

Commercial Potential

0 Red Oak Road

Waynesville, Missouri 65583

12.25+- Commercial Acres I-44 Frontage (53,3610 Square feet)

Additional 40+- Acres light industrial or residential boards the above commercial property available. (1,742,400 square feet)

Frontage road to I44 is old U.S. Route 66 / Near Fort Leonard Wood (FLW) West Entrance, Waynesville, MO 65583



For questions or to go onsite to see the properties contact:

Derek States property owner

801-915-6313

derekstates@gmail.com



Great location for your commercial - retail business. Literally on the corner of Red Oak Road and Old US 66 frontage road to I-44 the second most traffic highway in Missouri. Extremely High freeway traffic location Second most trafficked highway in Missouri. Commercial property can have a possible secondary access from frontage road so vehicles can enter on front main and exit back onto the Old Route 66 frontage road. There is an existing 60 foot tall with 6 steel poles for signage. with 1,100 plus feet of frontage road on U.S. Route 66 / located at Freeway exit 153.

Approximately 3 miles from the west gate of Fort Leonard Wood which see 80,000 + people a year includes soldiers and their families.

All utilities available on property: Laclede Electric, Pulaski county Water, City of Waynesville gas and sewage. Internet is 5G with Fiber available.

For questions or to go onsite to see the properties contact:
Derek States property owner
801-915-6313
derekstates@gmail.com



198 Firehouse Drive Waynesville Missouri 65583

Now is your chance to buy a light industrial or residential property choose 10 acres up to 40+- acres within the City Limits of Waynesville! City Amenities with privacy in a unique forested location, close to schools, shopping, recreation, quick access to I-44 and 5 Minutes to the Ft. Leonard Wood West Gate. This beautiful place to build your dream home in Waynesville City School Dist. Wooded land with lots wildlife. This 40 acre mostly wooded property seller will work with buyer to divide into smaller acreage or lots. All utilities available on property: Laclede Electric, Pulaski county Water, City of Waynesville gas and sewage. Internet is5G with Fiber available.

Property is located on 40+- ACRES situated in the beautiful Missouri Ozarks and filled with natural environment that will amaze. Immediate access off Buckhorn I44 exit 153 north east side.

This property is mainly all timber with several clearings. It is located a few short minutes from downtown Waynesville. This is a great 40+- ACRE of trees for hiking and pasture for grazing.

Has a 3 bed 2 bath remodeled May 2021 16x80, with plenty of woods for hunting/recreational use or the perfect place to build the home of your dreams with beautiful views, and highway frontage. Just a short 10-minute drive to Fort Leonard Wood. Interior remodel done May 2021 new air conditioner and heater, new appliances and fixtures including LED lighting.

Peaceful yet close to city amenities and highway access. This is a tranquil location that is the only location this close to amenities of this forested type along the I-44 corridor in Waynesville Missouri.

For questions or to go onsite to see the properties contact:
Derek States property owner
801-915-6313
derekstates@gmail.com



Both properties 12 +- & 40+- share boundary can be purchased together at 52+- Acres

For questions or to go onsite to see the properties contact:
Derek States property owner
801-915-6313
derekstates@gmail.com