

Investment Opportunity: Turnkey Convenience Store & Development Potential—Reynolds County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

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PROPERTY ADDRESS:

72451 Highway 21
Van Buren, MO 63965

PRICE: \$499,750

ACRES: 20±

COUNTY: Reynolds

PROPERTY HIGHLIGHTS:

- 1,440 Feet of Highway 21 Frontage
- Fully Operational, Turnkey Convenience Store
- Inventory & Equipment Included
- Quick-Serve Restaurant Onsite
- Two Rental Homes
- Minutes from Current River, Black River, Clearwater & Wappapello Lake
- Centrally Located Near Van Buren, Ellington, and Piedmont
- No Zoning or Restrictions
- New Construction
- Room for Fuel Pumps or Diesel Bays
- Ideal for Owner-Operators or Savvy Investors
- Priced to Sell

PROPERTY DESCRIPTION:

This is an unmatched opportunity to own a high-performing, turnkey rural convenience store with unlimited potential, all priced to sell! The property boasts 1,440 feet of frontage along Highway 21 and is situated on approximately 20± unrestricted acres with room for expansion. This listing includes a fully equipped quick-serve restaurant, two income-producing rental units, and additional space for growth. All inventory and equipment are included, making this a true plug-and-play investment. With no zoning restrictions, there is the freedom to add fuel pumps, RV hookups, storage units, or even a truck stop.



PRESENTED BY:

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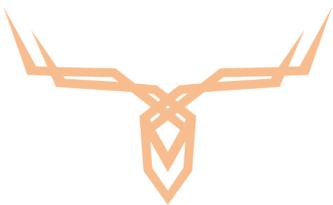


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TROPHY
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Located just minutes from Current River, Black River, Clearwater Lake, Lake Wappapello, and in close proximity to Van Buren, Ellington, and Piedmont, this site is ideal for attracting both tourism and local traffic. High visibility, strong traffic counts, and minimal competition in a rapidly growing area make this a rare find. It is perfect for seasoned operators or visionary investors. With multiple income streams, flexible land use, and endless growth potential, this opportunity is not one to miss.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals