

# WENTZVILLE PARKWAY LAND



WENTZVILLE PARKWAY

26,000 V.P.D.

SCAN HERE!



**EDDIE CHERRY, CCIM**

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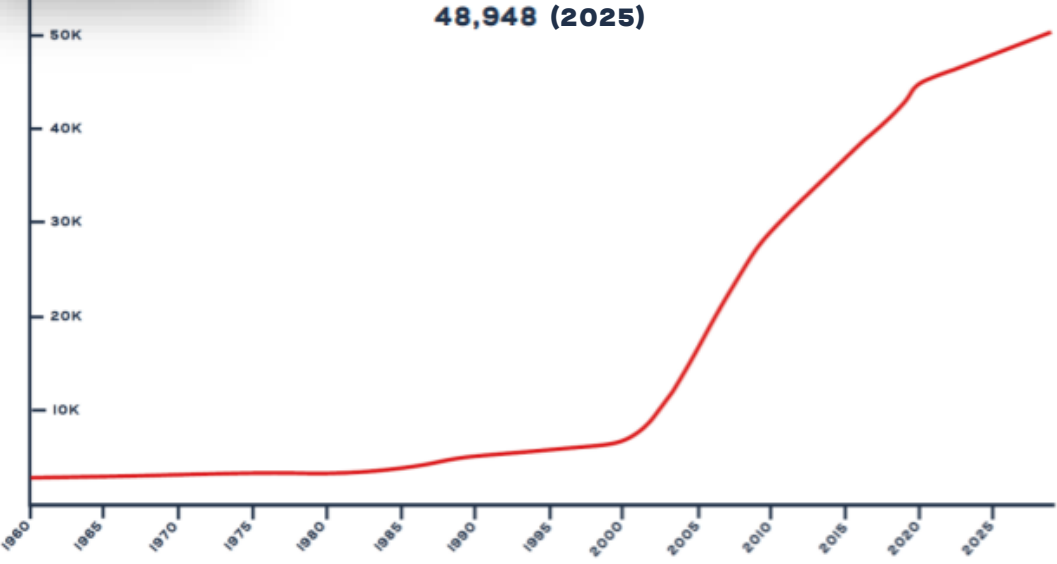
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WENTZVILLE PARKWAY & WILL RON DR.  
WENTZVILLE, MO 63305  
18.08 ACRES | \$4,000,000 (\$5.07/S.F.)

**PROPERTY INFORMATION**

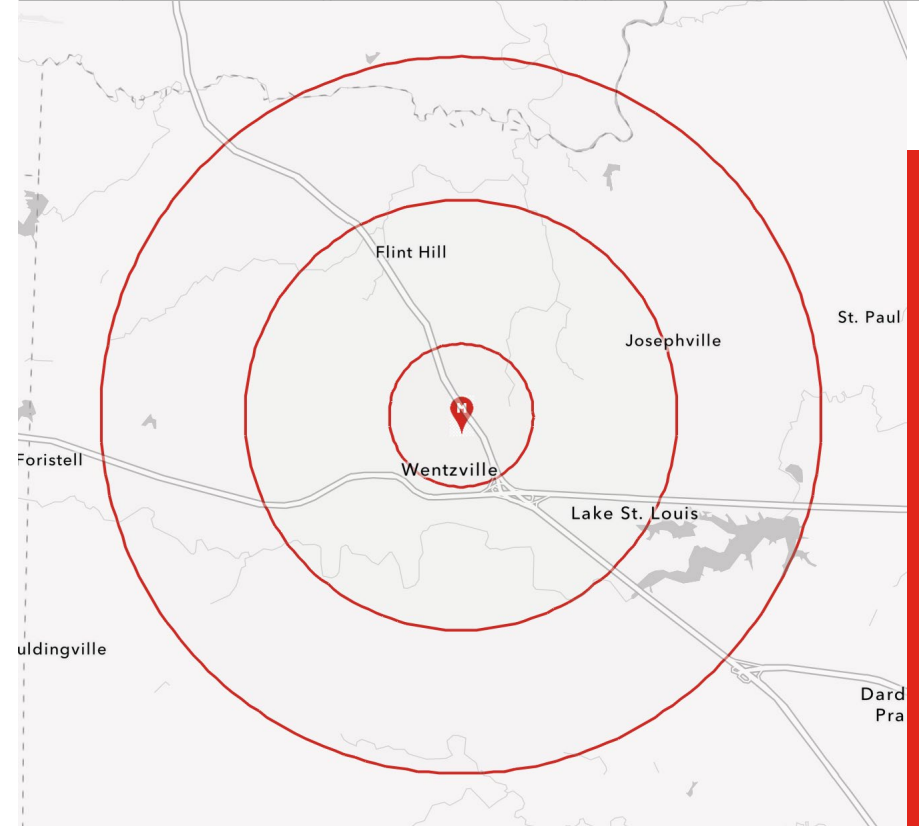
**WENTZVILLE POPULATION GROWTH**  
48,948 (2025)



