

# FOR SALE W PEARCE BLVD

Wentzville, MO 63385



Dutchman Realty

**LAND AVAILABLE: 4.25 +/- ACRES**

**PRICE: \$495,000.00 \$2.67 sf**

## COMMENTS:

- 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
- Zoned Apartments R-3B (8 units/acre)
- Billboard Income Presently - \$6,300.00 Yearly for Both Sides
- Home Not Included in Sale



Dutchman Realty Dee

Bax

DutchmanRealty.com

[dee@dutchmanrealty.com](mailto:dee@dutchmanrealty.com)

636.949.0777

1480 Woodstone Dr, Suite 215

St. Charles, MO 63304

Wentzville, MO



POPULATION

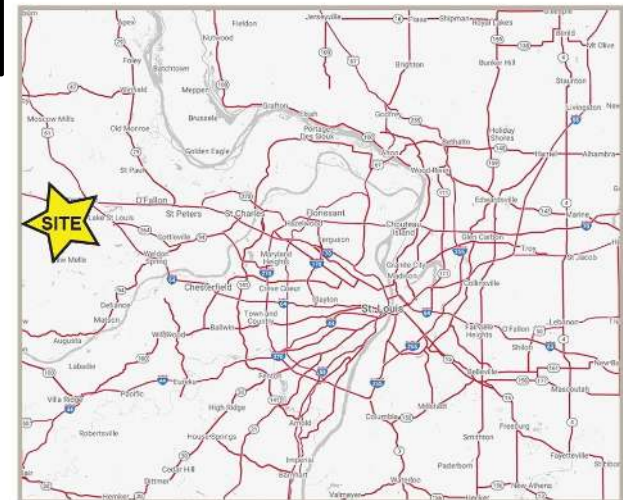
**45,452**

MEDIAN HOME PRICE

**\$361,877**

MEDIAN INCOME

**\$97,841**

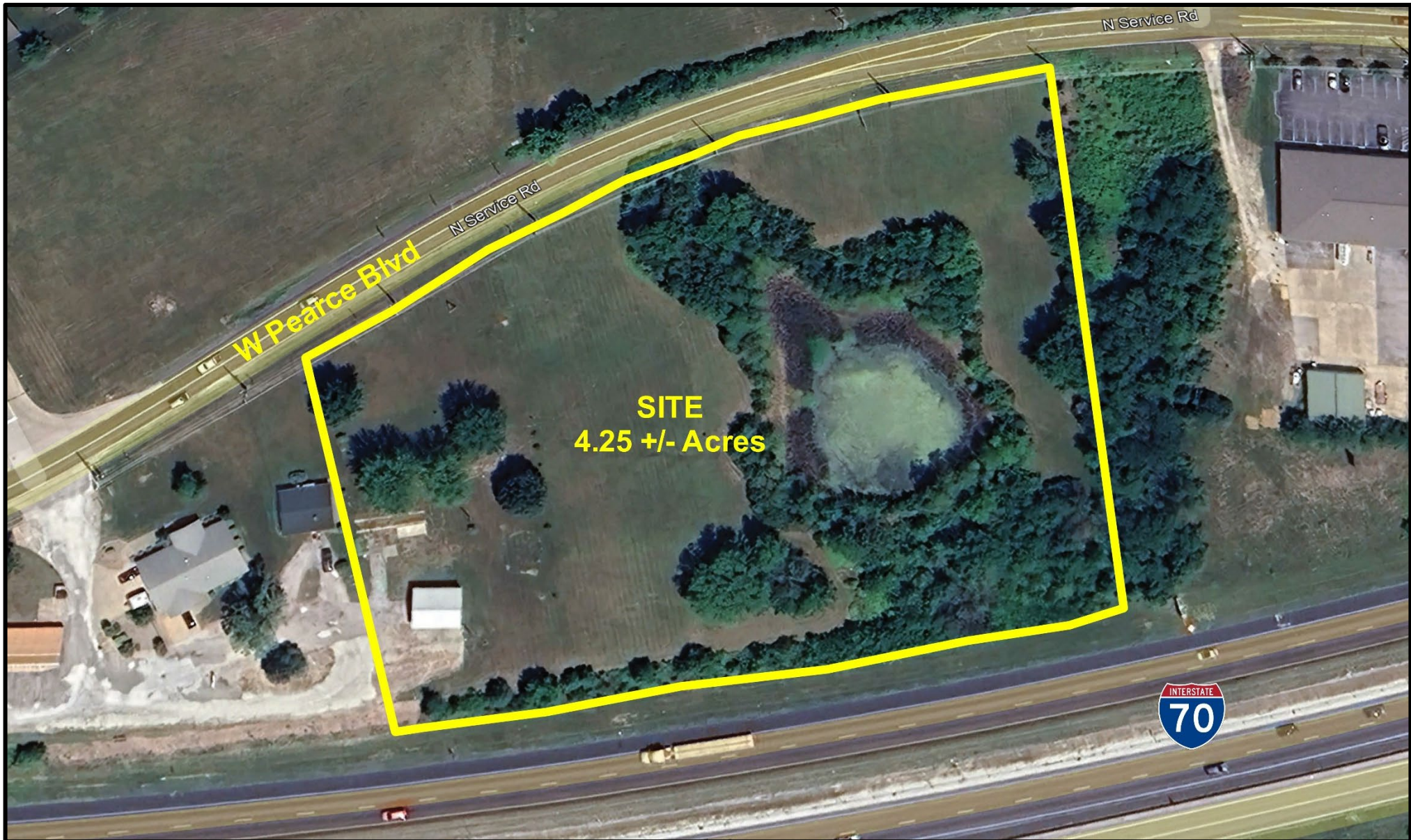




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Seller is selling "AS-IS". Seller makes no representations or warranties of any kind and Buyer accepts the property in its "AS-IS", "WHERE-IS" condition, with all its faults.



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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:

4.25+- Acres

## Sale Price:

\$495,000.00 or \$2.67 per SF

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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