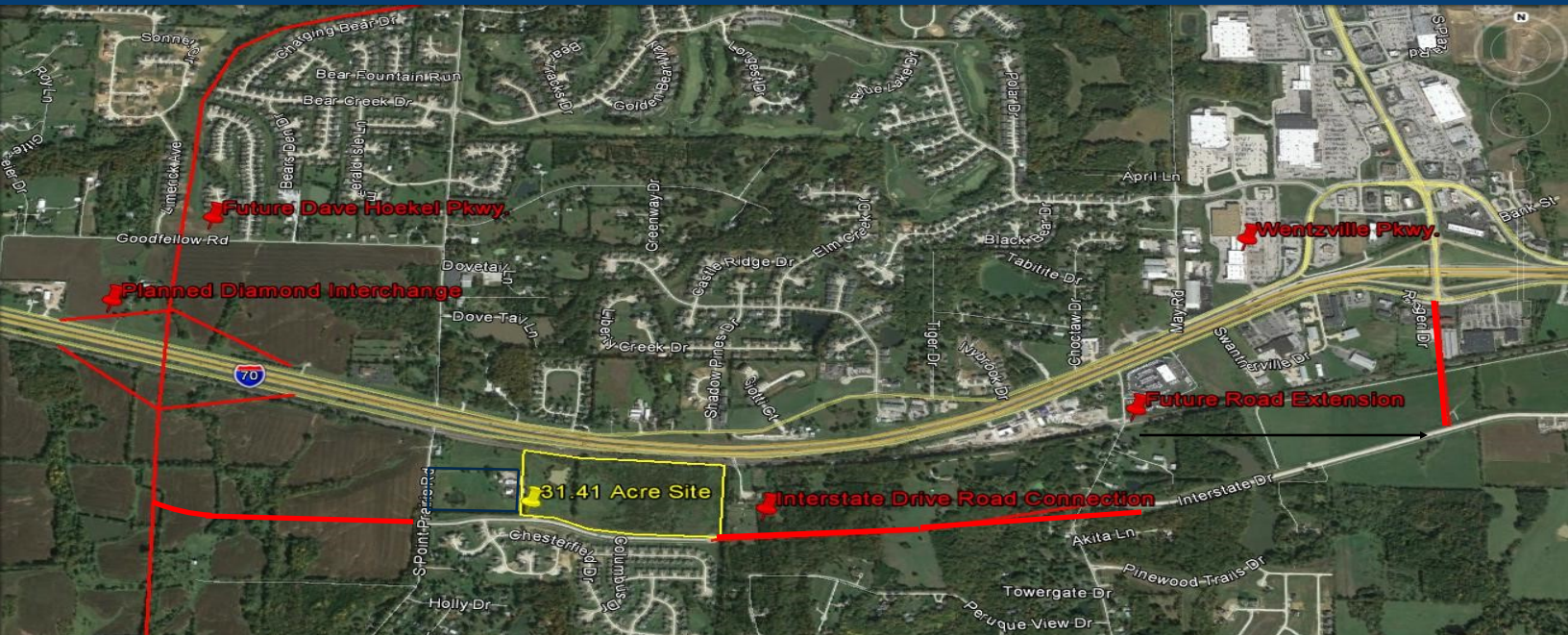


# 31.41—41.41 Acres Commercial / Multi-Family / Residential Land

# FOR SALE



## Development Land For Sale

- 31.41 Acres (Yellow & Red outlined areas)
- Additional 10 Acres Available (Blue area)
- All public utilities on site (sanitary, water, gas, electric & storm)
- Gravity flow sanitary sewers
- Gently sloping to level topography—easy to develop
- Site lays parallel to Highway 70 offering 1,700+ feet of road frontage along (Interstate Drive & Highway 70)
- Interstate Drive to connect to the East at Highway Z (2017)
- Diamond Interchange to be constructed 1/2 Mile to the West (2018)
- Site has been rezoned to (Planned Development / Mixed-Use)
- Site has been approved for single/multiple industrial buildings (up to 220,000 s/f) with the ability to expand.
- Wentzville—fastest growing city in the State of Missouri

**PRICED REDUCED TO SELL**

**\$1,570,500 / \$50,000 Per Acre**

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