

8

000

Wentzville, MO 63385

🔁 Central Bank

Asking Price:

\$550,000

CONTACT US

Chad Burkemper, SIOR Executive Vice President +1 314 584 6279 chad.burkemper@colliers.com

Colliers

101 South Hanley Road Suite 1400 St. Louis, MO 63105 +1 314 863 4447 colliers.com/stlouis

2.1 Acres For Sale and Ready For Development in Wentzville

Colliers

Highlights

2.1 Acres

CARWAS

WENTZVILLE PKWY - 24.699 VPD

- 2.1-acre pad ready site
- · Access road and detention in place
- Located near the signalized intersection of Wentzville Pkwy and Great Oaks Blvd
- Zoned C2: General Commercial (City of Wentzville Zoning Map)
- 2023 Property Taxes: \$11.56
- In close proximity to numerous restaurants and retail centers
- Directly across from the City of Wentzville's New Rec Center
- Easy highway access to I-70 and Hwy 61



LOT DETAILS

- 1.28 usable acres
- Conceptual plan for 8,500 SF building
- Access road and detention in place
- Predominately level site with utilities

POTENTIAL USES



HIGHWAY ACCESS



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,312	42,291	65,043
Households	2,966	14,738	22,936
Avg HH Income	\$122,045	\$130,291	\$132,254
Businesses	422	1,023	1,393
Employees	5,596	13,404	20,822

WORKFORCE SUMMARY

61.	2%
White	Collar

24.2% Blue Collar

14.7% 3.0% Services

Unemployment Rate



CONTACT US

Chad Burkemper, SIOR

Executive Vice President +1 314 584 6279 chad.burkemper@colliers.com Colliers 101 South Hanley Road Suite 1400 St. Louis, MO 63105 +1 314 863 4447 colliers.com/stlouis



This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.