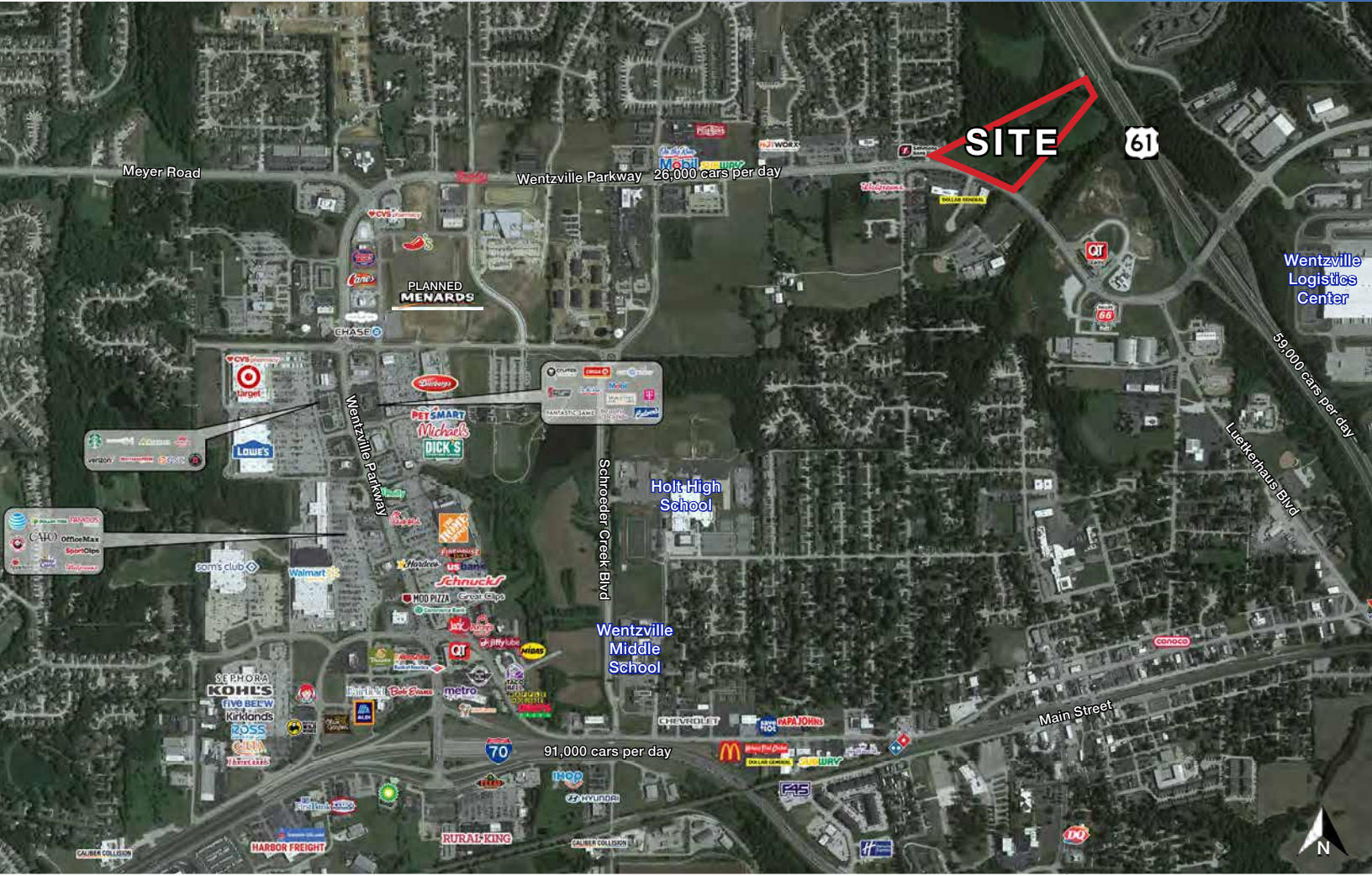




PRIME DEVELOPMENT LAND

Wentzville Parkway & Highway 61, Wentzville, MO



.5 TO 10 ACRES AVAILABLE

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	8,987	36,125	67,572
Avg. Household Income	\$99,928	\$125,867	\$137,161
Median HH Income	\$91,321	\$105,550	\$111,065

