



**Commercial Land**

- .82 Acre site
- PD-MXD Zoning allowing for multiple uses
- Direct frontage along Highway 70 (high visibility)
- Heavy traffic counts
- Flat topography-easy to develop
- All public utilities located at/on site
- Quick & easy access to/from major highways
- Located in the City of Wentzville (63385)
- Wentzville (Fastest growing municipality State of Missouri)
- **Excellent site for:**
  - Medical**
  - Dental**
  - Professional Office**
  - Veterinarian**
  - Retail**

**Asking Price—\$225,000**



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