



Colliers

2.1 Acres

Central Bank

DETAIL DRIVEN
CARWASH

WENTZVILLE PKWY - 24,699 VPD

FOR SALE

Great Oaks Boulevard

Wentzville, MO 63385

Asking Price:

\$550,000

CONTACT US

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Colliers

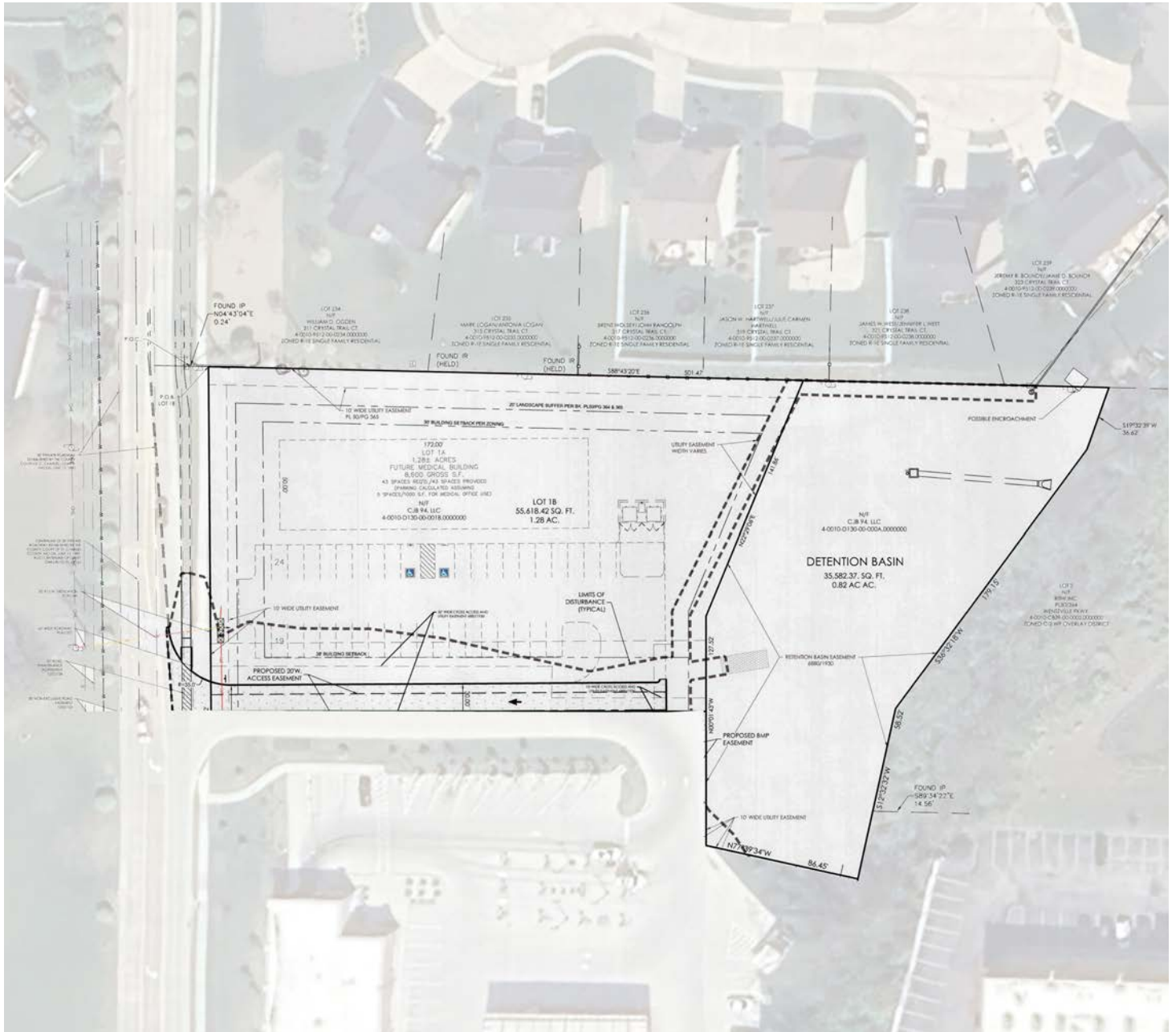
101 South Hanley Road
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2.1 Acres For Sale and Ready For Development in Wentzville

