

NEW WENTZVILLE DEVELOPMENT



WENTZVILLE PARKWAY

26,000 V.P.D.

SCAN HERE!



EDDIE CHERRY, COIM

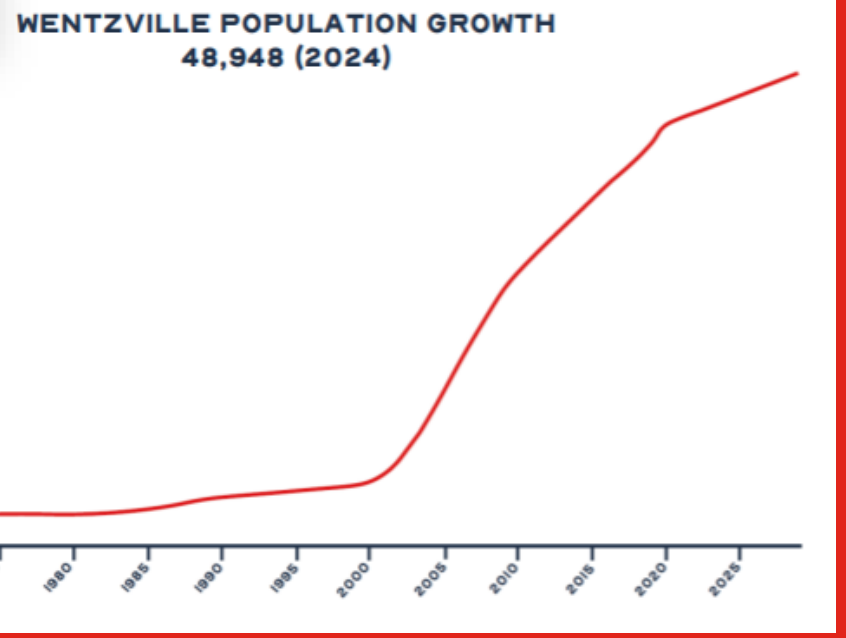
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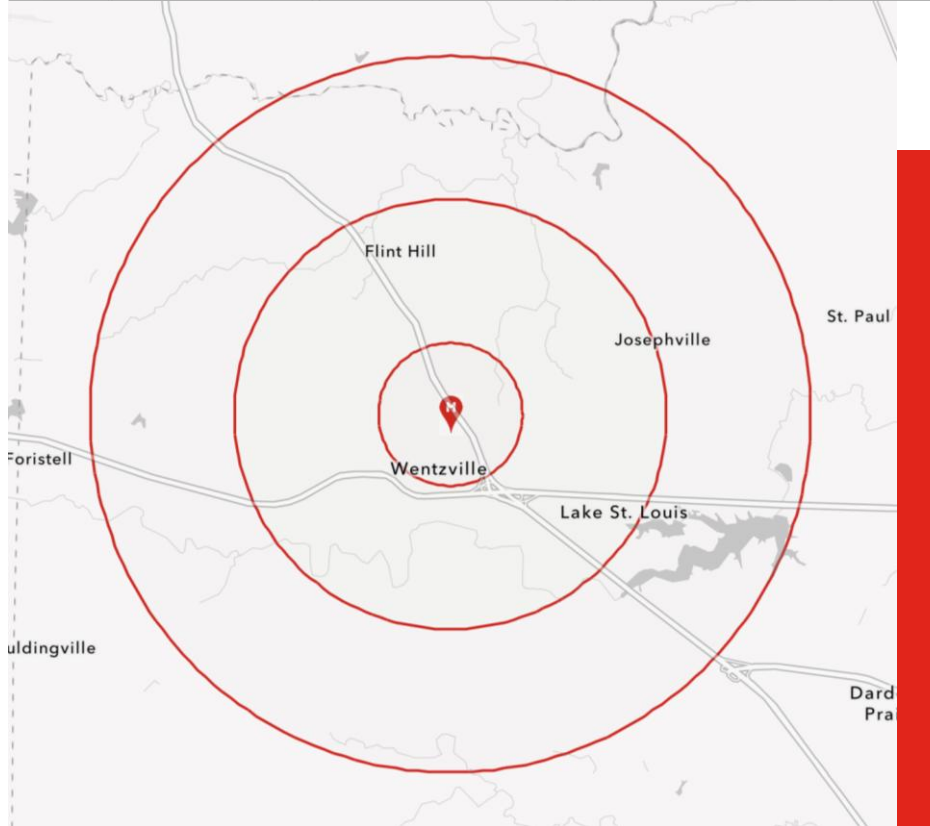
WENTZVILLE PARKWAY & WILL RON DR.
ST. LOUIS, MO 63139
CALL BROKER FOR PRICING