- PRIME WENTZVILLE PARKWAY LAND NOW FOR SALE
- 18.08 ACRE SITE YIELDS 10+ ACRES OF NET DEVELOPABLE LAND
- EXCELLENT FRONTAGE TO WENTZVILLE PARKWAY WITH 28,000+ VPD
- PLANNED SIGNALIZED CONNECTION OF HIGHWAY 61 OUTER RD. & WENTZVILLE PKWY.
- WENTZVILLE IS MISSOURI'S FASTEST GROWING CITY, WITH OVER 48,948 IN POPULATION (25')
- SITEWORK UNDERWAY ON BJC'S NEIGHBORING \$54M MEDICAL OFFICE BUILDING
- JOIN GENERAL MOTORS' \$2.0B CAMPUS (4,500 EMPLOYEES) AND MERCY'S NEW \$650M HOSPITAL (UNDER-CONSTRUCTION)

**DEMOGRAPHICS**

		1 MILE	3 MILES	5 MILES
POPULATION		7,568	42,217	71,958
HOUSEHOLDS		3,101	15,042	25,417
AVERAGE HH INCOME		\$104,157	\$129,031	\$136,003



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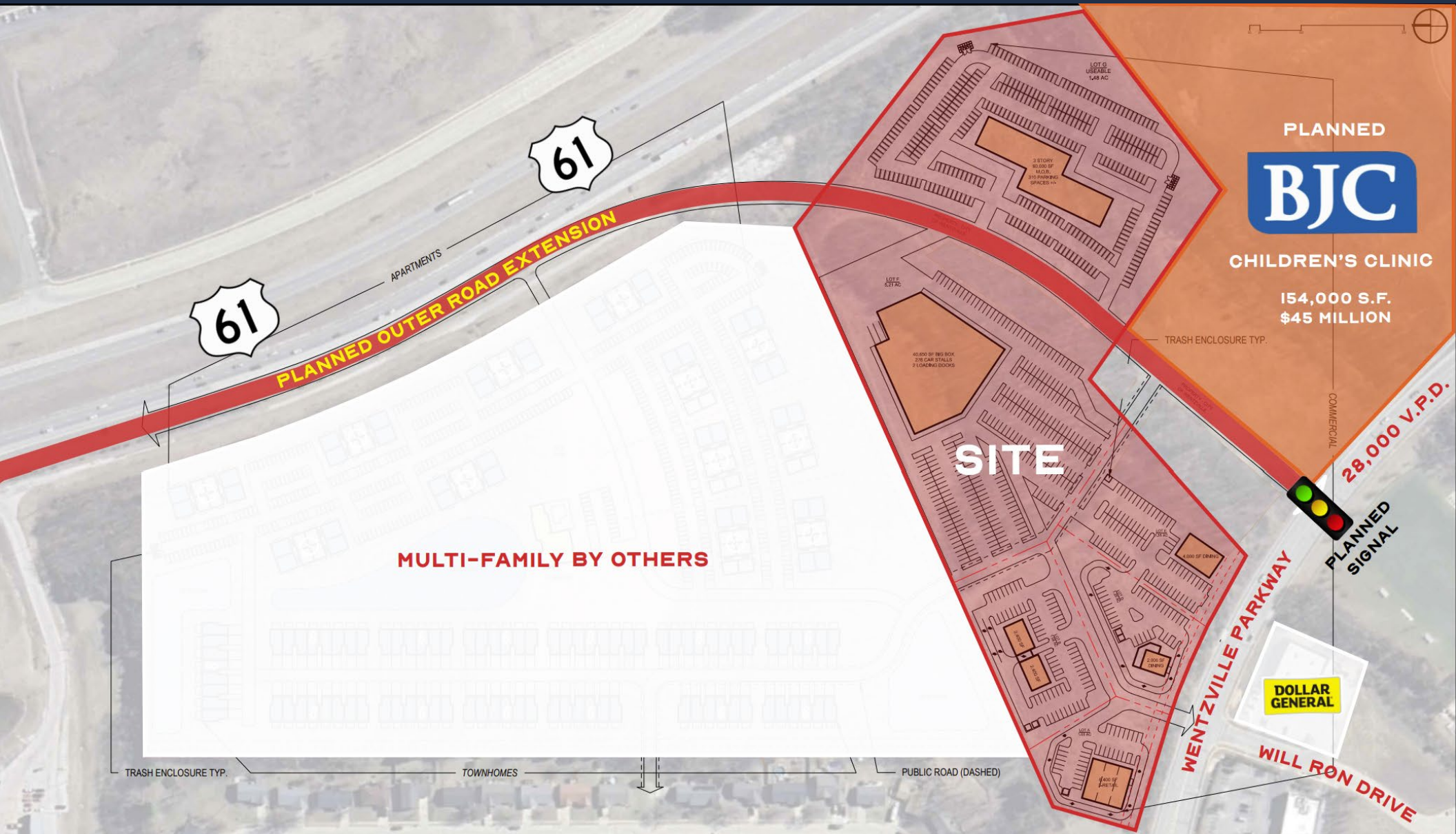
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**AERIAL**



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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.