

Reduced Price

Colliers

2.1 Acres

Central Bank

DETAIL
DRIVEN
CARWASH

WENTZVILLE PKWY - 24,699 VPD

GREAT OAKS BLVD

FOR SALE

Great Oaks Boulevard

Wentzville, MO 63385

Asking Price:

\$509,000

~~\$550,000~~

CONTACT US

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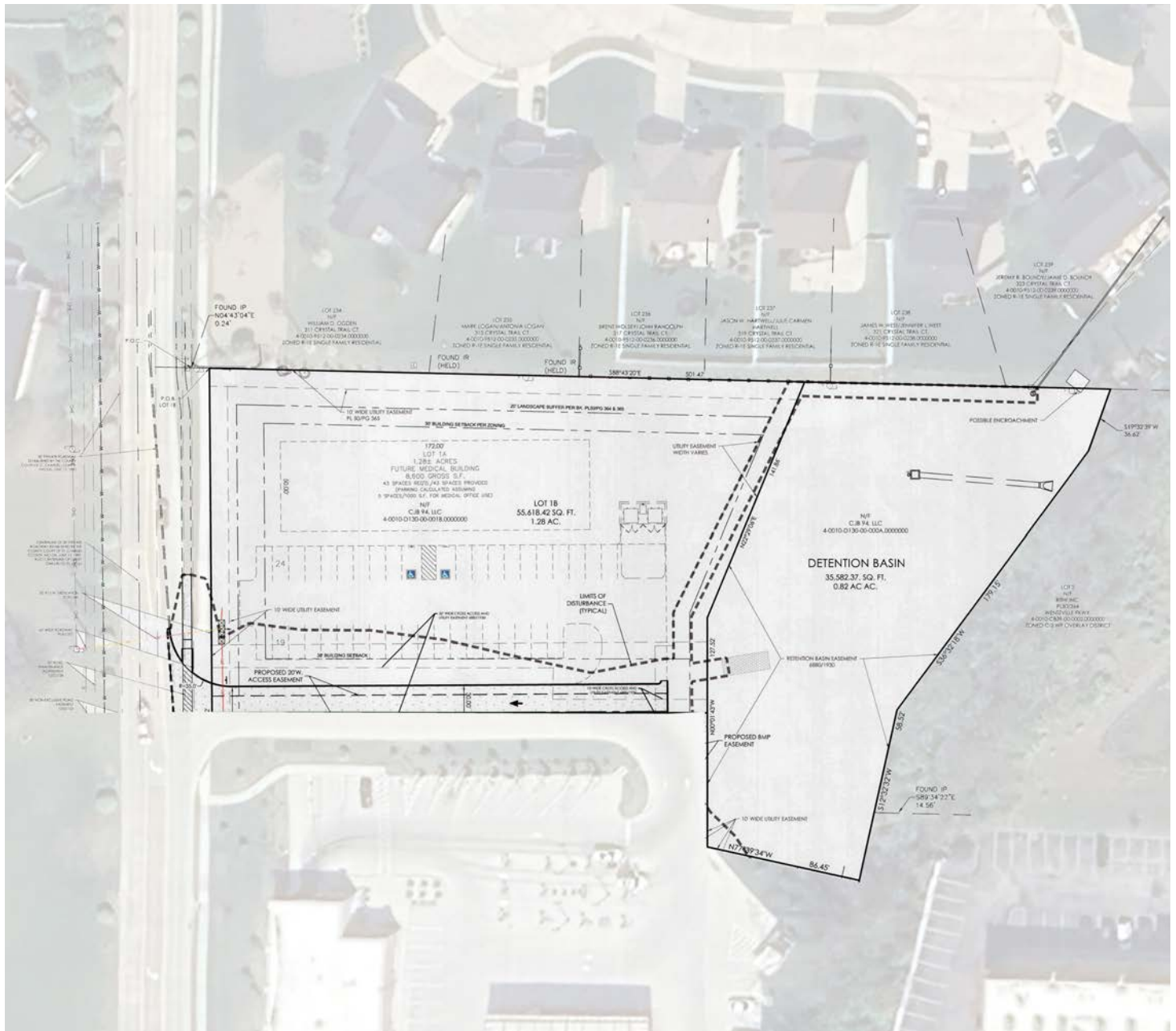
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2.1 Acres For Sale and Ready For Development in Wentzville

Highlights

- 2.1-acre pad ready site
- Access road and detention in place
- Located near the signalized intersection of Wentzville Pkwy and Great Oaks Blvd
- Zoned C2: General Commercial ([City of Wentzville Zoning Map](#))
- 2024 Property Taxes: \$11.78
- In close proximity to numerous restaurants and retail centers
- Directly across from the City of Wentzville's New Rec Center
- Easy highway access to I-70 and Hwy 61

