

# Copper Stone Water Tower

180.00 Acres

Pulaski County, MO

\$1,200,000



HAYDEN  OUTDOORS.

# Copper Stone Water Tower

TOTAL ACRES:

180.00

PRICE:

\$1,200,000

COUNTY:

Pulaski County

CLOSEST TOWN:

Dixon, MO

## Activities & Amenities:

Pond/Lake  
Wooded

## Land Details:

**Address:** 0000 Copperstone Lane,  
Dixon, Missouri 65459, USA  
**Subdivision:** Willow Creek  
**Total Acres:** 180.00  
**Income Type:** Water

## Building Details

**Electricity Provider:** Gascosage  
**Water Provider:** Well  
**Other Improvements:** Water tower  
**View:** Wooded

## About This Property

Development opportunity on 180 acers 15 minutes from St.Robert, Mo

### Land

180± Acres Prime Development Property with Utilities & Water Infrastructure – Pulaski County Area

Exceptional opportunity to acquire 180± acres ideally positioned for a large-scale residential subdivision or master-planned development. This expansive tract offers a rare combination of size, infrastructure, and strategic location – making it an outstanding investment for builders, developers, or investment groups seeking long-term growth potential in a rapidly expanding area.

Significant infrastructure is already in place, greatly reducing upfront development costs and timelines. The property includes a 40,000-gallon water tower and an impressive 1,000-foot deep well, delivering substantial water capacity to support future expansion. A proposed plat map is available and outlines a potential lot layout, road system, and development vision, providing a clear starting point for project planning and execution.

Many of the proposed lots – along with several nearby existing homes – already have water mains and sewer hookups installed. This is a major advantage for developers looking to fast-track construction phases. The sewer system operates on a step system with an evaporation holding basin. While a treatment system will need to be installed to accommodate additional homes, much of the foundational groundwork has already been completed.

The property is conveniently located just 15 minutes from Interstate 44, offering easy regional access for commuters and future residents. It is also only 15 minutes from St. Robert and approximately 30 minutes from Fort Leonard Wood, a major U.S. Army installation that drives consistent housing demand and economic stability in the region. airport further enhances accessibility for both business and residential growth.

Existing homes are not included in this offering. With utilities established, water infrastructure in place, and proximity to key transportation corridors and employment centers, this property presents a rare opportunity to develop in one of Pulaski County's most promising growth corridors.





## Location

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▭ Boundary   
 - - - Road/Trail   
 --- Transmission Line   
 ⊙ Water Storage Tank   
 ⊙ Well



## Travis Lawson

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