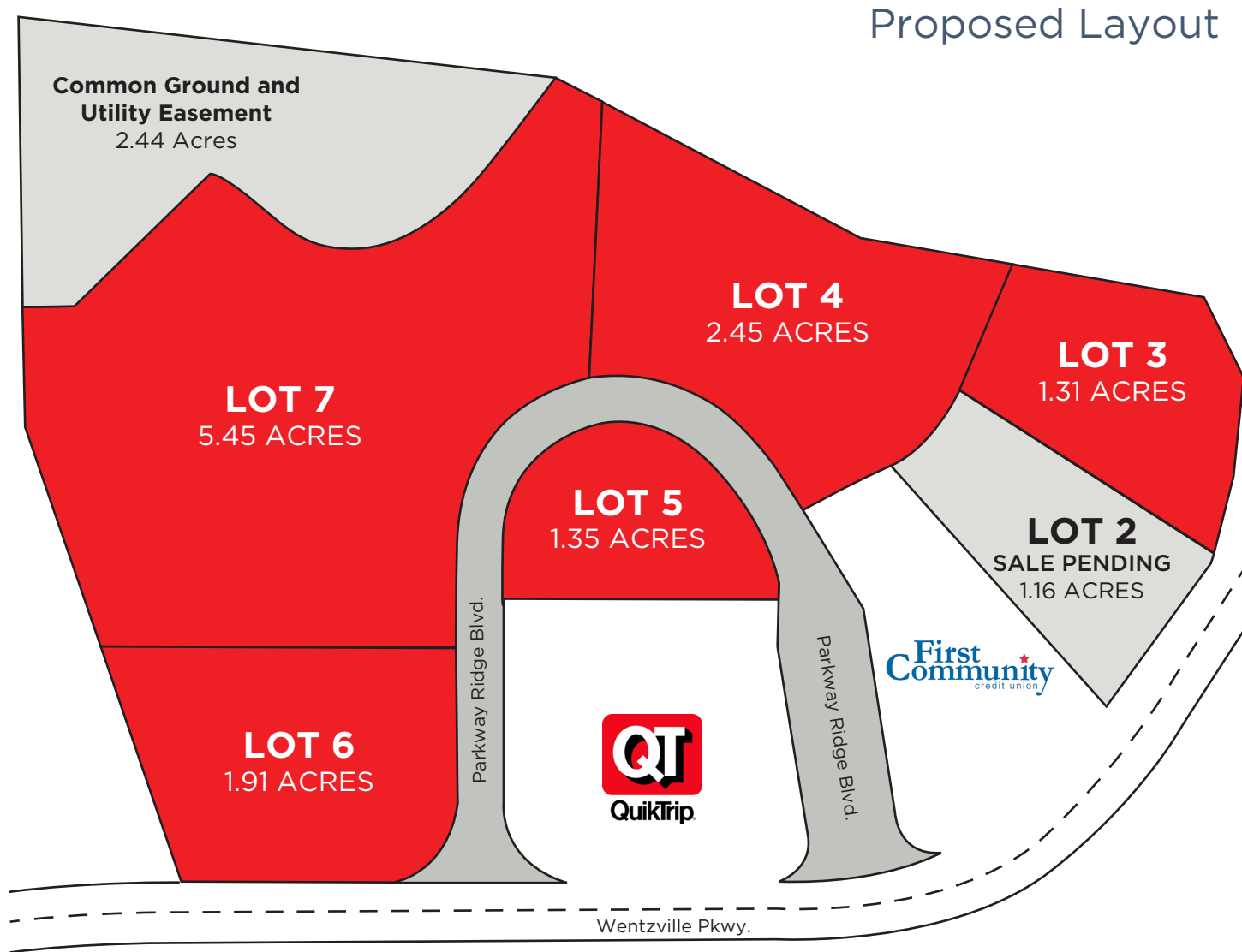


# WENTZVILLE PKWY.



Proposed Layout

# FOR SALE/LEASE/BTS

16.07 AC AVAILABLE

**SANSONE**  
group



NWQ WENTZVILLE PKWY & HWY 61 • Wentzville, MO 63385

## Property Highlights

- Prime development land with fully developed lots
- Frontage along Hwy 40/61 and Wentzville Pkwy
- Zoned: C-3 Highway Commercial
- Great site for restaurant, hotel, theater, retail and mixed use development
- Easy access to Hwy 40/61 and I-70
- Traffic Counts:  
23,581 VPD on Wentzville Pkwy.  
53,773 VPD on Hwy 61

## Area Demographics

	Population	Households	Average HHI
<b>1</b> mile	7,443	2,701	\$84,560
<b>3</b> miles	35,753	12,209	\$101,886
<b>5</b> miles	60,202	20,968	\$108,106

For more information, contact:

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The information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. It is subject to change without notice. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.

