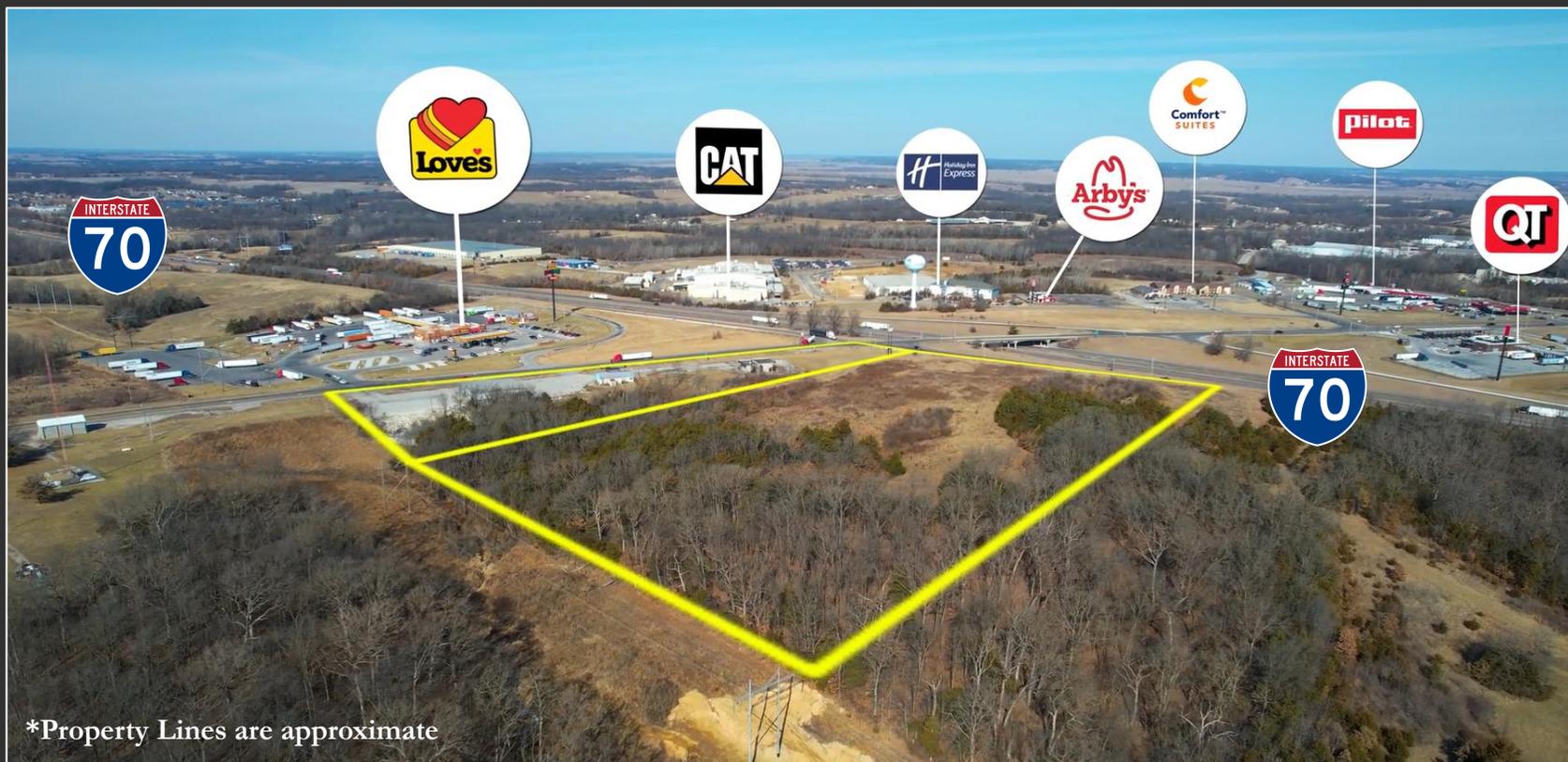


# Prime Interchange Opportunity | Boonville, MO

## Southeast Quadrant – I-70 & Highway 5



**FOR SALE**

[Click Here For  
VIDEO](#)

**+/- 18.37 Acres  
Zoned  
Commercial**

**Jason Morgan, Principal**

314-560-8114 / [jm@ccr-stl.com](mailto:jm@ccr-stl.com)

**Rob Salvino, Associate**

314-494-4255 / [rsalvino@ccr-stl.com](mailto:rsalvino@ccr-stl.com)



8000 Maryland Ave, Suite 1120

St. Louis, MO 63105

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## **Investment Highlights:**

- ✓ **Scale & Flexibility:** 18.37 contiguous acres suitable for phased or master-planned development
- ✓ **Corner Dominance:** Exceptional exposure with premier signage potential
- ✓ **Interstate Visibility:** ±36,300 VPD along I-70
- ✓ **Established Commercial Hub:** Adjacent to Love's, QuikTrip, Pilot Travel Center, multiple hotels and restaurants
- ✓ **Strong Traffic Generators:** Proximity to Boonville High School and expanding residential growth
- ✓ **Utilities:** At or near the property
- ✓ **Environmental Clearance:** No Further Action (NFA) letter on file

## **Ideal For:**

- ✓ Travel center expansion or complementary commercial uses
- ✓ QSR / retail pad development
- ✓ Hospitality
- ✓ Truck service, fleet, or outdoor storage
- ✓ Owner-user campus with excess land for future development
- ✓ Opportunities of this scale at stabilized interstate interchanges are increasingly rare

**Contact Broker for pricing, subdivision concepts, and development discussions.**



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