PROPERTY INFORMATION



- NEW DEVELOPMENT COMING TO WENTZVILLE IN 2025!
- 10+ ACRES AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT
- EXCELLENT FRONTAGE TO WENTZVILLE PARKWAY WITH 26,000+ VPD
- PLANNED CONNECTION OF HIGHWAY 61 OUTER RD. & WENTZVILLE PKWY.
- WENTZVILLE IS MISSOURI'S FASTEST GROWING CITY, WITH OVER 48,948 IN POPULATION (24')
- JOIN GENERAL MOTORS' \$2.0B CAMPUS (4,500 EMPLOYEES) AND MERCY'S NEW \$650M HOSPITAL (UNDER-CONSTRUCTION)

DEMOGRAPHICS		1 MILE	3 MILES	5 MILES
POPULATION		7,568	42,217	71,958
HOUSEHOLDS		3,101	15,042	25,417
AVERAGE HH INCOME		\$104,157	\$129,031	\$136,003



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SITE PLAN



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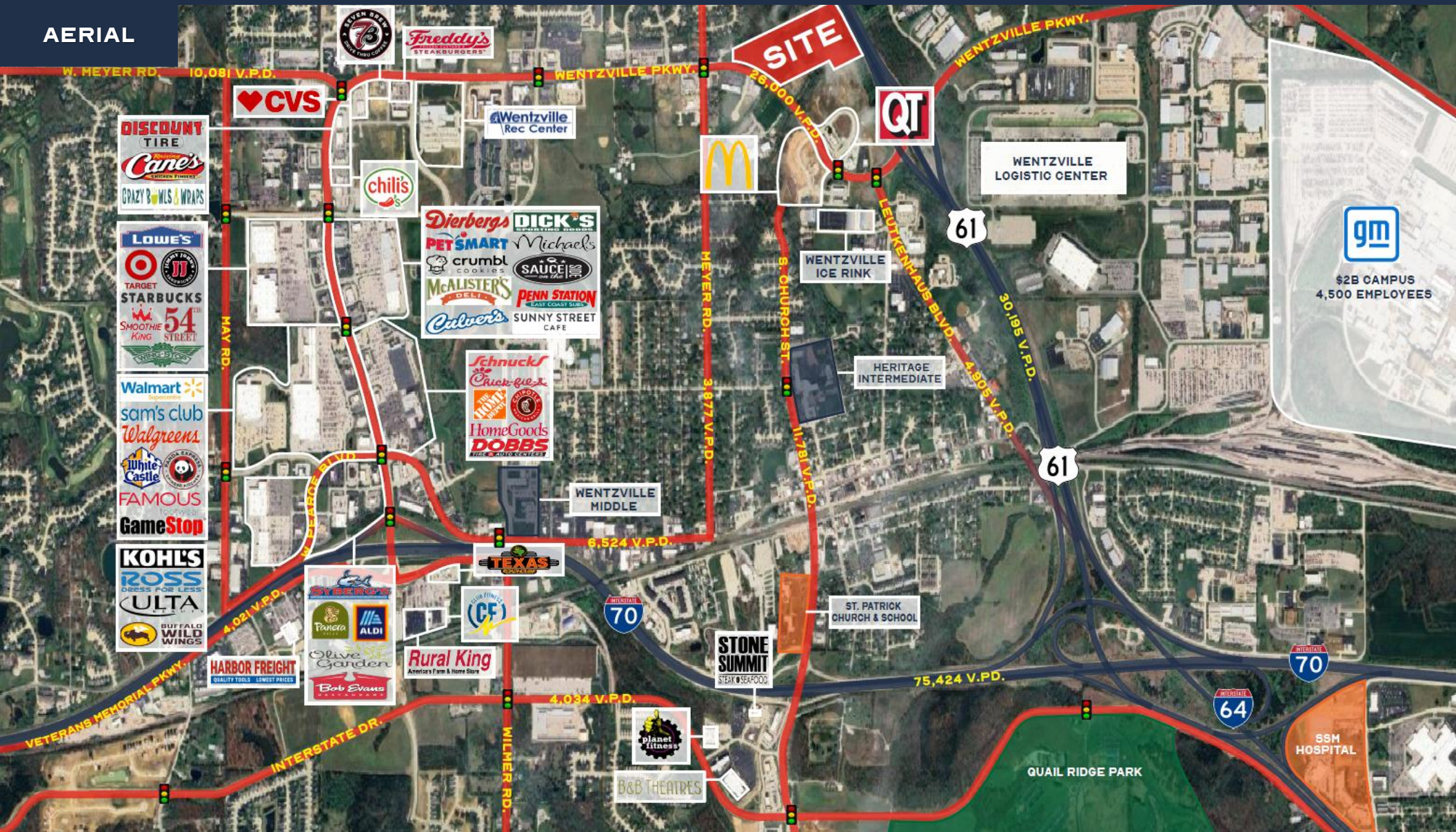
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AERIAL



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