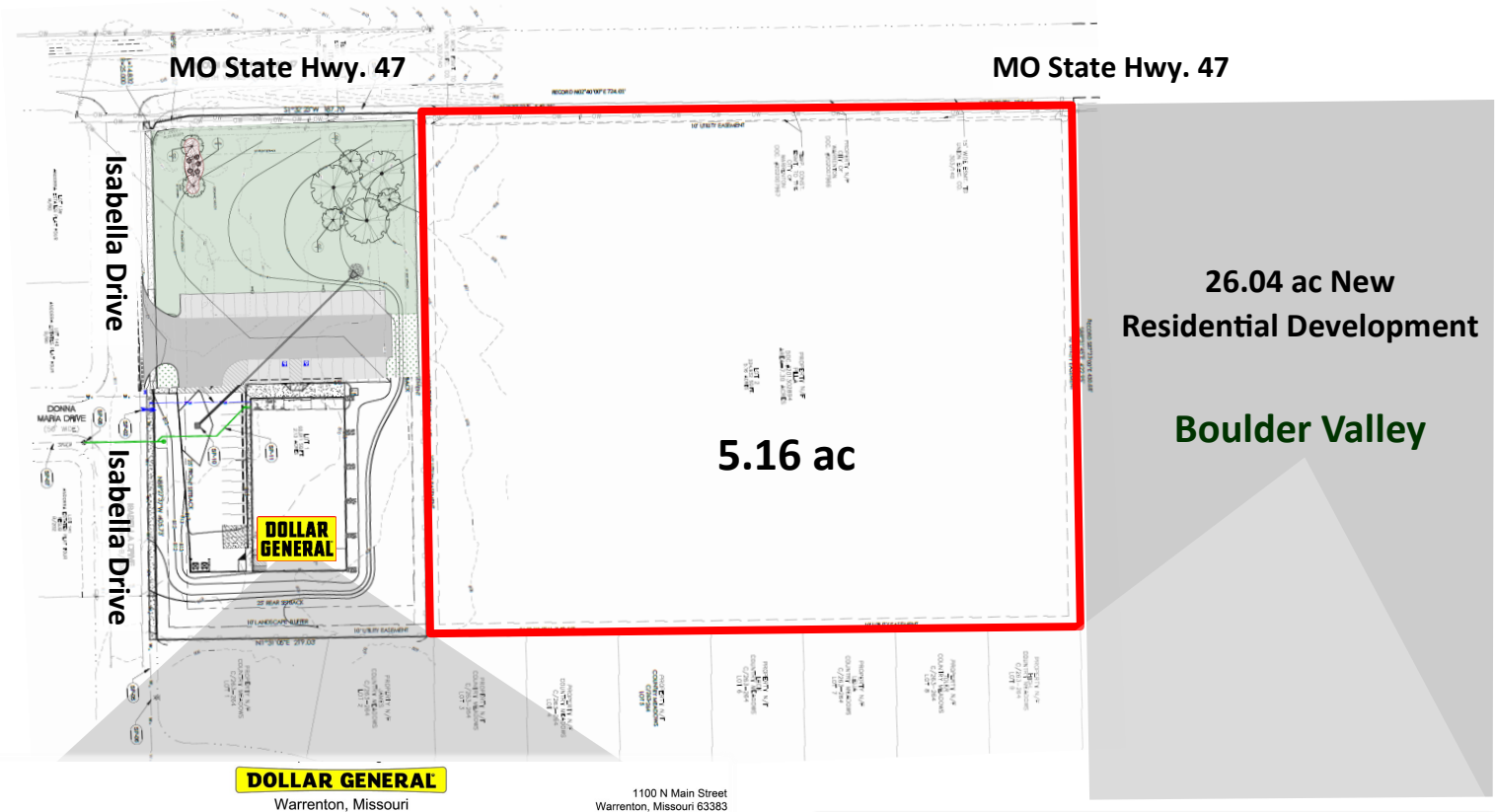


# For Sale

Commercial Land

Hwy. 47  
Warrenton, MO 63383



- Approx. 5.16 acres
- Located next to a newly constructed Dollar General
- New elementary school under construction nearby
- Proposed Multi-Family Development Next Door
- Easy Access to I-70 and Hwy. 47
- Sale Price: \$3.00 PSF (\$673,408.80)

#### C-2 Zoning Permitted Uses

- Detached Single Family Homes
- Library
- Health Care Facilities
- Church and Schools
- Office, Retail, Restaurant, and Fast Food w/ Drive-thru
- Banks and Credit Unions

## Robert D. Cissell, CCIM

Managing Broker/ Owner  
Phone: (636) 970-0330  
[bobcissell@cissellmueller.com](mailto:bobcissell@cissellmueller.com)



**CISSELL MUELLER**  
COMPANY, L.L.C.



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