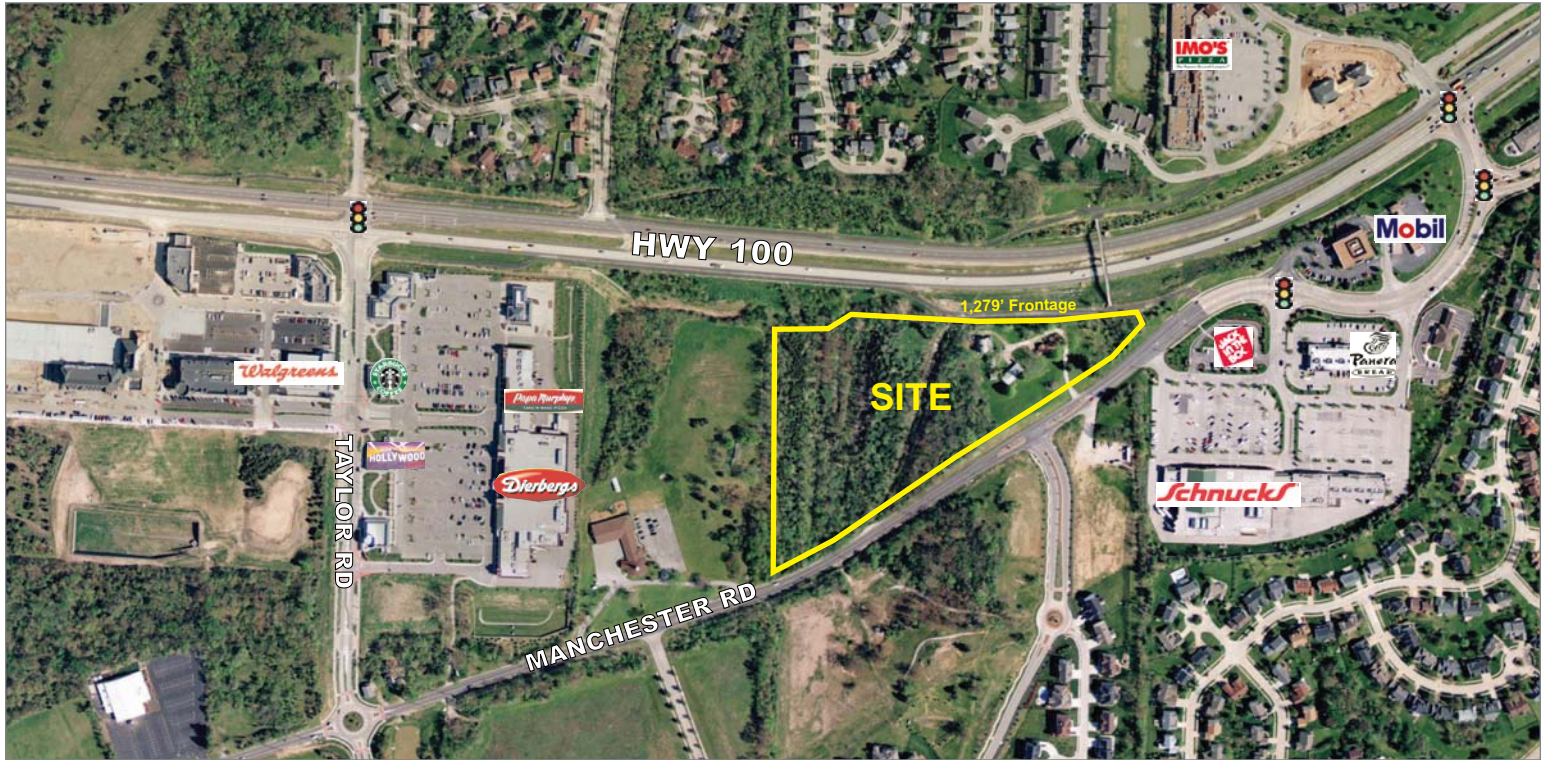


FOR SALE

12.23 Acres Commercial Land

16701 Manchester Rd, Wildwood MO 63040

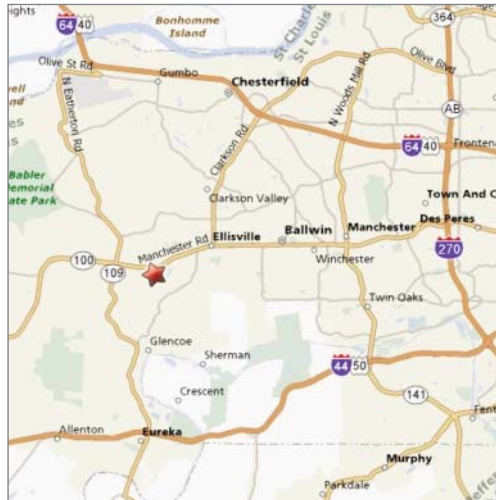


U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	10,697	37,737	89,108
Households	3,651	12,801	30,661
Avg HH Inc.	\$93,366	110,489	116,439

Traffic Counts

- 34,275 ADT on Manchester Rd



Property Highlights

- 12.23 acres visible along Hwy 100
- Located just east of Taylor Rd
- Zoned Workplace District in Wildwood Town Center
- Permitted use includes banks, restaurants, retail, office/medical, church, childcare, etc.
- 2011 real estate taxes: \$10,849

Sale Price

\$7.00 psf



Commercial Real Estate Services, Worldwide.

