#### FOR SALE

## 1.17 to 37.92 Acres Commercial



# Corporate Parkway, Wentzville, Missouri 63385 Property Highlights

- Located at the apex of the "Golden Triangle" at I-70/I-64 Junction
- Ideal for wide variety of commercial uses, educational, medical, senior housing, hotel, restaurants and other services
- Several tracts available; offering visibility from I-70 and I-64
- Predominately level with streets/utilities to sites
- Immediate Highway Access:
  - I-70: Route A/I-70 Interchange
  - I-64: Prospect Road/I-64 Interchange

Tract	Size	<b>Asking Price</b>	Zoning
А	5.92 Acres	\$3.50/SF	Planned Development/Mixed Use (PD-MXD)
В	22.22 Acres	\$2.95/SF	Planned Development/Mixed Use (PD-MXD)
С	3.20 Acres	\$4.75/SF	C-3 Highway Commercial
D	5.41 Acres	\$3.50/SF	Planned Development/Mixed Use (PD-MXD)
Е	1.17 Acres	\$3.50/SF	Planned Development/Mixed Use (PD-MXD)

Owner will consider dividing; call for pricing

79 370

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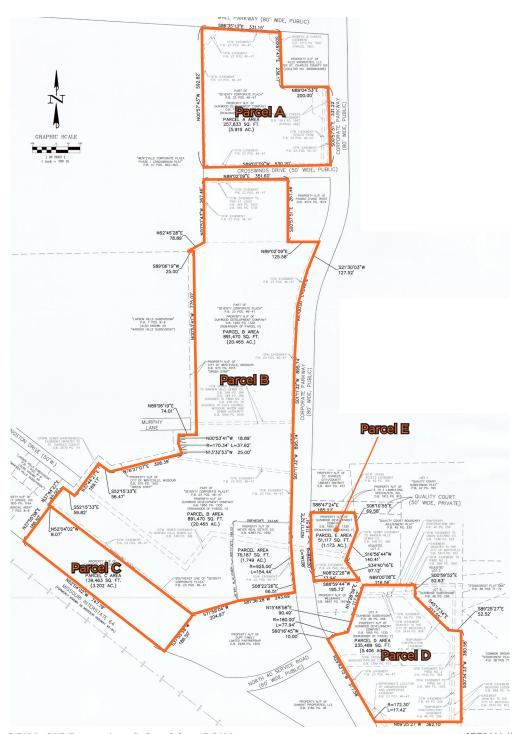
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### Survey



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