

8

000

Wentzville, MO 63385

🔁 Central Bank

#### **Asking Price:**

## \$550,000

#### CONTACT US

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#### Colliers

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# 2.1 Acres For Sale and Ready For Development in Wentzville

Colliers

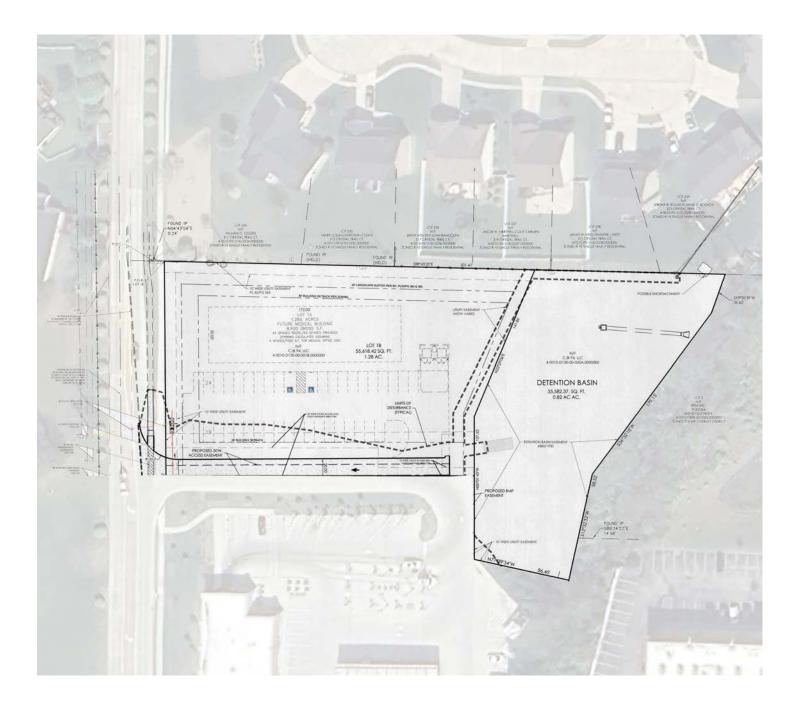
## Highlights

2.1 Acres

CARWAS

WENTZVILLE PKWY - 24.699 VPD

- 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)
- 2023 Property Taxes: \$11.56
- 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



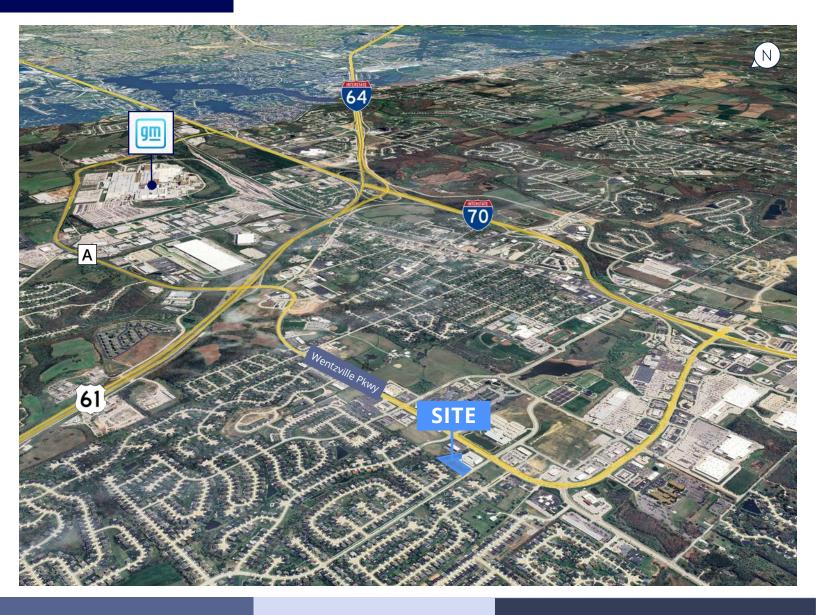
## LOT DETAILS

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

## **POTENTIAL USES**



## **HIGHWAY ACCESS**



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,312	42,291	65,043
Households	2,966	14,738	22,936
Avg HH Income	\$122,045	\$130,291	\$132,254
Businesses	422	1,023	1,393
Employees	5,596	13,404	20,822

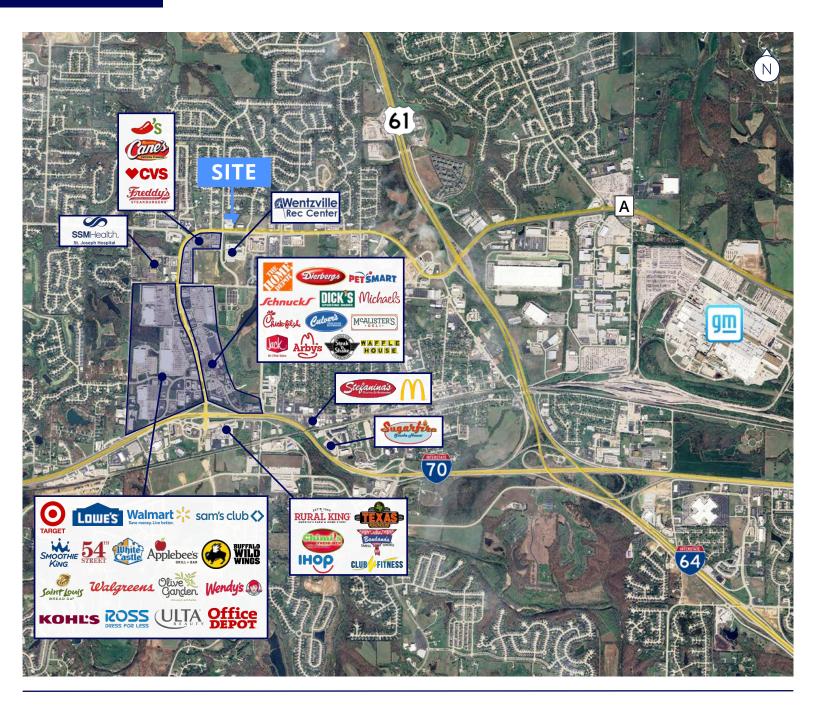
## WORKFORCE SUMMARY

61.	2%
White	Collar

24.2% Blue Collar

14.7% 3.0% Services

Unemployment Rate



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