

1015 Meyer Road Wentzville, MO 63385

DESCRIPTION: Approximate 3.25 acre parcel located less than 500' from the intersection of Wentzville Parkway and Meyer Road in fast growing Wentzville, MO. This property is well positioned to provide services to the existing Wentzville population via Meyer Road, which connects to the south with Main Street. It also is well positioned to accommodate future growth in the area due to its close proximity to Wentzville Parkway (less than 500'), Hwy. 61 and I-70.

LOCATION: 1015 Meyer Road Wentzville, MO.

SIZE: Approximately 3.25 acres with approximately 220' of frontage on Meyer Road. The Property can be subdivided.

ZONING: This Property is currently unzoned in St. Charles County, MO. However, the properties surrounding this Property are zoned C3 Highway Commercial including the recent approval of a Walgreens on the parcel immediately to the north.

PRICE: \$8 per square foot (\$ 1,132,560).

Call for build-to-suit options

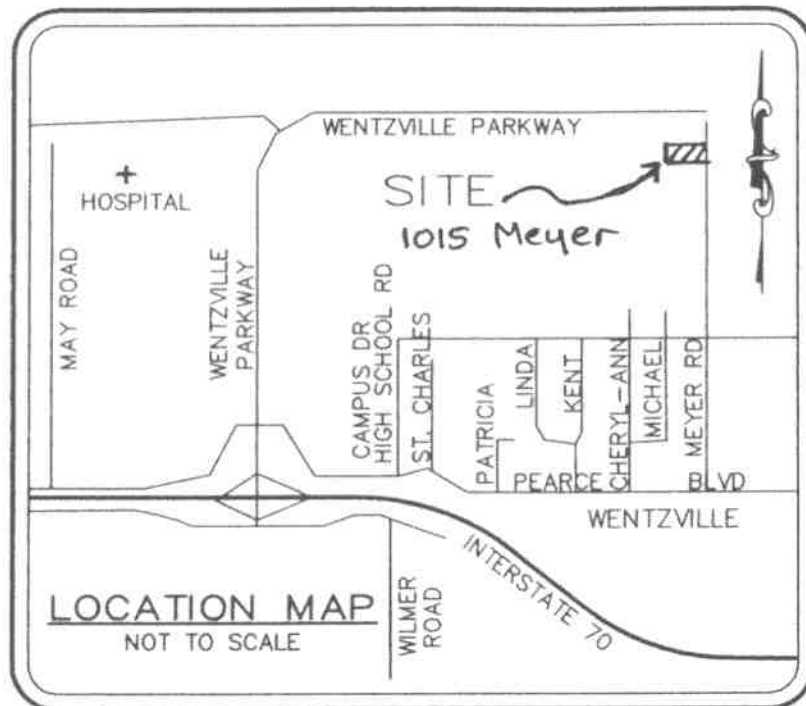
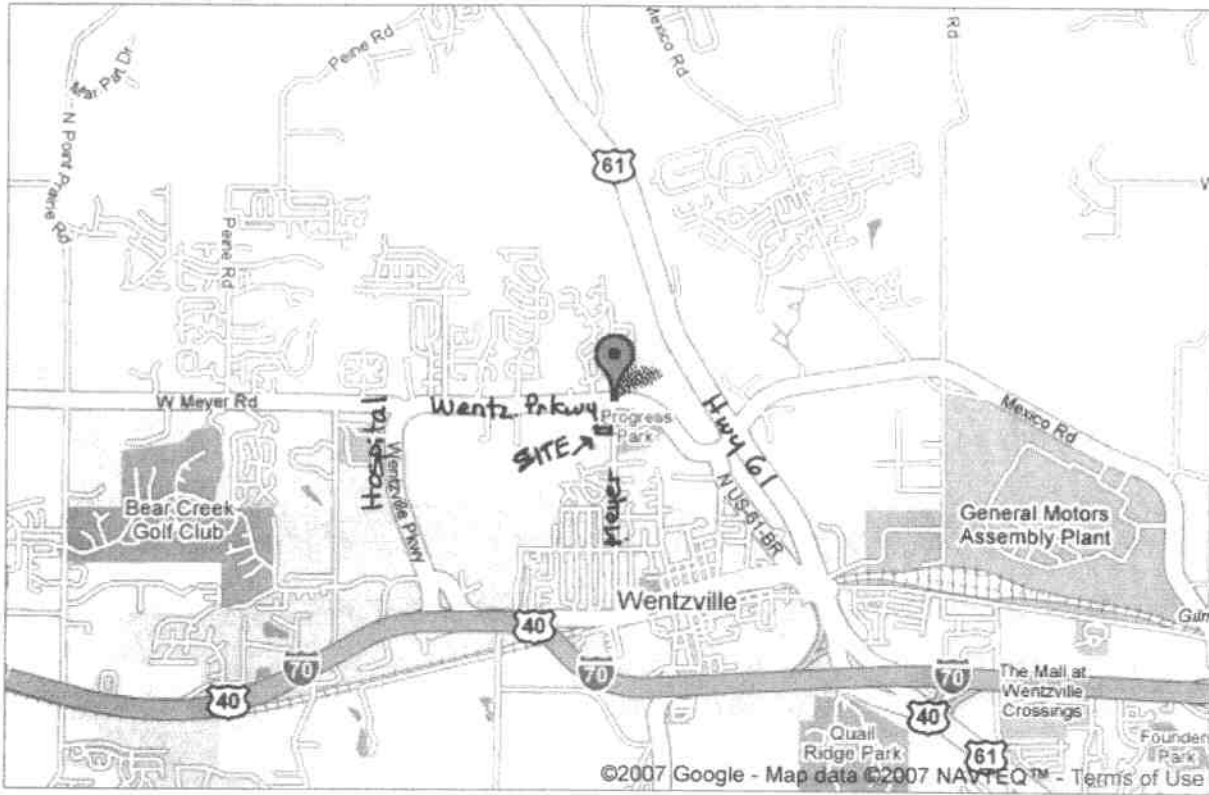
FEATURES:

