

FOR SALE 25 Acres Commercial Land

70 Schaper Rd, Wentzville MO 63385



Property Highlights

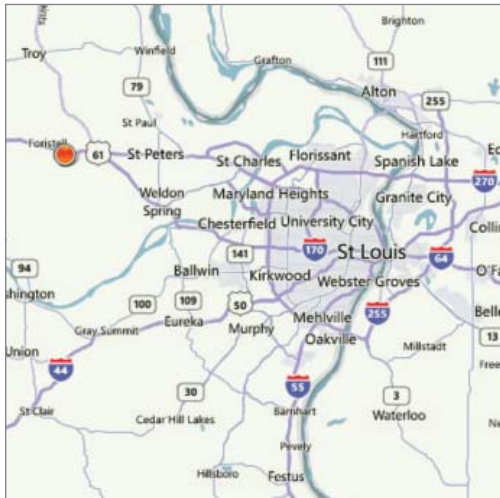
- Beautiful rolling 25 acre site fronting I-70 and two adjacent thoroughfares
- Site is located in Wentzville, the "Crossroads of the Nation"
- Great access and visibility for a destination site or an office or medical campus
- Includes all public utilities and a 4 acre lake
- 1,300' of frontage on I-70 with visibility to 43,139 vehicles per day
- Zoning designated commercial by the Wentzville Master Plan
- Contiguous with 251 acre site

U.S. Census Demographics

- 100 Miles:
Population: 4,072,725
Households: 1,600,960
Avg HH Income: \$65,596
- 200 Miles:
Population: 10,292,287
Households: 4,099,606
Avg HH Income: \$59,388
- 300 Miles:
Population: 35,395,147
Households: 13,629,202
Avg HH Income: \$67,227

Sale Price

\$2,125,000 (\$85,000 per acre)



Contact

NAIDESCO
Commercial Real Estate Services, Worldwide.

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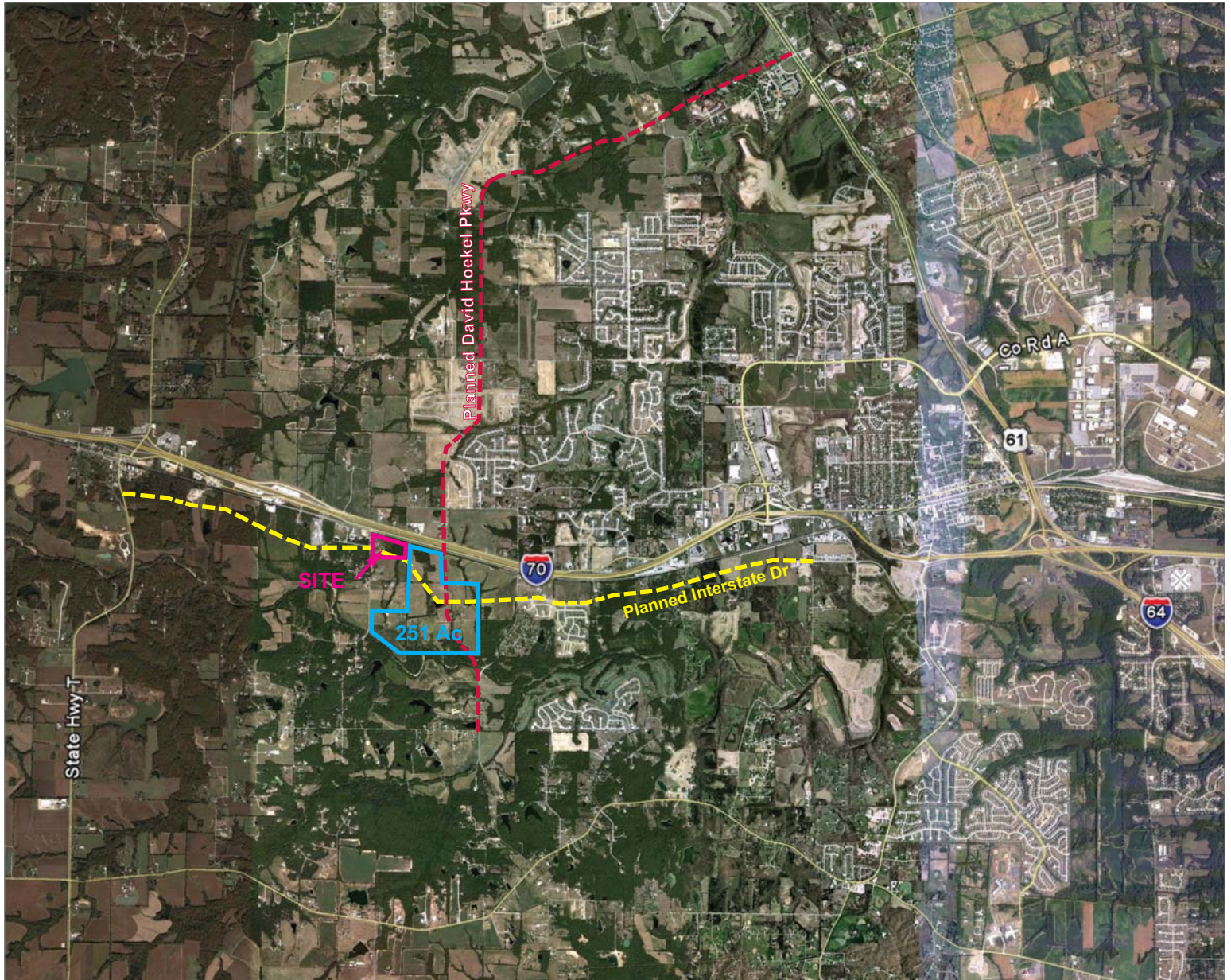
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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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AERIAL VIEW

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