

LAND FOR SALE
WENTZVILLE PARKWAY & CRYSTAL CREEK EXTENSION
 Wentzville, Missouri 63385



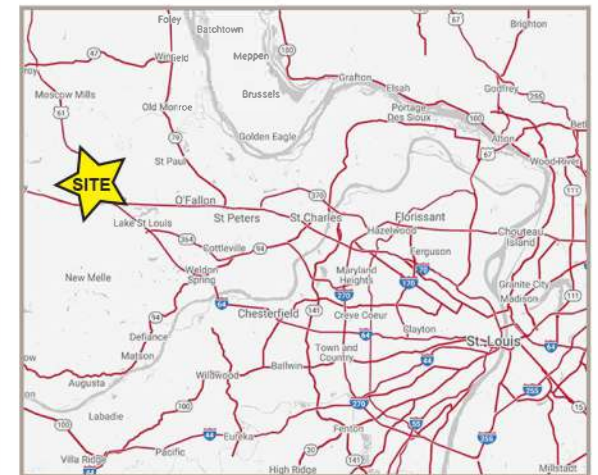
LAND AVAILABLE: 6.61 ACRES
SALE PRICE: \$7.00/SF

PROPERTY DETAILS

- Mixed-use potential
- Close to both Highway 61 and Interstate 70
- Next to proposed apartment complex and new Wentzville Recreation Center
- Near new Wentzville Bend Shopping Center
- New roads to benefit site
- Site potentially devisable

TRAFFIC COUNTS

Wentzville Parkway: 21,321 VPD



CONTACT US FOR MORE INFORMATION



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2020 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
	POPULATION	39,540	60,695
EMPLOYEES	14,560	18,063	27,878
MEDIAN HH INCOME	\$89,719	\$90,420	\$91,325

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