

FOR SALE | VERSATILE COMMERCIAL BUILDING WITH CELL TOWER INCOME

140 N Point Prairie Road

Wentzville, Missouri 63385 | St. Charles County

ASKING PRICE
\$2,050,000

BUILDING SIZE
±18,050 SF

LOT SIZE
4.78 Acres

EXECUTIVE SUMMARY

Versatile, move-in-ready engineered steel building totaling approximately 18,050 SF (13,050 SF finished above grade plus a ±5,000 SF unfinished mezzanine) on 4.78 acres of level ground in Wentzville's I-70 growth corridor — among Missouri's fastest-growing markets. The pre-engineered steel structure features 380 feet of frontage on N Point Prairie Road, 95 striped parking spaces (including 2 ADA-accessible) at 7.3 per 1,000 SF on finished space — above standard ratios for office, retail, and medical use, 9' ceilings throughout the main level rising to 12'–18' in the great room assembly area, and a fully built-out interior including private offices, classrooms, a media room, kitchen, restrooms, and storage. The owner originally designed the building to allow straightforward expansion of additional usable square footage.

An on-site cell tower lease produces approximately \$1,399 per month (\$16,790 annually) in stable passive income, with annual escalators stepping the rent to \$19,309 by lease expiration on February 28, 2029. The cell tower tenant has separately tendered a \$350,000 lump-sum offer to purchase the existing land lease — providing the buyer with a clear post-closing monetization option that would effectively reduce net acquisition basis to \$1,750,000.

The property was recently annexed into the City of Wentzville and public water and sewer is now available to the owner of this property.

INVESTMENT HIGHLIGHTS

- Approximately 18,050 SF total: 13,050 SF finished above grade plus ±5,000 SF unfinished mezzanine — pre-engineered steel building on 4.78 acres, level grade, 380' road frontage
- Recently annexed into the City of Wentzville
- 12'–18' ceiling heights in the greatroom (sanctuary/assembly area); 9' throughout the rest of the main level — supports event venue, fitness, retail showroom, worship, or multi-level office build-out within the volume
- ±5,000 SF unfinished mezzanine offers value-add upside for buyer (storage, mechanical, light office, or back-of-house — 6'–8' clear height limits assembly use)
- 95 striped parking spaces (including 2 ADA-accessible) — 7.3 per 1,000 SF on 13,050 SF finished above grade (5.3 per 1,000 SF on 18,050 SF total) — above standard ratios for office, retail, and medical use
- Substantial undeveloped area behind the building available for additional parking expansion if a higher-density use (restaurant, event venue, indoor recreation, banquet) requires more spaces

- Public water main and public sanitary/storm sewer adjacent to property and available for hook-up; natural gas, electric, telephone, and internet/fiber on or adjacent to property
- 0.72 miles to the I-70 / Wentzville Parkway interchange (33,492 AADT) — strong highway visibility and access
- Existing cell tower lease — current rent \$1,399.20/month (\$16,790 annual passive income); annual escalators stepping to \$19,309 by lease expiration on 2/28/29
- Cell tower tenant has tendered a \$350,000 lump-sum offer to purchase the existing land lease. This provides buyer with attractive monetization option (~5% implied cap rate); accepting post-closing would effectively reduce net acquisition basis to \$1,750,000
- Fully built-out interior: offices, sanctuary/assembly area, classrooms, media room, kitchen, restrooms, ample storage
- Building originally designed for easy expansion of additional usable square footage (details available from listing agent)
- Same long-term owner since 1984 — well-maintained, low-risk profile per RPR financial scoring
- Located in the City of Wentzville, St. Charles County — 49,395+ population with >17k households, 96.7% employment rate and median household income of \$98,207
- SBA long-term fixed rate financing available for eligible owner-user buyers

PROPERTY FACTS

Address	140 N Point Prairie Road, Wentzville, MO 63385
County / Jurisdiction	City of Wentzville (recently annexed) — St. Charles County, MO
Parcel ID	4-0017-S027-00-0003.2000000
Tax Account ID	A850001527
Legal Description	Lot 3, District 200; Sec 02 Twn 47 Rng 1, Pt NW 1/4 NW 1/4 (taxable cell tower)
Building Size	±18,050 SF total: 13,050 SF finished above grade + ±5,000 SF unfinished mezzanine
Lot Size	4.78 acres (208,217 SF)
Frontage	Approximately 380 feet on N Point Prairie Road
Lot Dimensions	380' x 573.16'
Topography	Level grade
Year Built	1984
Number of Buildings	1
Construction	Pre-engineered steel building (PEMB); steel frame on concrete footings and foundation; concrete slab on grade; metal siding with stone accents; wood-framed mezzanine level

