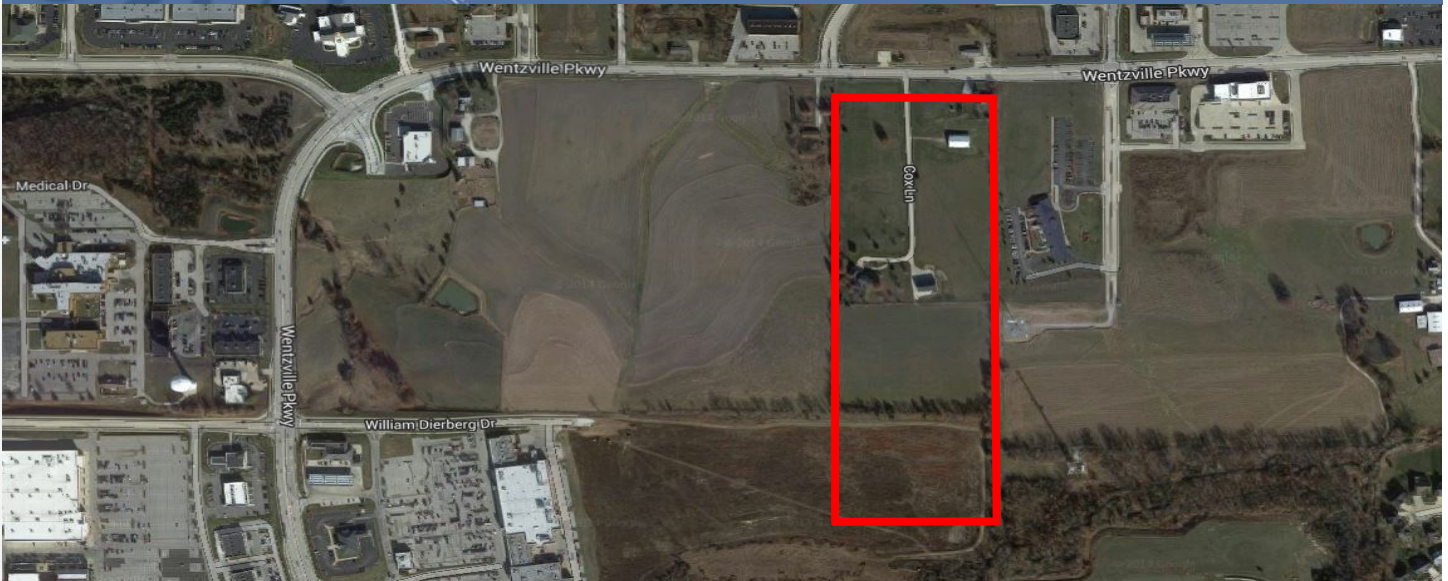




Dutchman Real Estate | Real Estate Success

**FOR SALE**  
**COMMERCIAL SITE**  
**Wentzville, Missouri**

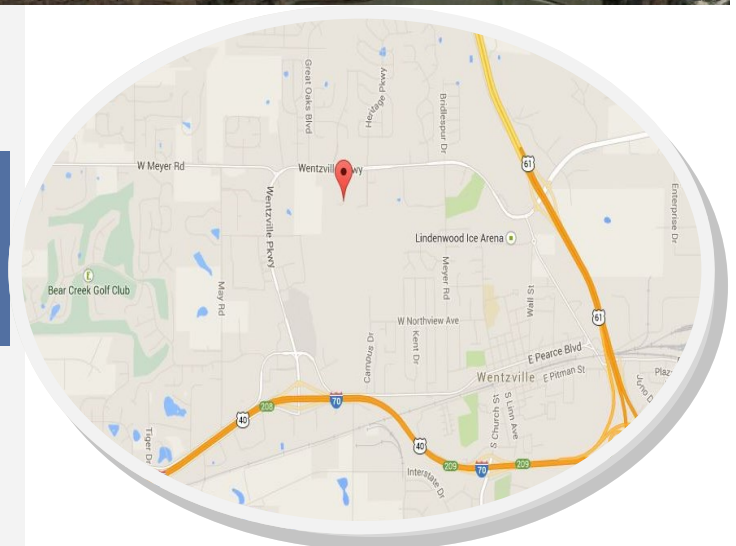


## #2 & #10 Cox Lane Wentzville, MO 63385

- 20± Acres PRIME development land
- Excellent opportunity for mixed-used development
- All utilities available
- High traffic location in fast-growing area
- Unincorporated St. Charles County

**3± Ac along Wentzville Parkway:**  
**FOR SALE: \$1,045,440 (\$8 psf)**

**Remaining 17± Acres:**  
**FOR SALE: \$3,702,600 (\$5 psf)**



*For More Information Contact:*

**Dee Bax**

**Cell: 314-267-2664**


**Dee@DutchmanRealty.com**


5055 Highway N Suite 215 Cottleville, MO 63304 | DutchmanRealty.com |



Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and buyer accepts the property in its "AS-IS" "WHERE-IS" condition with all faults.



 Property boundaries

 Proposed new roadways

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