

SW Corner of W. Meyer Rd and N. ...

2416 W Meyer Rd, Wentzville, MO 63385



Presented by
KW Commercial



Price: \$1,700,000

This 5.56+- acre parcel is located on the SW corner of the signalized intersection of West Meyer Road and North Point Prairie Rd. Two parcels are combined for a total of 5.56 +/- acres and are to be sold together and closed simultaneously. Property is to be voluntarily annexed into the City of Wentzville, MO in order to access the City's water main along N. Point Prairie Rd, and the nearby sanitary sewer system. Annexation could help obtain a favorable C-3 or other Zoning District to suit your development. This property is situated and poised for explosive residential and commercial growth and high traffic. Additional contiguous parcels of land are available for sale and can be purchased to suit the land size requirements for your development. With voluntary annexation into the City of Wentzville, your development's use may likely be a Permitted Use! See attached Permitted/Conditional Uses within the C-1, C-2, C-3, other Zoning. Also view the plans for the 2nd Phase of D.H.P. roadway extension! Just some of the permitted uses are Automotive, Convenience Store, Food Store, Food/Bev/Restaurant, Retail Operation, Shopping Center, Service Station, Strip Center.

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Signalized Corner Location within an area ready for continued and consistent residential growth fueling commercial development

Public Water on site

Public Sanitary Sewer Main is located across the street -just East of N. Point Prairie Rd.

David Hoekel Parkway is under construction that will provide quick and easy access to and from I-70 and other roadways

Additional land is available to accommodate many commercial uses



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KW Commercial

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O'Fallon, MO 63368



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Property Photos



P3140081e



Aerial Photo of 2416 W. Meyer Rd with 2.56 +- acre tract

SW Corner of W. Meyer Rd and N. Point Prairie

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Property Photos



Aerial Photo of 2416 W. Meyer Rd with 3.00 +/- acre tract



P3140097ee

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Property Photos



P3140060e



P3140067e

SW Corner of W. Meyer Rd and N. Point Prairie

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Property Photos



P3140070



P3140073

SW Corner of W. Meyer Rd and N. Point Prairie

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Property Photos



P3140077e



P3140074

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Property Photos



P3140074e



P3140076e

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Property Photos



P3140078e



P3140080e

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Property Photos



P3140082e



P3140085e

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Property Photos



P3140086e



P3140095e

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Property Photos



P3140100e



P3140101e

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Property Photos



P3140107e



P3140111e

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Location

