

# Reduced Sale Price

NW & SW Corners Hwy. 100 and Hwy. A  
Washington, MO 63090  
[www.cbre.com](http://www.cbre.com)

4.6 and 3.3 Acres Available



4.6 & 3.3 Acres Available

Hwy. 100 & Hwy. A | Washington, MO 63090

For Sale

# Site Aerial

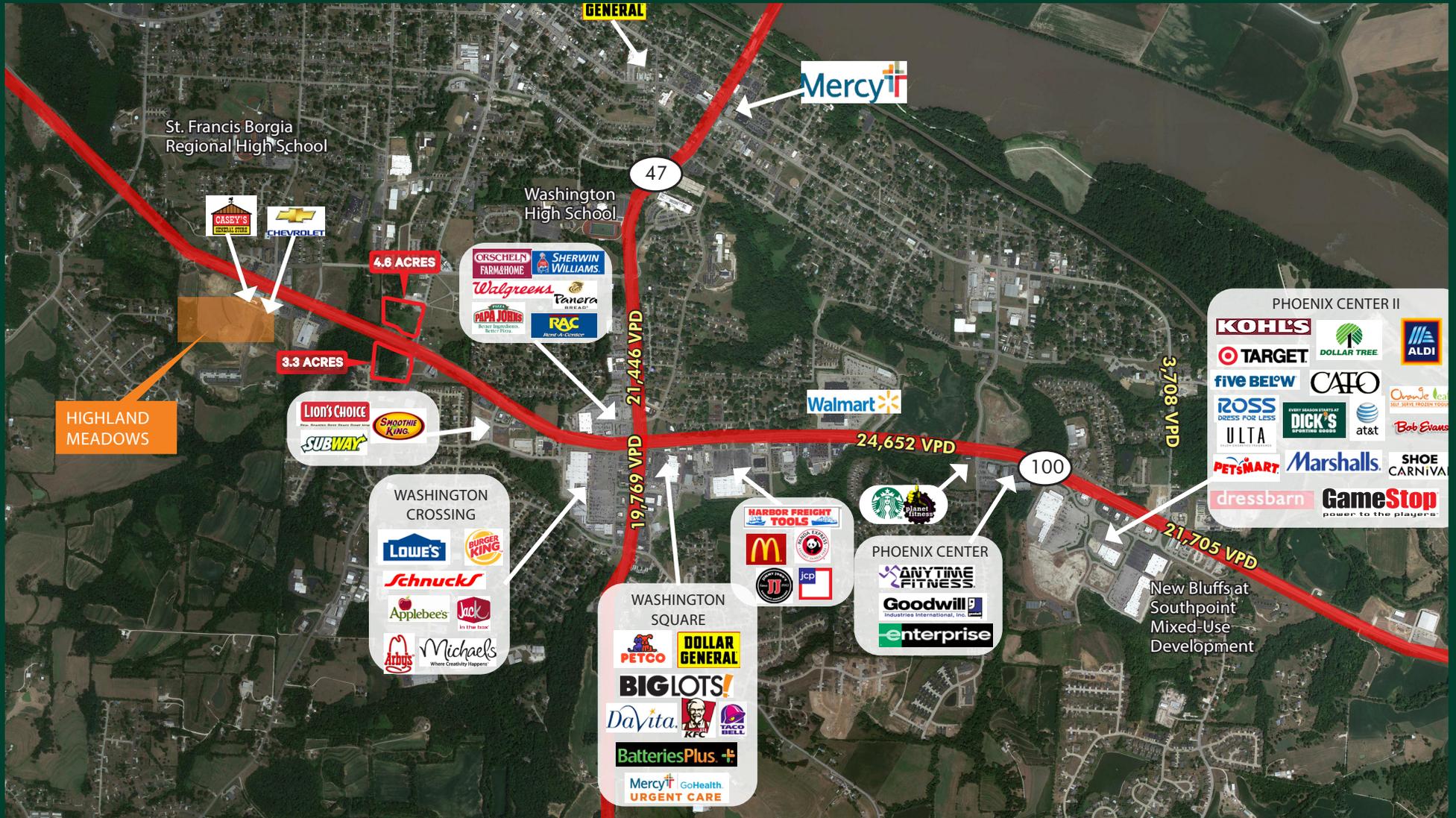


4.6 & 3.3 Acres Available

Hwy. 100 & Hwy. A | Washington, MO 63090

For Sale

# Trade Aerial



# Conceptual Site Plans (For 4.6 Acres on North Side)

Plan A



Plan B



## 4.6 & 3.3 Acres Available

Hwy. 100 & Hwy. A | Washington, MO 63090

For Sale

# Property Information

- + 4.6 AC & 3.3 AC
- + Highly visible developable lots
- + Commercially zoned (C-2)
- + Potential uses: Mixed-use commercial, grocery store, bank, hardware store, oil change facility, restaurant, medical office, etc.
- + The main retail corridor of Washington serves as the preeminent shopping location for several communities drawing on over 150,000 people for more than 60 miles southwest to Rolla.
- + Reduced Sale Price: 4.6 acres \$995,000 (\$4.96 PSF)
- + Reduced Sale Price: 3.3 acres \$650,000 (\$4.52 PSF)



## Contact Info

### MARK MCNULTY

Vice President  
+1 314 655 6022  
mark.mcnulty@cbre.com

### CBRE, INC.

190 Carondelet Plaza  
Suite 650  
St. Louis, MO 63105

[www.cbre.com](http://www.cbre.com)

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**