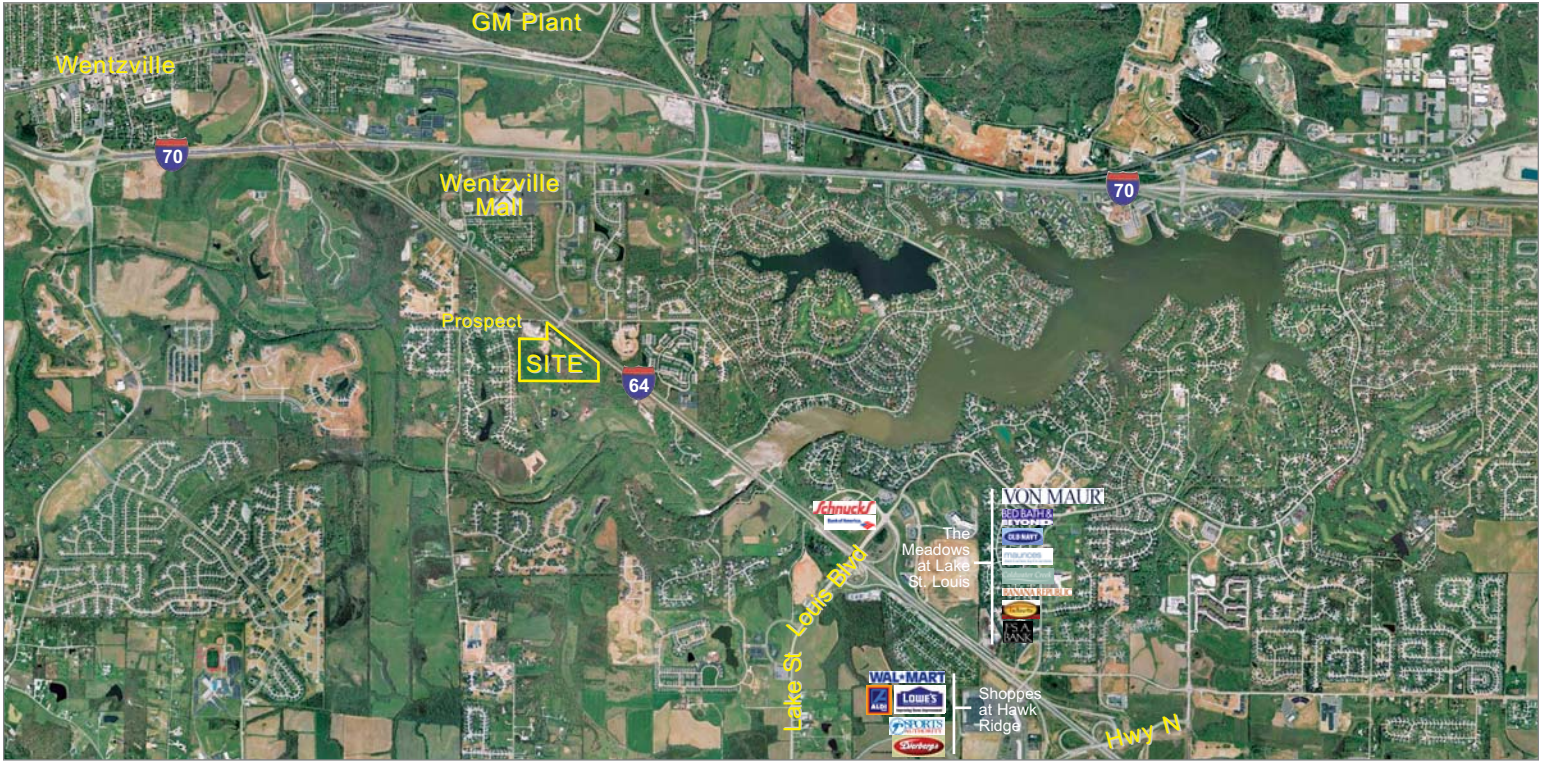


FOR SALE

27.01 Acres Commercial Land

1744 Prospect Rd, Wentzville MO 63385

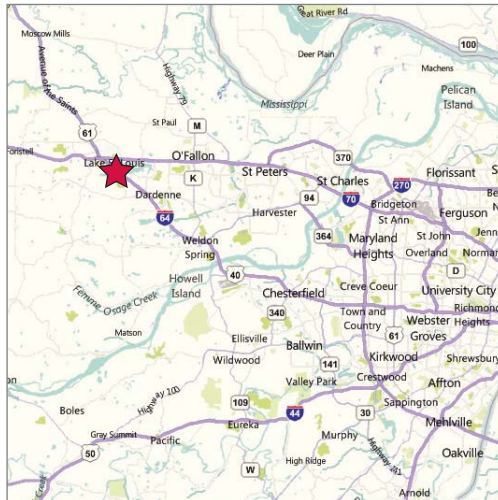


U.S. Census Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------|----------|---------|---------|
| Population | 3,190 | 25,550 | 67,095 |
| Households | 1,338 | 9,738 | 24,734 |
| Avg HH Inc. | \$95,451 | 91,523 | 84,362 |

Traffic Counts

- 31,042 VPD on I-64/40
- 72,251 VPD on I-70



Property Highlights

- 27.01 acres with good visibility and direct access to I-40
- Great redevelopment site
- Close proximity to 40/70 interchange
- Bank owned
- One of the highest income areas in St. Charles County

Sale Price
\$4,200,000

Contact

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Commercial Real Estate Services, Worldwide.

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.

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