



Commercial / Multi-Family Land

- 10.31 Acres (additional land available)
- Located in the City of Wentzville (63385)
- Wentzville (Fastest growing municipality State of Missouri)
- Zoned C-3
- All public utilities located on/at site
- Quick & easy access to/from major highways
- Last parcel of land located within “The Golden Triangle”
- Highly visible site fronting both Highway 70 & Highway 40/64
- Very unique site
- Currently under development:
 - All trees/vegetation cleared from site & MODOT R.O.W.
 - Storm water pipe installed
 - Site being filled and graded
 - Pad ready site to be delivered
- Excellent site for:
 - Heavy equipment dealer/sales/service
 - Car dealership / Truck / RV / Boat Sales
 - Showroom
 - Multi-family
 - Office



Asking Price—\$3,000,000

Leahy Properties, LLC
Harry Daw
Sammye Leahy
314.833.8335
hdaw@leahypropertiesllc.com
sleahy@leahypropertiesllc.com
www.leahypropertiesllc.com