

Residential R1 & R3 Potential

198 Firehouse Drive

Waynesville, Missouri 65583

40+- Acres light industrial or residential borders the below image. (1,742,400 square feet)

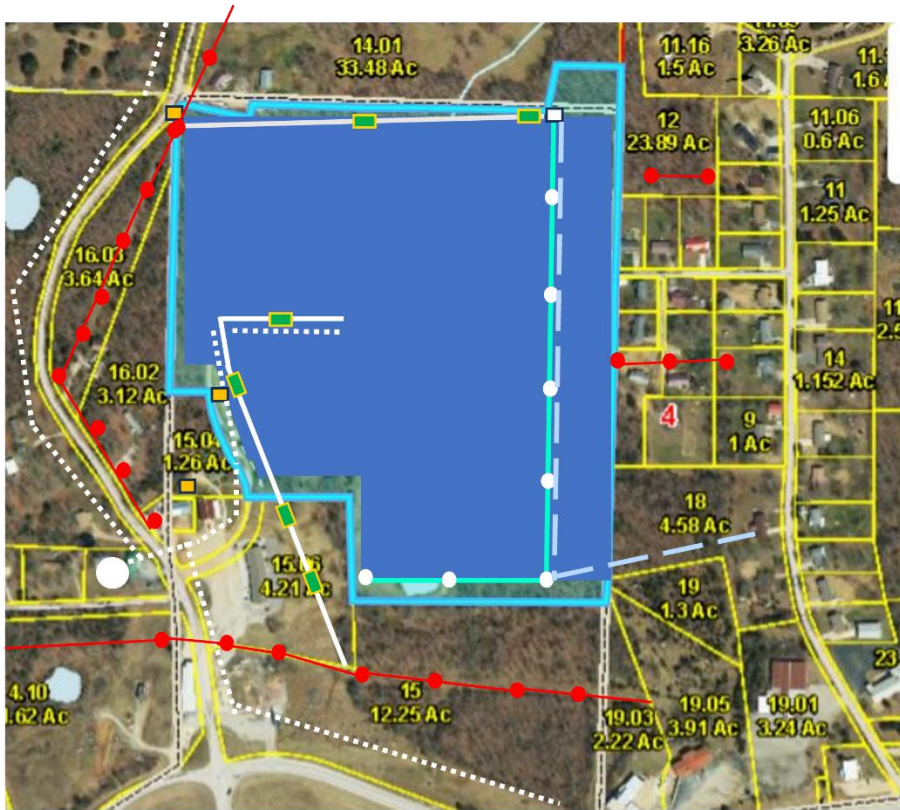


High freeway traffic location Second most trafficked highway I-44 in Missouri. Old Route 66 frontage road. Approximately 8 miles from the west gate of Fort Leonard Wood which see 80,000 + people a year includes soldiers and their families.

All utilities available on property: Laclede Electric, Pulaski county Water, City of Waynesville gas and new sewage system with life station ad forced main on property. Internet is 5G with Fiber available.



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White lines are the underground electric lines 2 @ 1,100' each.
 Electric power lines in Red circles with red lines.
 Green lines are the underground 8" sewage lines 1,750'
 Lift Station with 2 grinding pumps with storage tank white square to the water tower. Cleanest water in the state at 1,400' deep.
 3" Water lines dotted lines, water tower located 100' west of property line.
 Natural Gas lines Yellow squares.
 water tower in big white circle
 All sewage off property is by cistern only.
 This property is the only in the area with city sewage onsite.
 There are 18 external connections now connected to the new sewage system that have borders to the 40 acres 2023
 The system can process 90 gallons per hour from what I understand.

Now is your chance to buy a light industrial or residential property 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 a few Minutes to the Ft. Leonard Wood West Gate. This beautiful place to build in a wooded land with lots of wildlife. 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.

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:
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[Link to 40 Acre Property Videos, Pics & Docs](#)