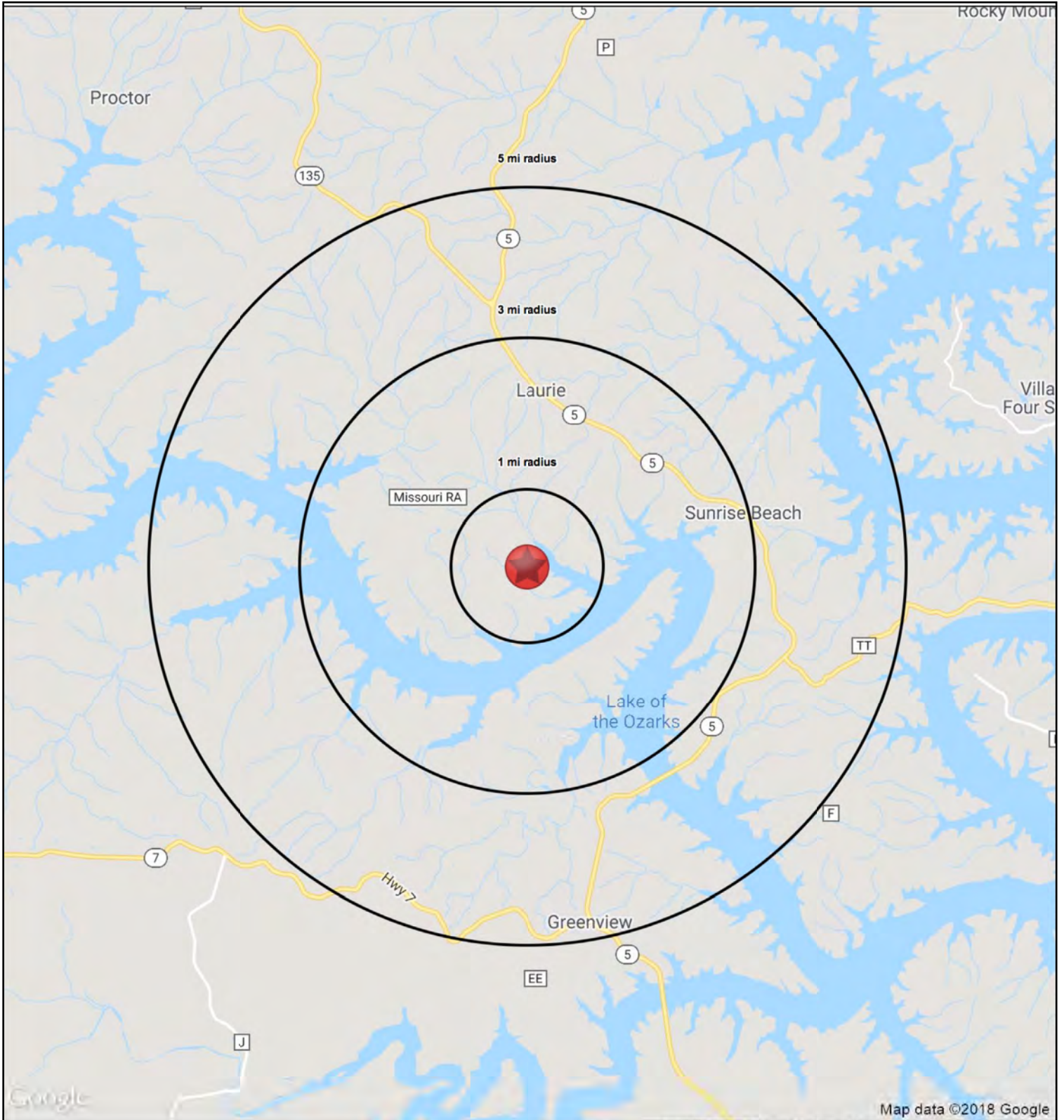




PRIME DEVELOPMENT PARCEL

Lake of the Ozarks, Missouri

FOR SALE





PRIME DEVELOPMENT PARCEL

Lake of the Ozarks, Missouri

FOR SALE

Lake Road 5-27 & Brush Creek Road		1 mi radius	3 mi radius	5 mi radius
Gravois Mills, MO 65037				
POPULATION	2018 Estimated Population	148	2,931	6,819
	2023 Projected Population	148	2,957	6,934
	2010 Census Population	148	2,913	6,666
	2000 Census Population	134	2,584	6,010
	Projected Annual Growth 2018 to 2023	-0.1%	0.2%	0.3%
	Historical Annual Growth 2000 to 2018	0.6%	0.7%	0.7%
	2018 Median Age	61.7	60.2	59.2
HOUSEHOLDS	2018 Estimated Households	74	1,452	3,360
	2023 Projected Households	74	1,457	3,394
	2010 Census Households	71	1,399	3,187
	2000 Census Households	65	1,209	2,790
	Projected Annual Growth 2018 to 2023	-	0.1%	0.2%
	Historical Annual Growth 2000 to 2018	0.8%	1.1%	1.1%
RACE AND ETHNICITY	2018 Estimated White	97.7%	97.1%	96.8%
	2018 Estimated Black or African American	0.3%	0.4%	0.5%
	2018 Estimated Asian or Pacific Islander	-	0.2%	0.3%
	2018 Estimated American Indian or Native Alaskan	0.6%	0.6%	0.6%
	2018 Estimated Other Races	1.3%	1.7%	1.9%
	2018 Estimated Hispanic	2.3%	2.0%	1.8%
INCOME	2018 Estimated Average Household Income	\$42,971	\$51,403	\$51,547
	2018 Estimated Median Household Income	\$46,057	\$44,903	\$46,798
	2018 Estimated Per Capita Income	\$21,536	\$25,510	\$25,443
EDUCATION (AGE 25+)	2018 Estimated Elementary (Grade Level 0 to 8)	1.6%	3.7%	3.7%
	2018 Estimated Some High School (Grade Level 9 to 11)	11.0%	8.9%	8.7%
	2018 Estimated High School Graduate	41.5%	41.1%	40.2%
	2018 Estimated Some College	19.8%	21.9%	22.2%
	2018 Estimated Associates Degree Only	15.5%	10.3%	8.6%
	2018 Estimated Bachelors Degree Only	6.7%	9.3%	10.7%
	2018 Estimated Graduate Degree	3.9%	4.8%	5.9%
BUSINESS	2018 Estimated Total Businesses	1	216	426
	2018 Estimated Total Employees	5	1,297	2,457
	2018 Estimated Employee Population per Business	5.0	6.0	5.8
	2018 Estimated Residential Population per Business	147.1	13.6	16.0