SITE PLAN



LOT DETAILS

- 1.28 usable acres
- Conceptual plan for 8,500 SF building
- Access road and detention in place
- Predominately level site with utilities

POTENTIAL USES



MEDICAL



DAYCARE



EDUCATION

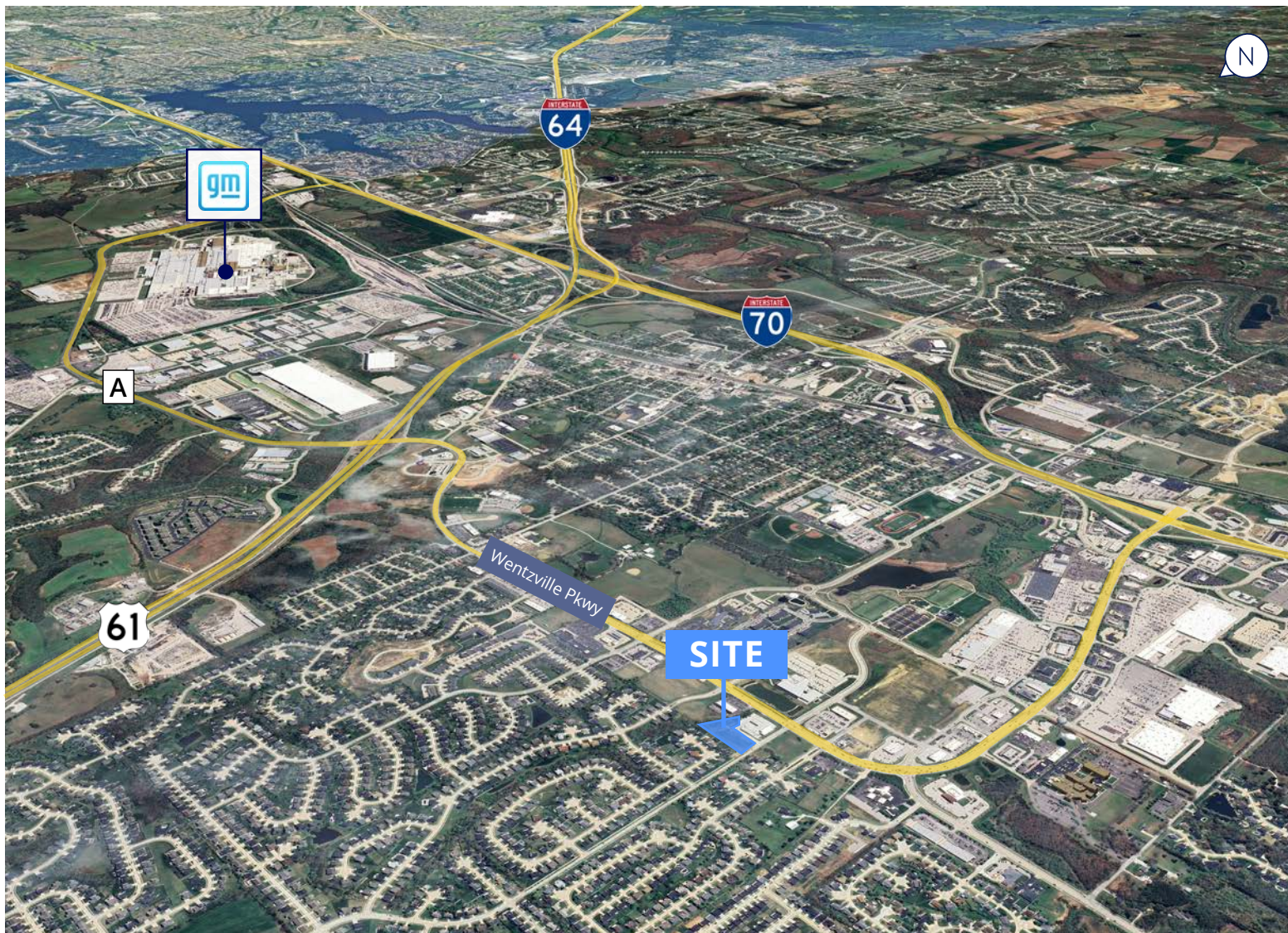


RESTAURANT



OTHER SERVICES

HIGHWAY ACCESS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,600	42,163	65,345
Households	3,154	14,878	23,268
Avg HH Income	\$128,387	\$130,404	\$135,252
Businesses	385	1,064	1,454
Employees	4,807	13,134	20,322

WORKFORCE SUMMARY

64.8%
White Collar

21.5%
Blue Collar

13.7%
Services

3.1%
Unemployment
Rate

LOCATION



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