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](#))
- 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

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

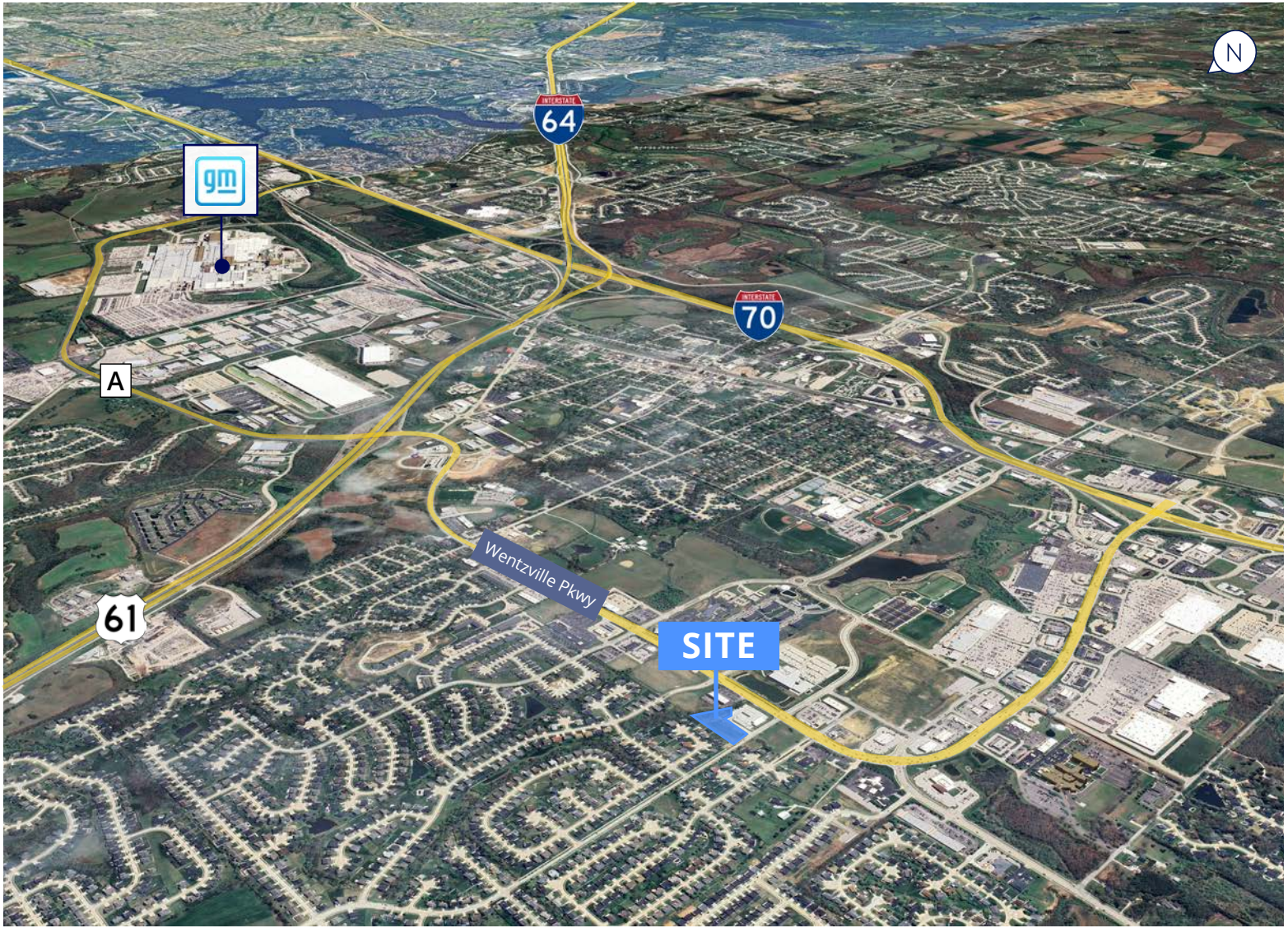


RESTAURANT



OTHER SERVICES

HIGHWAY ACCESS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,312	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%
Services

3.0%
Unemployment
Rate

LOCATION



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