

- SSM HEALTH ST. JOSEPH / MEDICAL OFFICES  
1,308 employees
- HEARTLAND PARK
- WENTZVILLE HOIT HIGH SCHOOL  
1,748 students
- WENTZVILLE MIDDLE SCHOOL  
1,014 students
- WENTZVILLE CITY HALL & LAW ENFORCEMENT COMPLEX
- NORTH POINT HIGH SCHOOL  
NEW SUBDIVISION

NORTH POINT HIGH SCHOOL  
SLATED TO OPEN IN 2021

STONEMOOR  
255 LOTS

VILLAS AT STONEMOOR  
90 LOTS

David Hoekel Pkwy.

W. Meyer Rd.

WOODLANDS AT BEAR CREEK  
217 LOTS

CRYSTAL CREEK  
223 LOTS

HERITAGE POINTE  
356 LOTS

STONE RIDGE CANYON  
387 LOTS

21,505 (2019)

16,597 (2019)

52,884 (2019)

NEW FULL ACCESS INTERCHANGE  
OPENING FALL 2021

HUNTSDALE  
215 LOTS

Target

LOWE'S

sam's club

Walmart

KOHL'S

ROSS  
SHIRTS FOR LESS

ULTA

HomeGoods

FIVE BELOW

59,478 (2019)

INTERCHANGE ENHANCEMENTS

Wentzville Plaza  
22,401 (2019)

Dierbergs

PETSMART

Michaels

DICK'S

Home Depot

Schnuck's

Five Star

83,433 (2019)

Rural King

21,062 (2019)

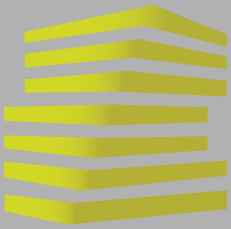
SITE

Interstate Dr.

D&B TRAILERS

# 1023 SOUTH POINTE PRAIRIE ROAD

82.21 ACRES AT NEW INTERCHANGE OF I-70 AND DAVID HOEKEL PARKWAY IN WENTZVILLE, MO.



# 1023 SOUTH POINTE PRAIRIE ROAD

## MARKET OVERVIEW

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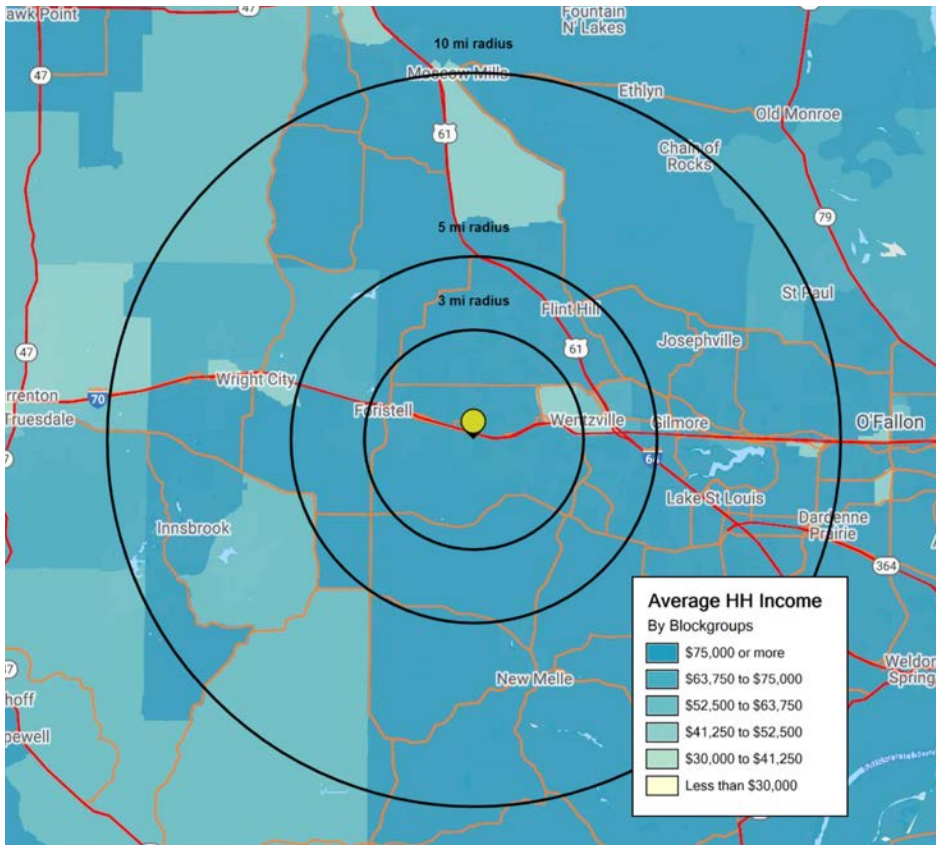
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Situated at the intersection of I-70 and I-64/MO-61, Wentzville is a western St. Louis suburb and is known as the "Crossroads of the Nation." As the home of the county fairgrounds, Wentzville hosts the annual St. Charles County Fair, the St. Louis Renaissance Faire, and Wentzville Days Fair and Music Festival.