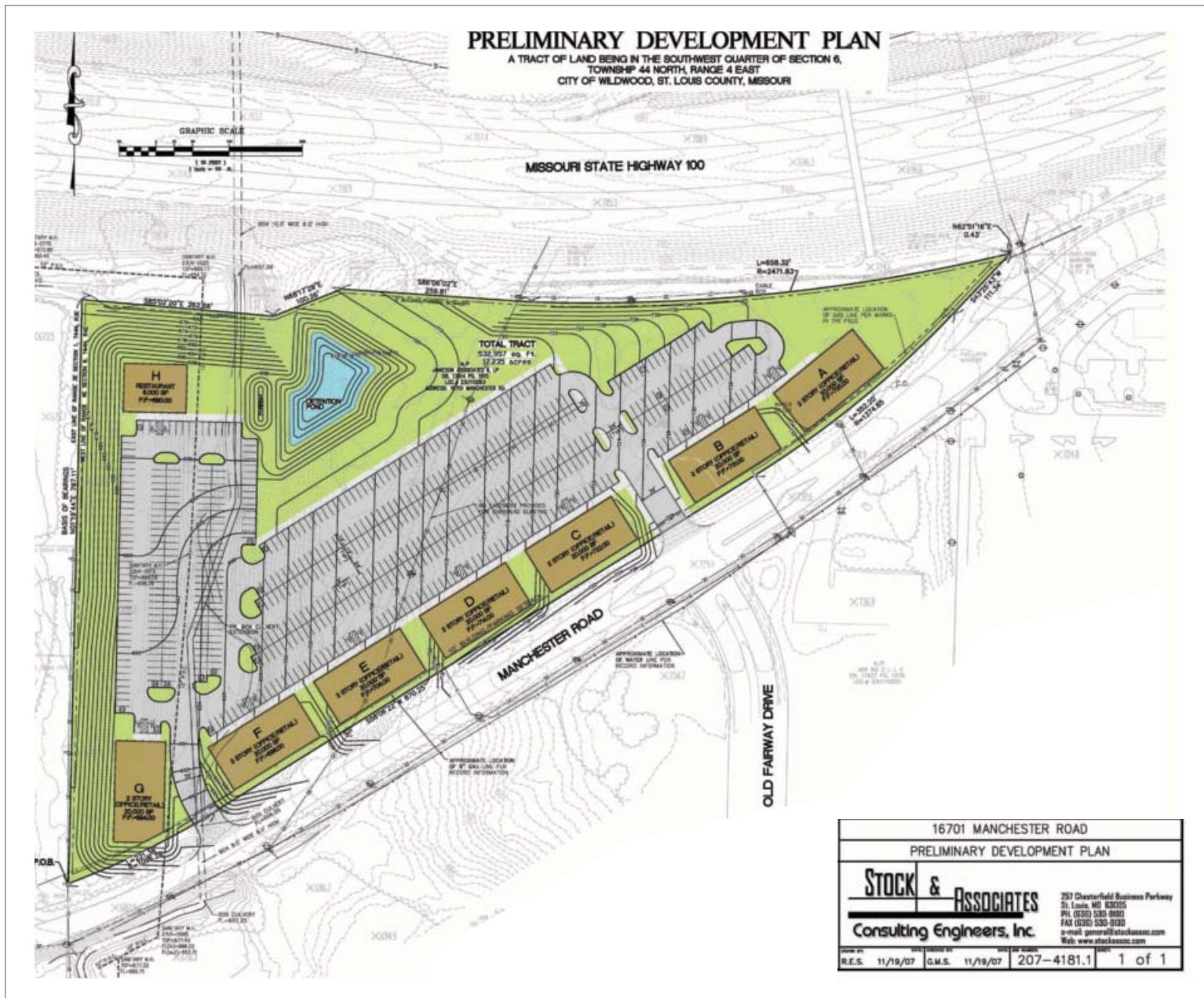
Contact

John J. Sheahan, Jr., SIOR
 314 994 4176 Direct
 314 402 1031 Mobile
jsheahan@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

DEVELOPMENT PLAN

16701 Manchester Rd, Wildwood MO 63040



16701 MANCHESTER ROAD	
PRELIMINARY DEVELOPMENT PLAN	
STOCK & ASSOCIATES	257 Chesterfield Business Parkway St. Louis, MO 63025 PH: (314) 533-0100 FAX: (314) 533-0100 e-mail: general@stockassociates.com Web: www.stockassociates.com
Consulting Engineers, Inc.	
DATE: 11/19/07	DATE: 11/19/07
R.E.S. 207-4181.1	1 of 1

NAIDESCO
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