



**15.636 Acre Development Site**

- At I-64 near the intersection of Prospect, Duello and the East end of Interstate Drive in Wentzville
- 1,725 +/- linear feet of I-64 frontage
- 75,705 +/- Vehicles per day traffic count
- Excellent site for fuel, office, medical, retail, hotel or multi-family residential development
- Level to gently sloping topography
- High visibility
- Easy access to & from I-64 with new interchange
- Utilities are at site
- Will subdivide, 2.91 acres are also available adjacent to site

**ASKING PRICE-\$2,950,000 Bulk/ \$4.33 s/f**



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