Roof	Low-pitched gable, steel-framed
Ceiling Heights	9' throughout main level; 12'–18' in the greatroom (sanctuary/assembly area); 6'–8' in the mezzanine (unfinished)
Parking	95 striped spaces including 2 ADA-accessible (7.3 per 1,000 SF on finished above grade; 5.3 per 1,000 SF on total)
Curb Cuts	Double curb cut into parking lot
HVAC	Central air (electric); forced air heat (electric)
Water	On-site well currently in service; public water main adjacent to property and available for hook-up
Sewer	On-site septic currently in service; public sanitary sewer and storm sewer adjacent to property and available for hook-up
Other Utilities	Natural gas, electric, telephone, and internet/fiber available on or adjacent to the property
ADA Compliance	ADA-compliant
Flood Zone	Zone X (unshaded) — outside 0.2% annual chance floodplain
Current Use	Religious / place of worship (owner-occupied)
Assessor Classification	Industrial Flex Building (Code 453)
Zoning	C-1 Neighborhood Commercial OR C-2 General Commercial — designation applied based on buyer's intended use (City of Wentzville)
Annual Real Estate Taxes (2025)	\$3,494 (current religious exemption applies; buyer to verify post-sale assessment with St. Charles County)
Cell Tower — Current Monthly Rent	\$1,399.20
Cell Tower — Current Annual Rent	\$16,790
Cell Tower — Year 2029 Annual Rent	\$19,309 (annual escalators yielding ~15% cumulative uplift)
Cell Tower — Lease Expiration	February 28, 2029
Cell Tower — Tenant Buyout Offer	\$350,000 lump sum to purchase the existing land lease
Sale Type	Fee simple
Asking Price	\$2,100,000
Price per SF	\$116 / SF blended (18,050 SF total) — or \$161 / SF on 13,050 SF finished above grade
Price per Acre	\$439,331 / acre
Acceptable Terms	Cash, conventional, SBA 7(a) eligible
Possession	Close of escrow

BUILDING & SITE DESCRIPTION

Construction

The building is a pre-engineered steel structure (PEMB) with a low-pitched gable roof supported by a pre-engineered steel frame, all constructed on concrete footings, foundation, and slab-on-grade for the main level. The mezzanine level is wood-framed. Exterior walls are metal siding with stone accents on the front facade. PEMB construction is well-suited for adaptation, expansion, and reconfiguration — the original owner specifically designed the structure to permit straightforward expansion of additional usable square footage.

Main Level — 13,050 SF Finished Above Grade

The main level is fully built-out and substantially turn-key for a wide range of uses. Ceiling heights are 9' throughout the main level, rising to 12'–18' in the greatroom (sanctuary/assembly area). Existing improvements include:

- Reception / lobby area
- Private offices and administrative work areas
- Multiple classroom and meeting room spaces
- Dedicated media / AV room
- Commercial-style kitchen with prep and serving capacity
- Greatroom / sanctuary — large open-floorplan assembly area with 12'–18' ceiling heights, suitable for conversion to event venue, fitness, retail showroom, indoor recreation, worship, or multi-level office build-out within the volume
- Multiple ADA-compliant restrooms
- Significant storage / back-of-house space

Mezzanine — ±5,000 SF Unfinished

The wood-framed mezzanine adds approximately 5,000 SF of unfinished interior space with 6'–8' ceiling clearance. The lower clear height limits the mezzanine's suitability for assembly or classroom occupancy under code, but supports a range of value-add finish-out options:

- Storage, archive, or back-of-house support space (immediate use, no finish required)
- Light office, administrative, or workroom space (with build-out)
- Mechanical or building-systems housing
- Buyer value-add: estimated \$50–\$80 per finished SF to complete; preserves owner-user flexibility to phase capital expenditure

Exterior & Site

The 4.78-acre site is level, with approximately 380 feet of frontage on N Point Prairie Road and a double curb cut into the parking field. The 95-space lot (including 2 ADA-accessible spaces) is paved, striped, and lighted. Substantial undeveloped area behind the building is available for additional parking expansion if a higher-density use (event venue, restaurant, banquet, indoor recreation, etc.) requires more spaces. The site backs to a

wooded buffer, providing privacy for assembly, education, or daycare uses where outdoor screening matters. An on-site cell tower at the rear of the property generates ongoing rental income under an existing lease.

Site Services & Utilities

The property is currently served by an on-site well and septic system supporting the existing religious use. Public water main and public sanitary sewer are adjacent to the property and available for hook-up; public storm sewer is also adjacent. Natural gas, electric, telephone, and internet/fiber service are available on or adjacent to the property.