 [CLICK HERE TO VIEW MORE BLOCK & COMPANY LISTINGS](#)

- New 10+ acre coming to the last large undeveloped tract along Wentzville Parkway
- Planned connection of Highway 61 Outer Rd. & Wentzville Pkwy
- Excellent frontage to Wentzville Parkway
- Immediate proximity to Highway 61 and I-70
- Wentzville is the fastest growing city in Missouri with 43% population growth over the last 8 years
- [Click Here to view Drone Photos](#)
- [Click Here to view 360° Property Tour](#)

For More Information Contact: **Co-Brokers**
 DAVID M. BLOCK | 816.412.7400 | dblock@blockandco.com
 Block & Company, Inc. Realtors



For More Information Contact: **Co-Brokers**
 EDDIE CHERRY | 314.647.6611 x 113 | eddie@manorrealestate.com
 Manor Real Estate

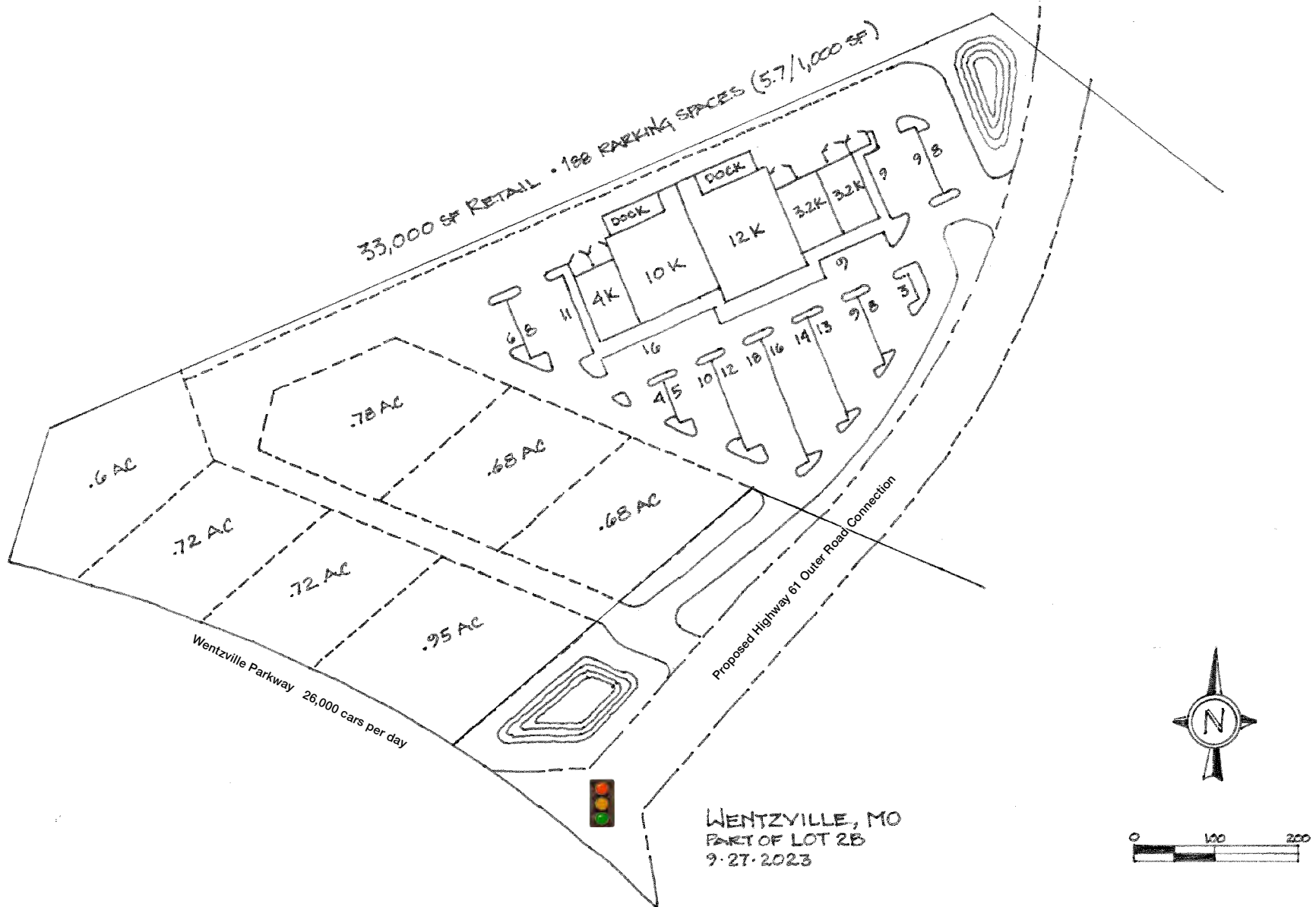




PRIME DEVELOPMENT LAND

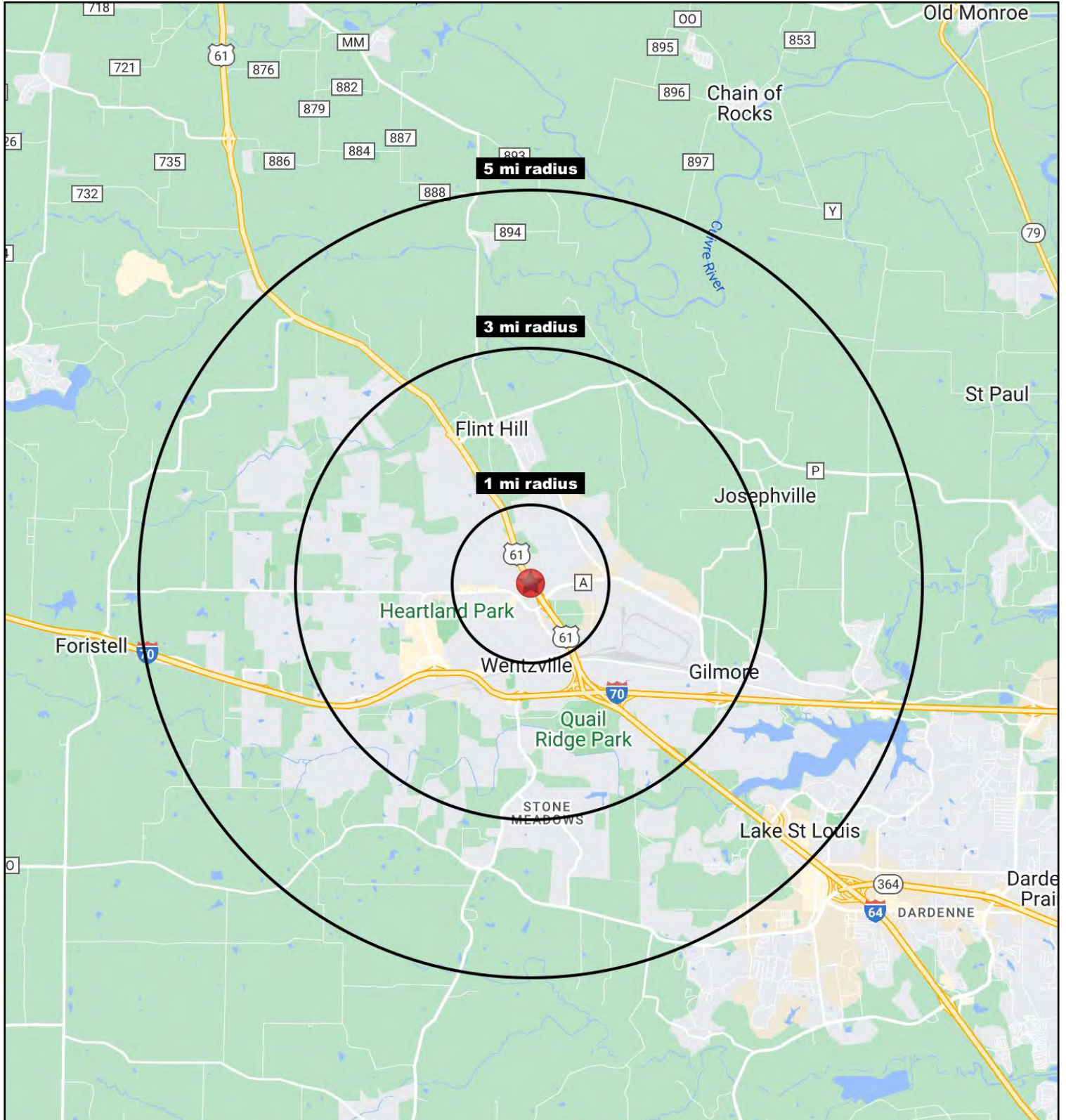
Wentzville Parkway & Highway 61, Wentzville, MO