The city's largest employer is General Motors which operates an assembly plant employing 4,561 workers building both full-size vans and mid-size pick up trucks. General Motors officials are planning a \$1 billion expansion project at the company's Wentzville assembly plant. Other major employers include the Wentzville R-IV School District, Etrailer Corp. and SSM St. Joseph Health Center. Wentzville is home to Missouri's fastest growing School District, averaging well over 500 new students each year. The district currently has over 16,000 students, K-12 with 12 elementary schools, 3 middle schools, and 3 high schools.

Wentzville has and continues to embrace growth, with substantial investment in public infrastructure, including roads, utilities and parks, which has spawned and supported consistent and significant residential and commercial growth. Examples of the growth and strength of this community are the newly completed, state of the art City Hall and separate Law Enforcement Center, located immediately adjacent to the mixed-use project, which were completed by the City without incurring any debt.

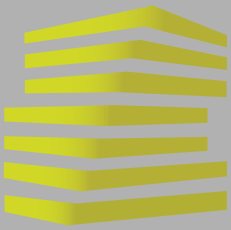


### 2020 DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVG HH INCOME	3 MILES	5 MILES	10 MILES
				23,989	50,105	133,132
				8,484	17,585	49,154
				\$98,849	\$95,116	\$100,433



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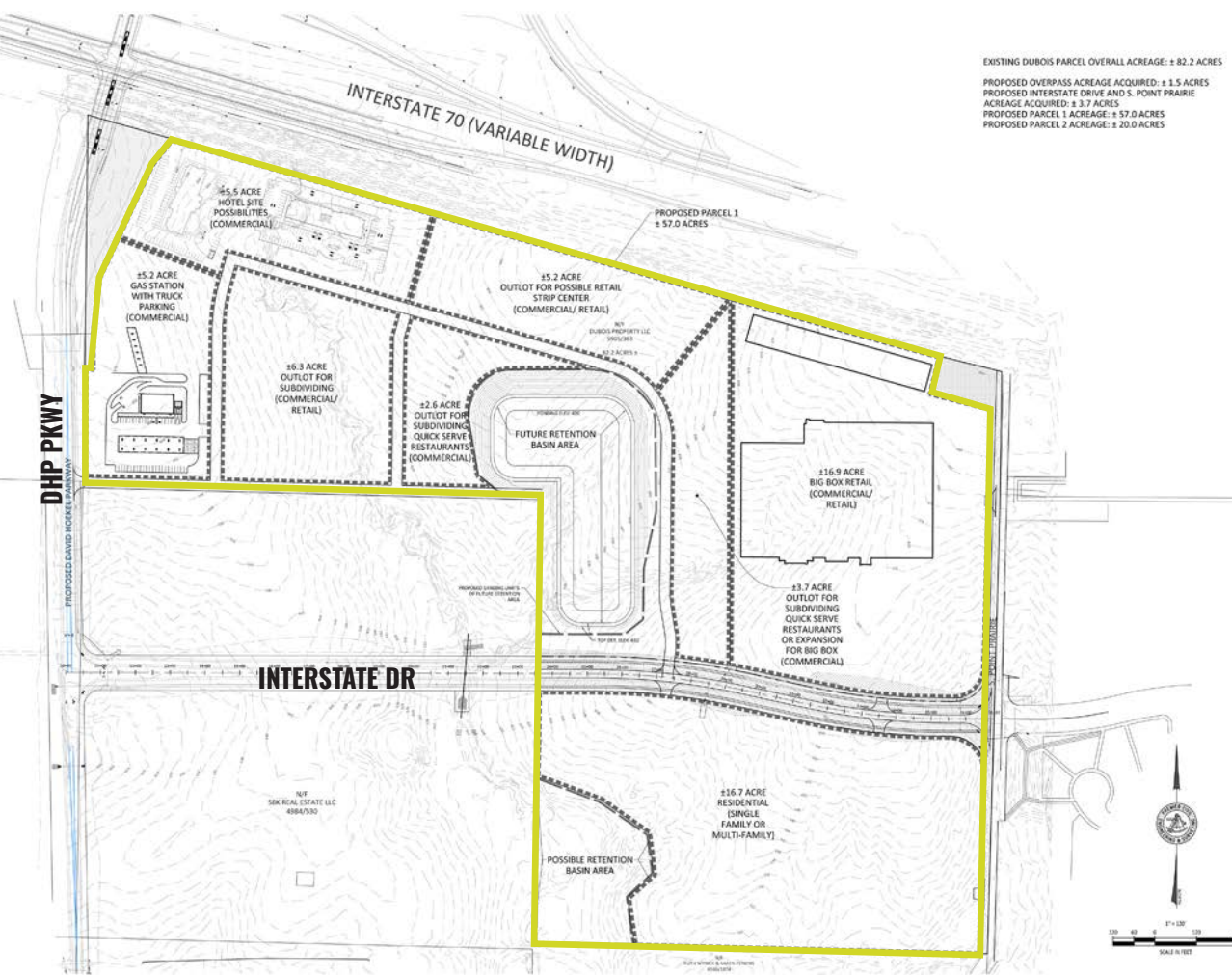
# 1023 SOUTH POINTE PRAIRIE ROAD

## SURVEY + DETAILS

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- 82.21 ACRES FOR SALE (DIVISIBLE)
- NEW I-70 AND DAVID HOEKEL PARKWAY INTERCHANGE UNDER CONSTRUCTION
- AREA IDENTIFIED AS COMMERCIAL IN A CITY'S FUTURE LAND USE PLAN
- EXCELLENT VISIBILITY WITH OVER 2,300 SF OF FRONTAGE ON I-70
- FULL ACCESS TO DAVID HOEKEL PARKWAY AND INTERSTATE DRIVE

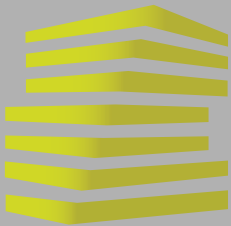


DHP PKWY APPROACH FOR NEW I-70 BRIDGE



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# 1023 SOUTH POINTE PRAIRIE ROAD

## ZOOM AERIAL

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**NEW I-70 INTERCHANGE  
OPENING FALL 2021**

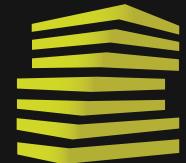
David Hoekel Pkwy

**SITE**



59,478 (2019)

Interstate Dr.



**LOCATION.**  
commercial real estate



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