

Developers Dream
198 Firehouse Drive
Waynesville, MO 65583

\$950,000
40± Acres
Pulaski County



Developers Dream Waynesville, MO / Pulaski County

SUMMARY

Address

198 Firehouse Drive

City, State Zip

Waynesville, MO 65583

County

Pulaski County

Type

Commercial, Recreational Land

Latitude / Longitude

37.7898 / -92.2667

Taxes (Annually)

206

Dwelling Square Feet

1216

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$950,000

Property Website

<https://livingthedreamland.com/property/developers-dream-pulaski-missouri/90104/>



PROPERTY DESCRIPTION

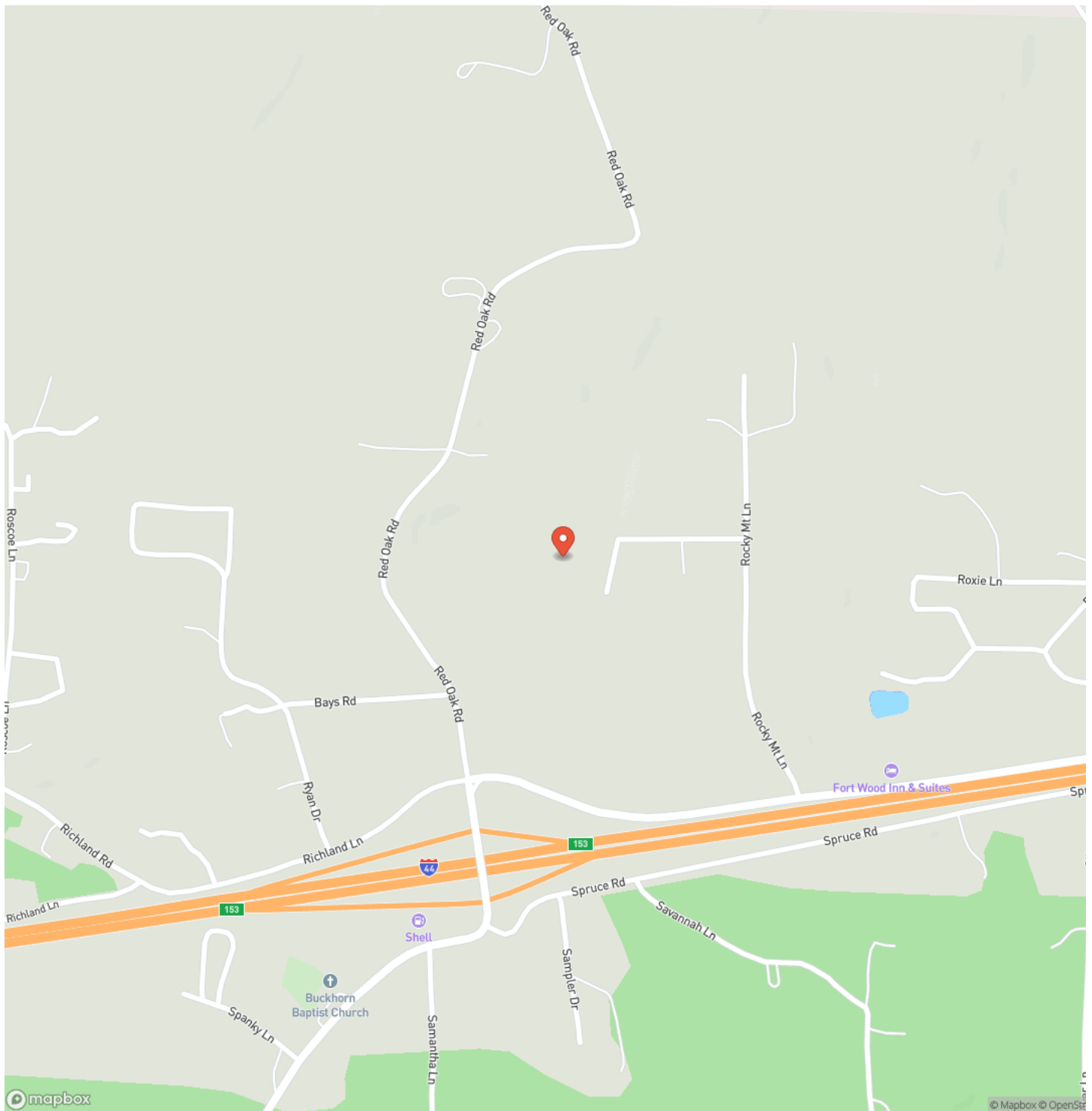
Prime Development Property – Waynesville, MO Exceptional investment opportunity in a prime location with all utilities on site! This property is development-ready Public water stubbed to property City sewer system running completely through property, managed by the City of Waynesville, with dual pump lift, 7 manholes, and 8" pipe Laclede Electric underground service across the property, Three gated gravel entrances Currently zoned R-1 and R-3, with potential modification to light industrial. Ideal for single-family homes, multi-family units, or mixed-use development. Just off I-44, Exit 153 Only about 6 miles from the West Gate of Fort Leonard Wood Military Base Adjacent to Iconic Route 66, Near schools, shopping, and local amenities Located at the exit ramp of Missouri's second busiest highway In addition there is a 16 x 80 3 bedroom 2 bath mobile home that had the interior completely renovated in 2021. This is a rare chance to secure a property with excellent infrastructure in place and unbeatable accessibility for future growth.



