

LAND FOR SALE

2.79 ACRE SITE

HWY 94 AT WRIGHT DRIVE
St. Charles, MO 63301



PROPERTY FEATURES

- + Highly visible 2.79 acre site (opportunity to assemble up to 8.24 acres)
- + Excellent development opportunity, ideal for retail, office/warehouse, office, medical, institutional, etc.
- + Traffic count: 14,275 vehicles per day
- + Level site

SALE PRICE: \$799,000 (\$6.57 PSF)



CONTACT INFO

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CBRE

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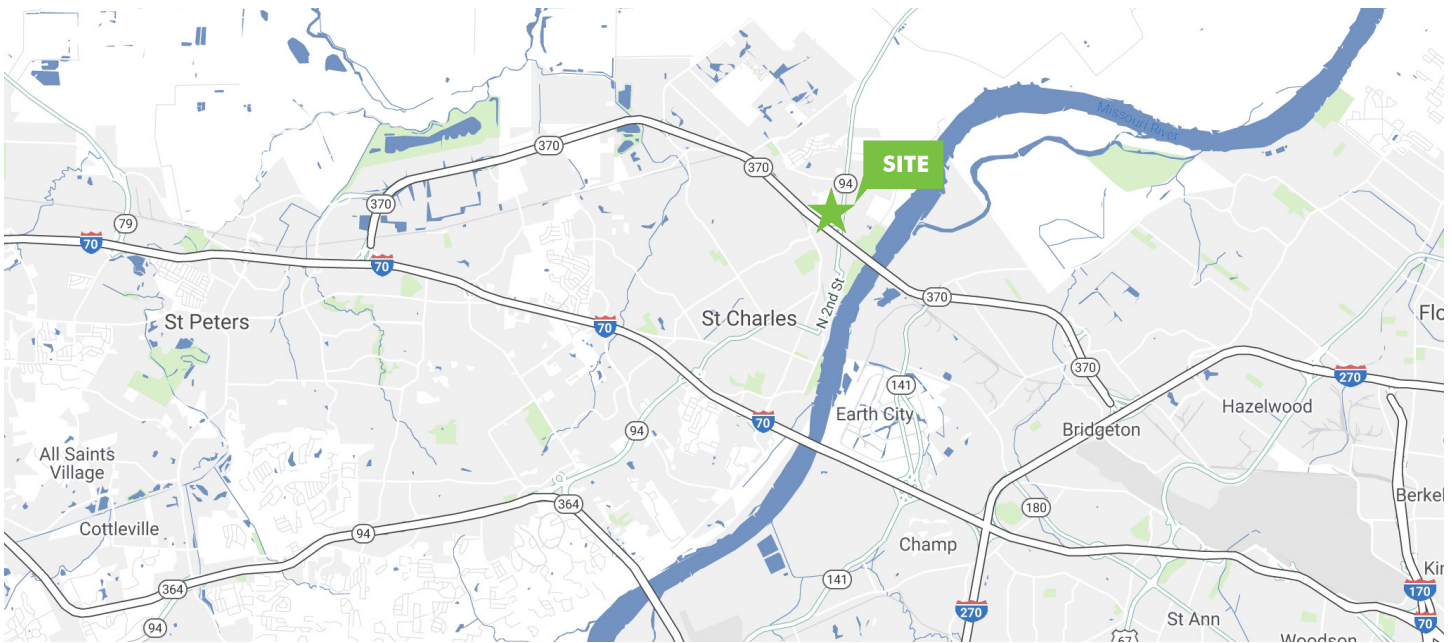
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LOCATION MAP



PROPERTY DEMOGRAPHICS

Demographics	1 Mile	3 Mile	5 Mile
2018 Est. Population	4,520	40,458	87,169
2018 Avg. Household Income	\$70,667	\$75,906	77,609
2018 Avg. Home Value	\$190,379	\$201,041	\$200,890



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