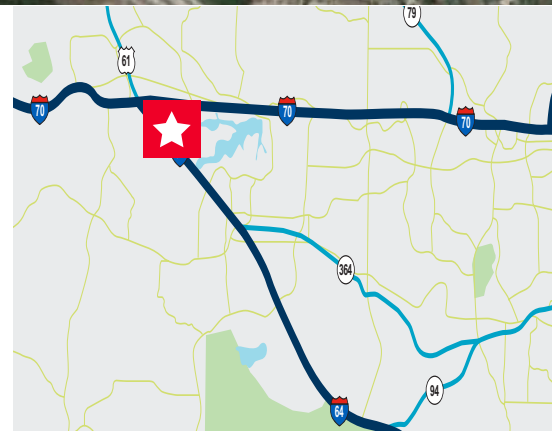


Corporate Parkway, Wentzville, Missouri 63385

Property Highlights

- Located at the apex of the “Golden Triangle” at I-70/I-64 Junction
- Zoned Planned Development/Mixed Use (PD-MXD) in City of Wentzville
- Ideal for wide variety of commercial uses, educational, medical, day care, hotel, restaurants and other services
- Offers prominent visibility from I-64
- Predominately level with utilities to site
- 2017 Real Estate Taxes: \$31.68 (based on current agricultural use)
- Additional adjacent land also available - call broker for details
- **Sale Price: \$693,148.50 (\$4.75/SF)**



Keith Schneider

Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

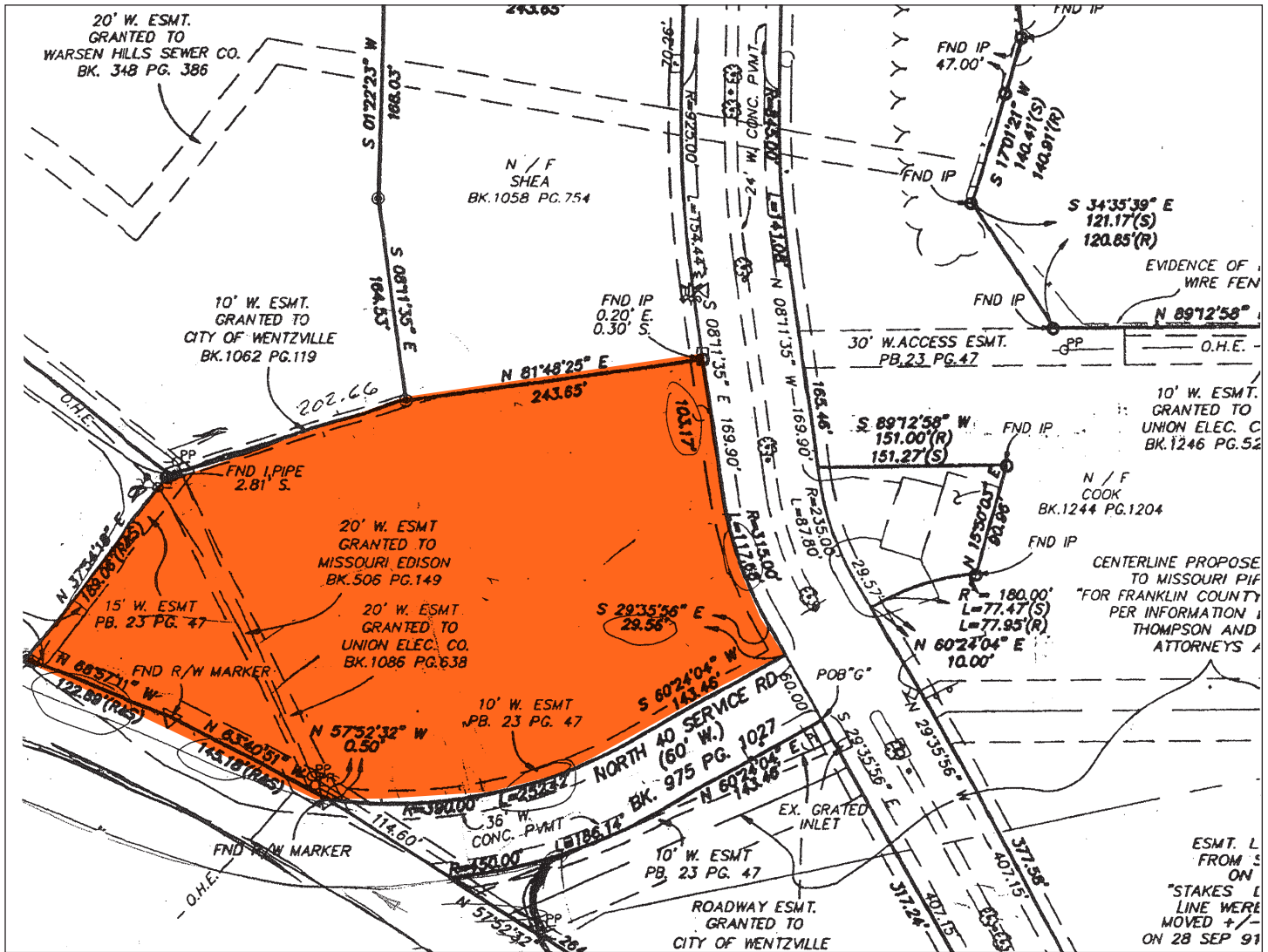
Joe Schneider

Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com



Survey



Keith Schneider
 Senior Vice President
 +1 314 520 2747
 keith.schneider@cushwake.com

Joe Schneider
 Associate
 +1 636 578 6069
 joe.schneider@cushwake.com

1511 Wall Street, Suite 200
 St. Charles, MO 63303
 main +1 636 949 9797
 fax +1 636 949 8955
 cushmanwakefield.com

Demographic & Income Summary

	1 mile	3 miles
2016 Summary		
Population	3,957	31,739
Households	1,573	11,598
Families	1,099	8,746
Average Household Size	2.52	2.73
Owner Occupied Housing Units	1,174	9,451
Renter Occupied Housing Units	399	2,147
Median Age	36.1	36.2
Median Household Income	\$65,277	\$70,412
Average Household Income	\$90,128	\$94,817

2016 Households by Income	1 mile		3 miles	
	Number	Percent	Number	Percent
<\$15,000	109	6.9%	662	5.7%
\$15,000 - \$24,999	53	3.4%	552	4.8%
\$25,000 - \$34,999	139	8.8%	828	7.1%
\$35,000 - \$49,999	299	19.0%	1,767	15.2%
\$50,000 - \$74,999	269	17.1%	2,297	19.8%
\$75,000 - \$99,999	158	10.0%	1,371	11.8%
\$100,000 - \$149,999	330	21.0%	2,263	19.5%
\$150,000 - \$199,999	111	7.1%	993	8.6%
\$200,000+	105	6.7%	865	7.5%
Median Household Income	\$65,277		\$70,412	
Average Household Income	\$90,128		\$94,817	
Per Capita Income	\$35,152		\$34,672	

Keith Schneider
Senior Vice President
+1 314 520 2747
keith.schneider@cushwake.com

Joe Schneider
Associate
+1 636 578 6069
joe.schneider@cushwake.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
main +1 636 949 9797
fax +1 636 949 8955
cushmanwakefield.com