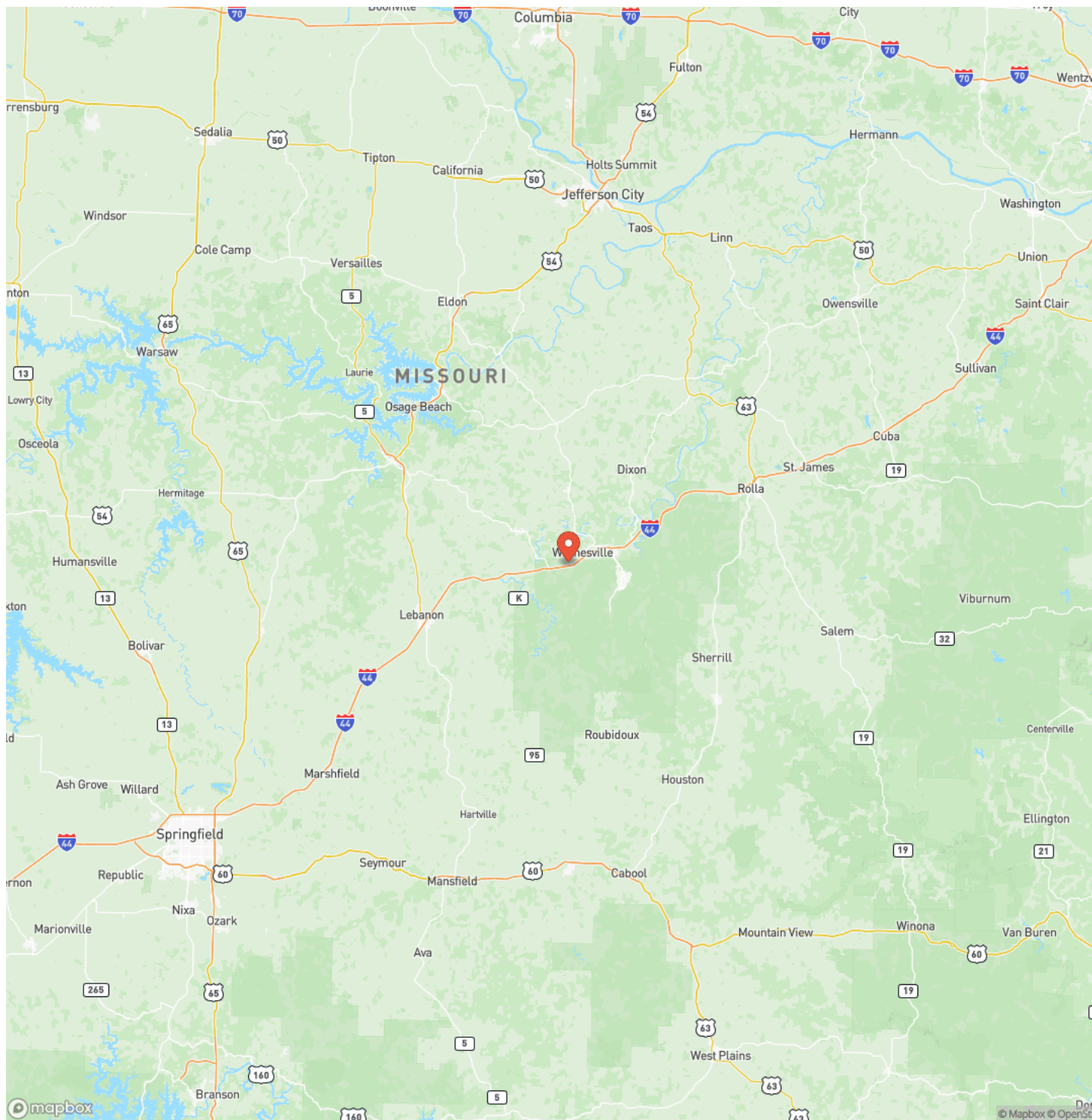
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Waynesville, MO / Pulaski County