- High growth area.
- Full access to Meyer Road and signal at Wentzville Parkway and Meyer Road.
- Property just down from Progress Park.
- Excellent presence on Meyer Road with approximately 220 feet of frontage.
- Property can be subdivided.
- Build to suit and development services are available.
- In the middle of new construction including recently approved Walgreens on contiguous property to the north.

CONTACT: Rowdy R. Montgomery, Exclusive Marketing Agent
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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. Furthermore, this information may change without notice. Owner and Broker make no representations as to the environmental or other condition of the property and recommend purchaser's or tenant's independent investigation.

Meyer Rd & Wentzville Pky
Wentzville, MO 63385



WENTZVILLE PRKWY.

Hwy 61
→
≈ 1/2 mile

Commercial

681.36' (SURVEY)
675.31' (2836/1722)

C3 Hwy. Commercial
(WALGREENS)

PROPERTY N/F
JOSEPH AND ROSEMARY ALLEN
PARCEL I.D.#: 4-0013-S024-00-4

Commercial

MEYER RD.

219.48'
S00°52'53"E

33.25AC

PROPERTY N/F
HELEN G. MUTERT REVOCABLE TRUST
2836/1727

PROPERTY

1015 Meyer

N87°22'07"E 650.30'

C3 Hwy Commercial

5W PERMANENT ROAD AND DRAINAGE EASEMENT
GRANTED TO THE CITY OF WENTZVILLE, MO
BY BOOK 1229 PAGE 89 (PART 6)

1899.83' (2836/1722)

BEARING
N51°10'58"E
N70°04'25"E
N75°54'54"E

3' BUILDING LINE

3"E 587.82'

PROGRESS
PARIC

1" = 100'