

FOR SALE
1944, 1950, 1970, & 1974 W Pearce Blvd
 Wentzville, MO 63385



LAND AVAILABLE: 5.86 +/- ACRES
SALE PRICE: \$1,200,000.00

PROPERTY DETAILS

- Apartments
- Home/Office
- Lustron Home
- Fully leased

COMMENTS

- Income Producing Property:(6)-1 Bedrooms; (5)-2 Bedrooms; (1)- Studio, Lustron Home, and Billboard Income
- Great interstate visibility and access. Approx 500 +/- Ft I-70 frontage
- Best Use: Indoor Storage, Office, Retail, Restaurant/Auto Sales
- City sewer/water on site
- 12" Water Main – City of Wentzville
- Zoned Apartments R-3B (8 units/acre)



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Wentzville, MO



POPULATION

45,452



MEDIAN HOME PRICE

\$361,877



MEDIAN INCOME

\$97,841



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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 its faults.

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Property Features:

- Great interstate visibility and access
- High growth area
- Flexible road plan
- Between Wentzville Pkwy and David Hoekel Pkwy

Potential Uses:

- Retail
- Restaurant
- Office
- Indoor Storage
- Apartments

Area Retailers Include:

Dierbergs, Schnucks, Sam's Club, Walmart, Dick's Sporting Goods, Home Depot, Lowe's, Ross Dress for Less, and many others

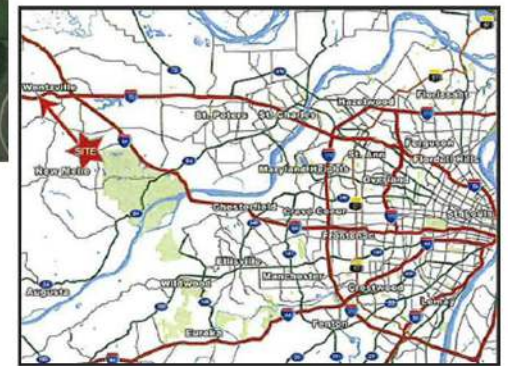
Land Available:

5.86+/- Acres

Sale Price:

\$1,200,000.00

2022 Demographics	1-Mi	3-Mi	5-Mi
Population	4,175	23.7K	52.7K
Median Income	\$103K	\$97.6K	\$98.4K
Employees	489	7,707	13.5K



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Outside - House/Office



Outside - House/Office



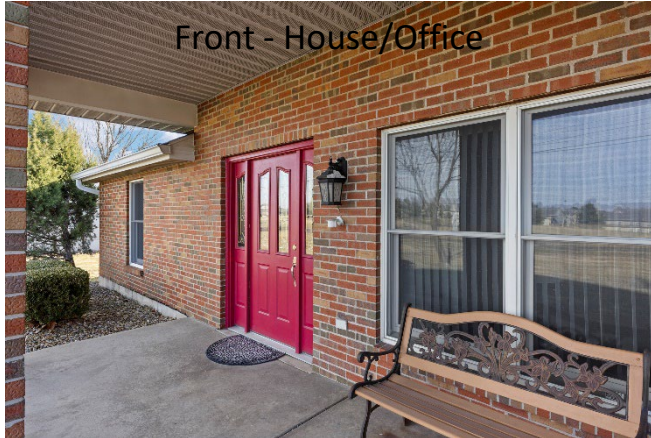
Outside - House/Office



Garage - House/Office



Front - House/Office



Back - House/Office



Living Room - House/Office



Living Room - House/Office



Kitchen - House/Office



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Kitchen - House/Office



Kitchen - House/Office



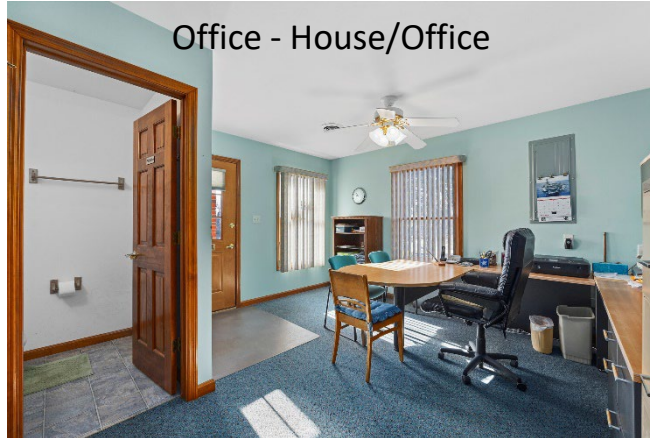
Laundry - House/Office



Office - House/Office



Office - House/Office



Office Bathroom - House/Office



Master Bedroom - House/Office



Bathroom - House/Office



2nd Bedroom - House/Office



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Outside - Apartments



Outside - Apartments



Aerial - Apartments



Living Room - 1 Bedroom Apartment



Living Room - 1 Bedroom Apartment



Kitchen - 1 Bedroom Apartment



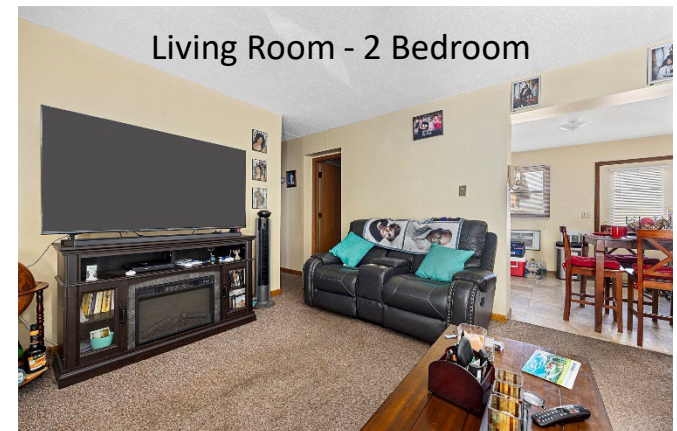
Bedroom - 1 Bedroom Apartment



Bathroom - 1 Bedroom Apartment

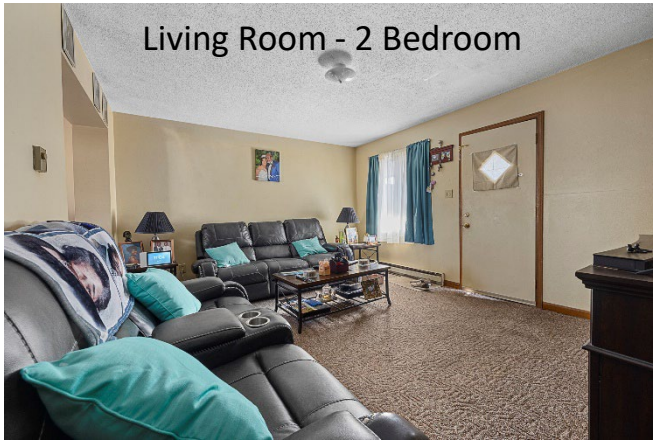


Living Room - 2 Bedroom



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Living Room - 2 Bedroom



Kitchen - 2 Bedroom Apartment



Bedroom - 2 Bedroom Apartment



Bedroom - 2 Bedroom Apartment



Bathroom 2 - Bedroom Apartment



1970F - Apartment - Studio



1970F - Apartment - Studio



1970F - Apartment - Studio



1970F - Apartment - Studio

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1970F – Apartment - Studio



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