

# FOR SALE

## 40+ Acres for Development

2300 Wild Horse Creek Rd, Wildwood MO 63038

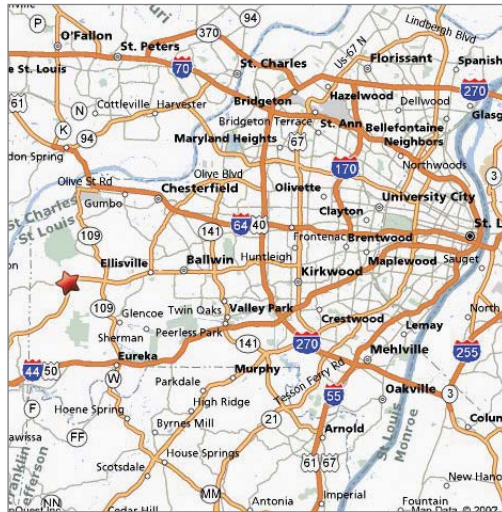


### U.S. Census Demographics

	1 Mile	3 Miles	5 Miles
Population	502	8,457	37,702
Households	161	2,808	12,593
Avg HH Inc. \$	163,203	134,396	131,909

### Traffic Counts

- 18,422 ADT on Hwy 100
- 13,798 ADT on Hwy 109



### Property Highlights

- 40+ acres located at the Northeast quadrant of Wild Horse Creek Rd & Hwy 100
- Excellent for residential development, church, private school or 1031 tax exchange
- Zoned non-urban / residential
- Water & electric to edge of site
- See plat map on reverse

### New Sale Price

~~\$2,366,307~~ \$1,350,000



Commercial Real Estate Services, Worldwide.

### Contact

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 314 994 4068 Direct  
 314 401 4944 Mobile  
 dhayes@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.

8235 Forsyth Blvd Ste 210 St Louis MO 63105  
 Phone 314 994 4444 Fax 314 994 4088  
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# PLAT MAP

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