

## 4.47 Acre Commercial Site Located in Wentzville, MO 63385

# FOR SALE



### Commercial Land For Sale

- 4.47 Acre corner site
- New Wentzville elementary to be constructed (2020)
- All public utilities at/on site (sanitary, water, gas, electric & storm)
- Gravity flow sanitary sewers
- Gently sloping to level topography—easy to develop site
- Interstate Drive to connect to the East at Highway Z (2019)
- New Diamond Interchange UNDER CONSTRUCTION NOW
- C-1 / C-2 Zoning
- Wentzville—fastest growing city in the State of Missouri
- May consider sub-dividing site

**DAYCARE / CHURCH SITE**

**PRICED REDUCED TO SELL**

**\$3.50 per s/f / \$681,496 Total**

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