

40 Acres - Residential/Commercial Land - Beautiful Property

Imagine the pride of investment to own this incredible development opportunity to own a 40-acre development property in the bustling town of Waynesville, Missouri. This prime location features all utilities already stubbed to the property, making it an ideal spot for your next project.

This 40 acres has developed newly installed full utilities stubbed to the property. The zoning is flexible zoning for commercial, residential, and/or recreational potential.

Located in close proximity to Fort Leonard Wood and is on the historic Route 66.

Current zoning 30 Acres R-1 and 10 Acres R-3.

This 40-acre property in the City of Waynesville presents a unique investment opportunity with its strategic location and flexible zoning options.

Here are some key details and potential uses for the land:

Location Highlights

Prime Accessibility - Located directly off I-44 at exit 153, benefiting from over 20,000 vehicles passing daily, offering high visibility and easy access for commercial ventures.

Proximity to Fort Leonard Wood - Being near a military installation opens up potential markets for housing, retail, and services catering to military personnel and their families.

The attachment of being part of historic Route 66 on this property positioned on this iconic highway, will also attract tourism-related businesses. The property is positioned on this iconic highway, which could attract tourism-related businesses.

Zoning Information

Flexible Zoning - The site is zoned for both commercial and residential use, providing a variety of development options.

30 Acres R-1 - Suitable for single-family homes, which can cater to the residential demand.

10 Acres R-3 - Allows for multi-family dwellings, offering opportunities for apartments or townhomes.

Utility Infrastructure

Full Utilities Installed - With newly developed full utilities stubbed to the property, development can commence without delay, providing convenience for any type of development.

Potential Development Ideas

Residential Communities - Develop single-family homes or multi-family units to cater to the growing population in the Waynesville area.

Commercial Ventures - Consider retail spaces, restaurants, or services that serve the local community and passing traffic.

Mixed-use Development - Combine residential and commercial spaces to create a community-centric environment that promotes both living and shopping.

Recreational Facilities - Utilize the land for parks, sports complexes, or community centers, appealing to families and the military community.

Summary

This property offers a compelling opportunity for developers and investors looking to take advantage of the City of Waynesville growth and strategic location. With its flexible zoning, access to utilities, and proximity to key markets, the potential for profitable development is significant.

For questions or to go onsite to see the property contact:
Derek States property owner
573-842-5617
derekstates@gmail.com

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If you come see this property today you will have the chance to take advantage of this opportunity. By visiting the property you can see firsthand what it has to offer and decide if it is the right fit for you. Don't miss out on this chance to explore the property and potentially make it your own. Take the time to visit and see if this is the perfect opportunity for you.

Location:

198 Firehouse Drive
Waynesville, MO 65583

Property Type:

Zoned R1- 30 acres. Zoned R-3 10 acres
County: Pulaski

Utilities:

ALL Utilities are stubbed to the property

Water PWSD#1 County
Laclede Electric Cooperative
Sewage City for Subdivision or Commercial Use
WIFI -Several Providers

Interior Features:

Cooling
Heating

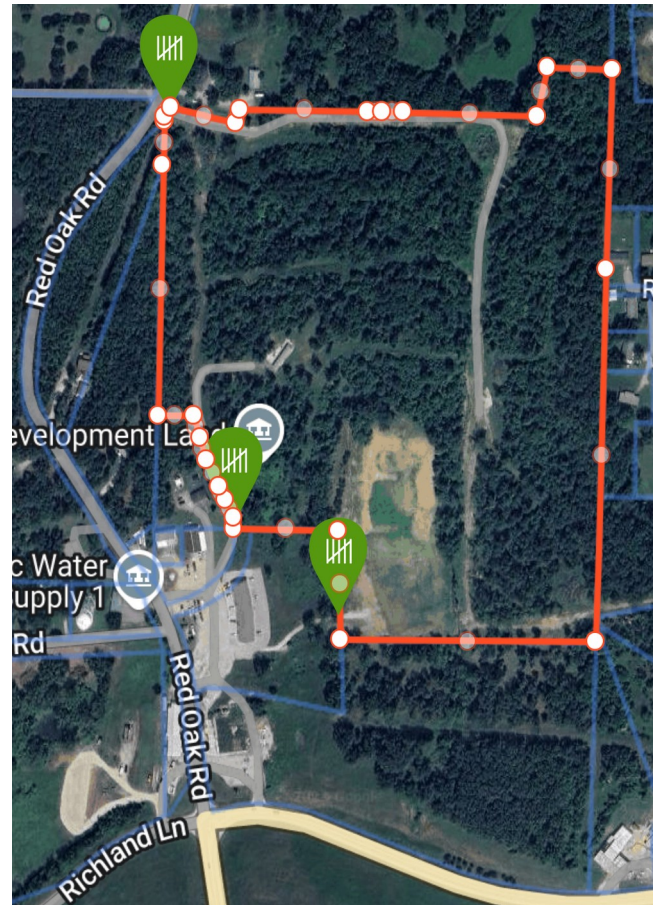
Lot Size:

40.38 acres (1,758,953 sq. ft)
SQFT 1,758,952.85

APN Parcel Number: 14300500000015007

Directions

The property is located right off I-44 exit 153. North East side of exit. The property is located on the right. Latitude 37.789675 -92.266684 longitude



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