CONCEPTUAL PLAN



PRIME DEVELOPMENT LAND

Wentzville Parkway & Highway 61, Wentzville, MO





PRIME DEVELOPMENT LAND

Wentzville Parkway & Highway 61, Wentzville, MO

Wentzville Parkway & Highway 61 Wentzville, MO 63385	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,987	36,125	67,572
2028 Projected Population	9,308	38,156	71,413
2020 Census Population	8,674	35,028	65,510
2010 Census Population	6,078	24,489	47,656
Projected Annual Growth 2023 to 2028	0.7%	1.1%	1.1%
Historical Annual Growth 2010 to 2023	3.7%	3.7%	3.2%
2023 Median Age	33.4	35.1	37.0
Households			
2023 Estimated Households	3,240	12,476	24,214
2028 Projected Households	3,432	13,498	26,188
2020 Census Households	3,092	11,954	23,197
2010 Census Households	2,171	8,469	16,793
Projected Annual Growth 2023 to 2028	1.2%	1.6%	1.6%
Historical Annual Growth 2010 to 2023	3.8%	3.6%	3.4%
Race and Ethnicity			
2023 Estimated White	84.1%	86.6%	87.9%
2023 Estimated Black or African American	9.3%	6.5%	5.6%
2023 Estimated Asian or Pacific Islander	1.6%	2.3%	2.0%
2023 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%
2023 Estimated Other Races	4.8%	4.5%	4.3%
2023 Estimated Hispanic	3.7%	3.1%	3.1%
Income			
2023 Estimated Average Household Income	\$99,928	\$125,867	\$137,161
2023 Estimated Median Household Income	\$91,321	\$105,550	\$111,065
2023 Estimated Per Capita Income	\$36,079	\$43,547	\$49,199
Education (Age 25+)			
2023 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.3%	1.5%
2023 Estimated Some High School (Grade Level 9 to 11)	4.3%	3.8%	3.4%
2023 Estimated High School Graduate	23.9%	21.2%	21.4%
2023 Estimated Some College	25.0%	23.1%	21.7%
2023 Estimated Associates Degree Only	13.2%	11.3%	10.6%
2023 Estimated Bachelors Degree Only	23.1%	26.6%	27.6%
2023 Estimated Graduate Degree	9.2%	12.7%	13.9%
Business			
2023 Estimated Total Businesses	297	1,208	1,887
2023 Estimated Total Employees	3,634	12,520	19,604
2023 Estimated Employee Population per Business	12.2	10.4	10.4
2023 Estimated Residential Population per Business	30.3	29.9	35.8

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