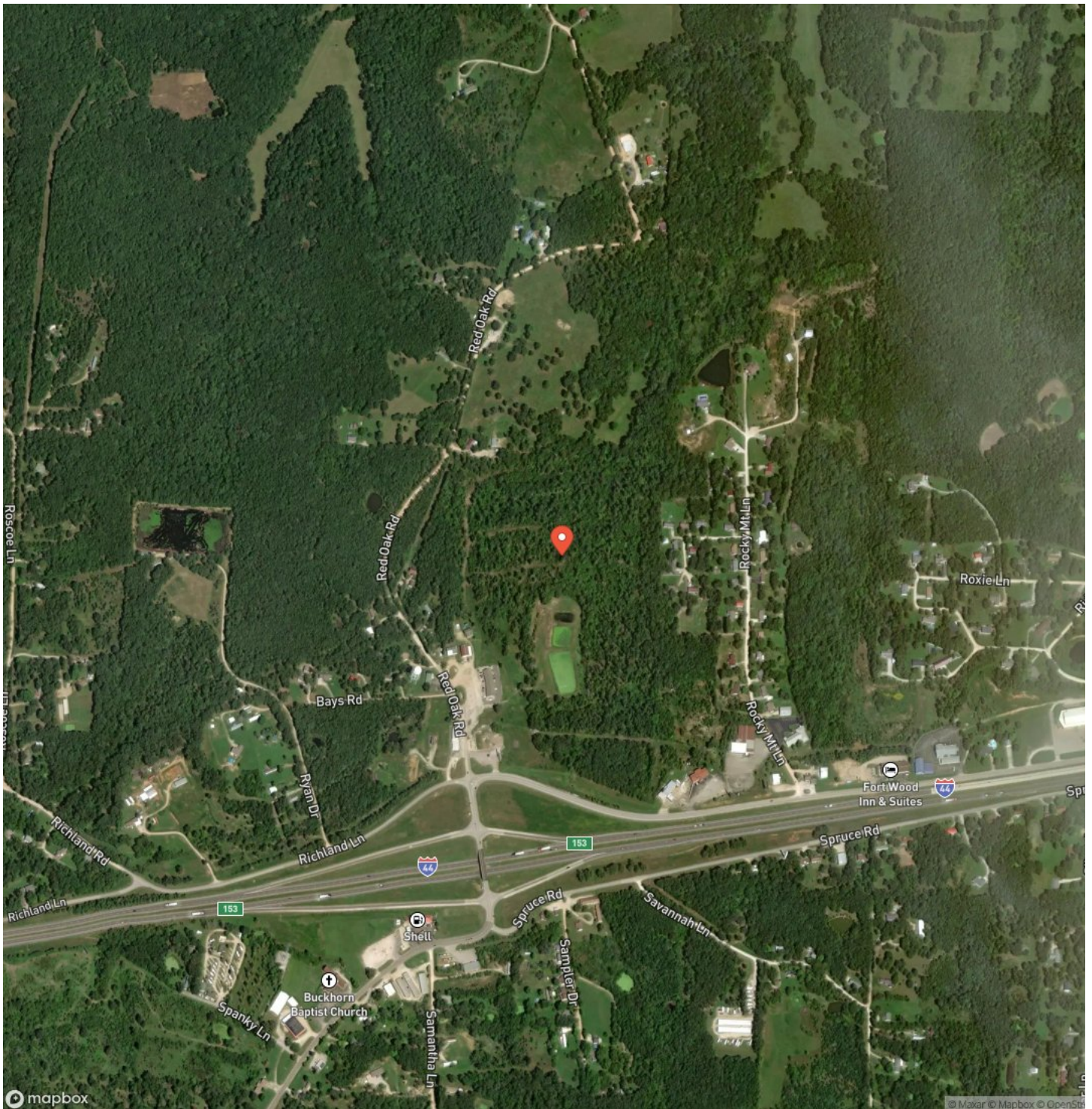
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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6485 N Service Rd

City / State / Zip

NOTES

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<https://livingthedreamland.com/>

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