LOCATION & ACCESS

The property sits in the heart of Wentzville's growth corridor — one of Missouri's fastest-growing cities — just north of Interstate 70 and immediately adjacent to active commercial development along David Hoekel Parkway, Wentzville Parkway, and the W. Pearce Boulevard corridor.

Drive Times

- I-70 / Wentzville Parkway interchange: 0.72 miles
- Downtown Wentzville: ±2 miles
- O'Fallon, MO: ±10 miles
- St. Peters, MO: ±15 miles
- Lambert-St. Louis International Airport: ±35 miles
- Downtown St. Louis: ±45 miles

Adjacent Traffic Counts (2024–2025)

- I-70 (Eisenhower Highway) at Wentzville Pkwy: 62,259 AADT & AAWDT (0.72 mi)
- N Point Prairie Road at Dovetail Lane: 2,692 ADT (0.15 mi)
- North Service Road at Brookfield Boulevard: 2,522 AADT (0.09 mi)
- N Pointe Prairie Road at Bear Creek Drive: 2,403 AADT (0.04 mi)

MARKET & DEMOGRAPHICS

Wentzville has consistently ranked among the fastest-growing cities in Missouri and the broader Midwest, driven by major employer expansion (including the GM Wentzville Assembly plant), residential rooftop growth, and continued commercial development along the I-70 corridor.

10-Minute Drive Profile (per Moody's)

Population	49,395 +
Average Household Size	2.76
Median Household Income	\$98,207
Households	➤ 17,000

Employment Rate	98.7 %
White Collar Workforce	24.7%
Bachelor's Degree+	23.6%

ZONING

The property was recently annexed into the City of Wentzville. Current zoning is “Special Use” carried over from prior county designation. Any change in zoning would need to go through the normal City of Wentzville zoning process.

SUGGESTED USES

Given the property's fully built-out interior, generous parking, level site, highway proximity, and dual-zoning entitlement flexibility, the building is well-suited to a wide range of adaptive reuse strategies. Likely buyer profiles include:

- Church or religious organization — current use; may preserve tax-exempt status (C-1 by-right)
- Private or charter school, learning academy, or trade school (C-1 by-right; trade/business school C-2 conditional)
- Public or private library, museum, or civic facility (C-1 by-right)
- Daycare or early childhood education center (C-1 conditional; C-2 by-right)
- Professional office — law, accounting, engineering, insurance, real estate (C-1 by-right)
- Medical, dental, chiropractic, or optometric practice (C-1 by-right)
- Convalescent home, assisted living, memory care, or senior services (C-1 by-right)
- Hospital, multi-specialty medical clinic, or surgery center (C-2 by-right)
- Health and fitness facility, athletic club, martial arts, or specialty training (C-1 conditional; C-2 by-right)
- Hotel, extended-stay, or boutique hospitality (C-2 by-right)
- Restaurant or catering establishment, no drive-through (C-2 by-right)
- Banquet, event, or conference center (C-2 conditional)
- Government, civic, non-profit, or association headquarters (C-1 by-right)
- Multi-tenant office or retail (C-2 designation recommended due to C-1 5,000 SF tenant cap)

PRICING & TERMS

List Price	\$2,050,000
Price per SF	\$116 / SF blended (18,050 SF total); \$161 / SF on 13,050 SF finished above grade
Price per Acre	\$439,331 / acre

Cell Tower Lease — Current Annual Rent	\$16,790 (annual escalators to \$19,309 by 2/28/29 expiration)
Cell Tower Lease — Tenant Buyout Offer	\$350,000 lump sum (~5% implied cap rate)
Effective Net Acquisition Basis if Buyout Accepted	\$1,750,000 (\$2,100,000 list less \$350,000 buyout proceeds)
Acceptable Terms	Cash, conventional, SBA 7(a) eligible
Sale Type	Fee simple
Possession	Close of escrow

Cell Tower Lease — Buyer Optionality

The cell tower tenant has tendered a lump-sum offer of \$350,000 to purchase the existing land lease. This offer creates a clear monetization path for the buyer: closing on the property at the \$2,100,000 list price and subsequently accepting the buyout would reduce net acquisition basis to \$1,750,000. The implied capitalization rate on the buyout is approximately 5% on current and forward rent — in line with market pricing for cell tower lease assets sold as long-term or perpetual easements. Buyer should verify lease terms, escalator schedule, carrier identity, renewal options, and assignability via direct review of the lease document and applicable estoppel; specific terms of the buyout offer (perpetual easement vs. extended lease vs. fee carve-out structure) available to qualified buyers under confidentiality.

LISTING AGENT

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