

**FOR SALE**  
**1944 W PEARCE BLVD**  
 Wentzville, MO 63385



**LAND AVAILABLE: 4.59 +/- ACRES**

**PRICE: \$565,000.00 \$2.86 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
- 2 Bedroom Lustron Home on Property rents at \$935 per month

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Wentzville, MO



POPULATION

**45,452**



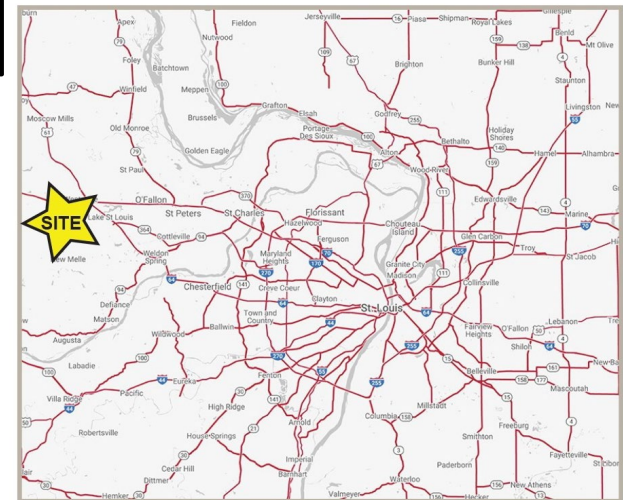
MEDIAN HOME PRICE

**\$361,877**



MEDIAN INCOME

**\$97,841**





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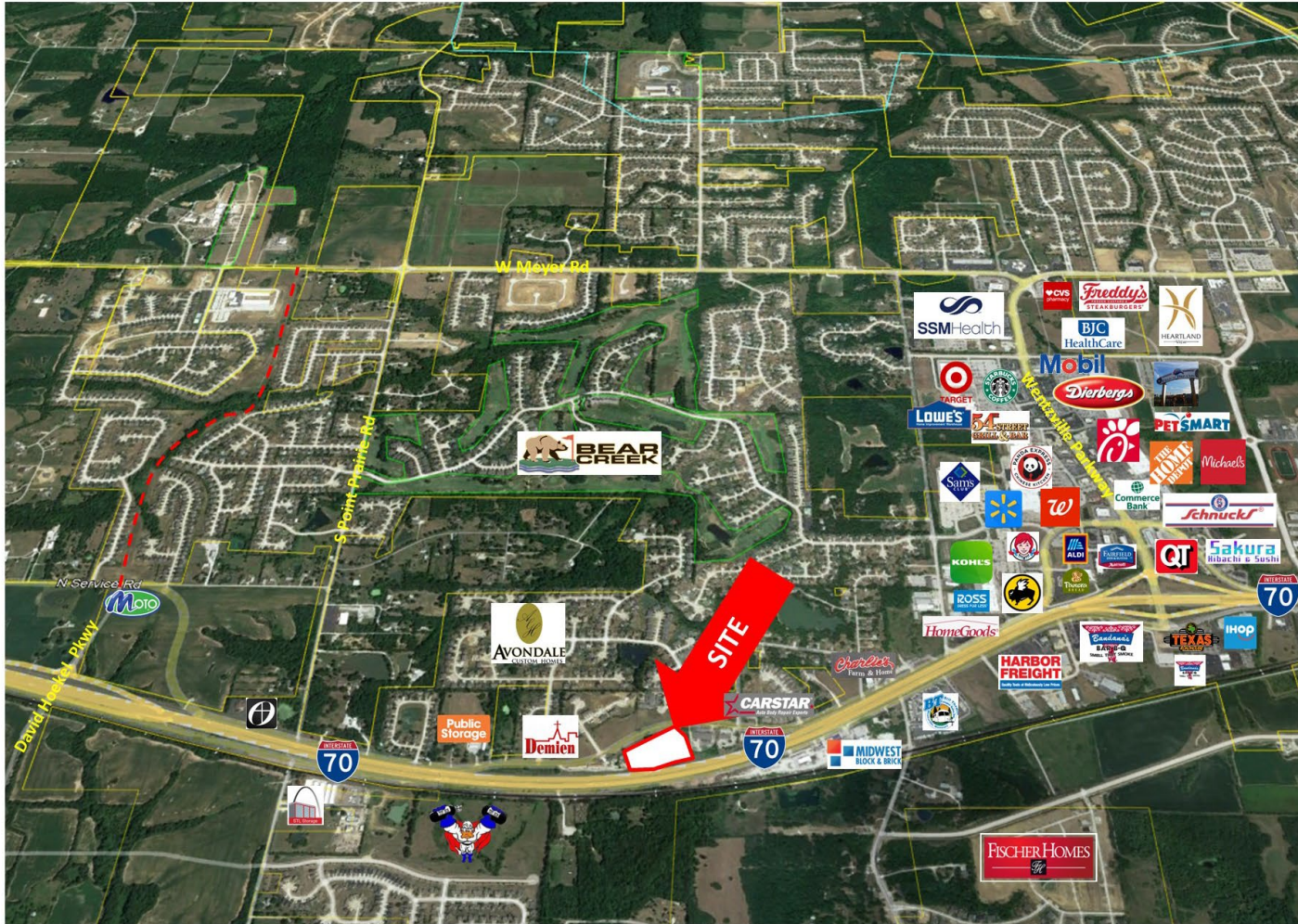
Dutchman Realty



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:**

4.59 + Acres

**Sale Price:**

\$565,000.00 or \$2.83 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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