

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



LAND AVAILABLE: 1.28 +/- ACRES

SALE PRICE: \$1,030,000.00

PROPERTY DETAILS

- Apartments
- Home/Office
- Fully leased
- Additional Land Available

COMMENTS

6 – 1 Bedrooms
 5 – 2 Bedrooms
 1 – Studio
 Estimated Gross Income \$104,640.00
 per year



Dutchman Realty
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Wentzville, MO



POPULATION

45,452



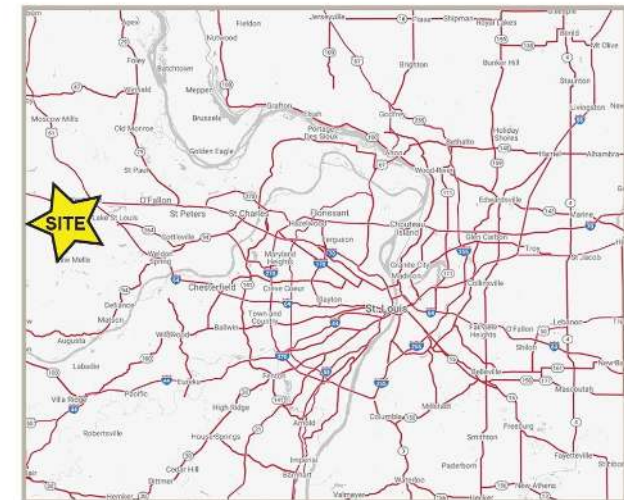
MEDIAN HOME PRICE

\$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:

1.28 +/- Acres

Sale Price:

\$1,030,000.00

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



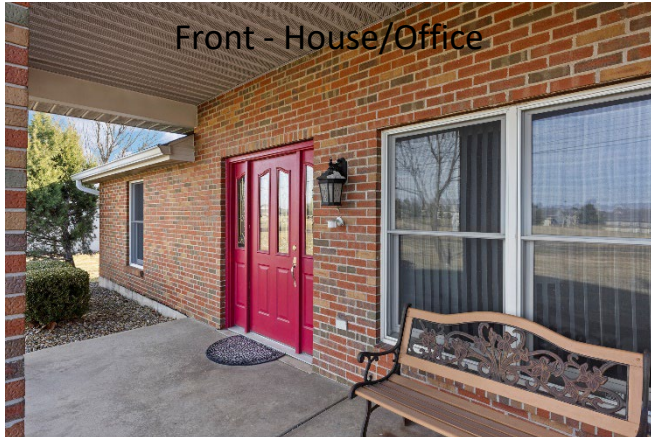
Outside - House/Office



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



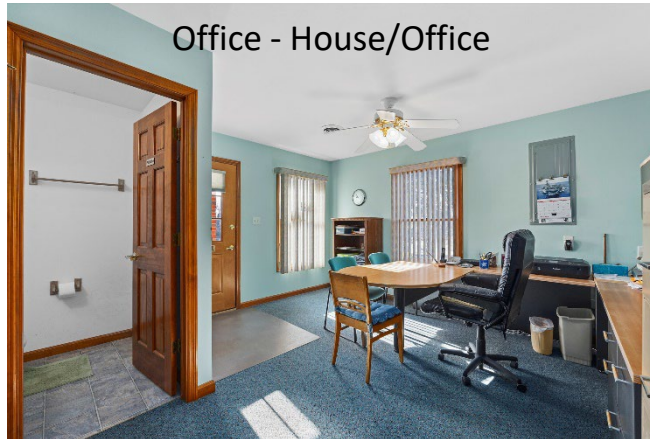
Laundry - House/Office



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



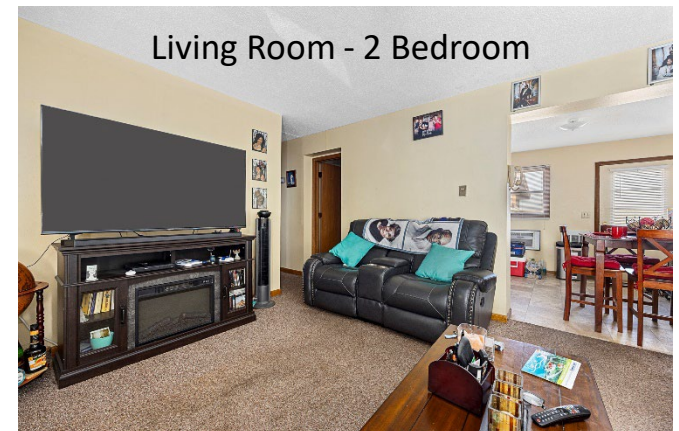
Bedroom - 1 Bedroom Apartment



Bathroom - 1 Bedroom Apartment

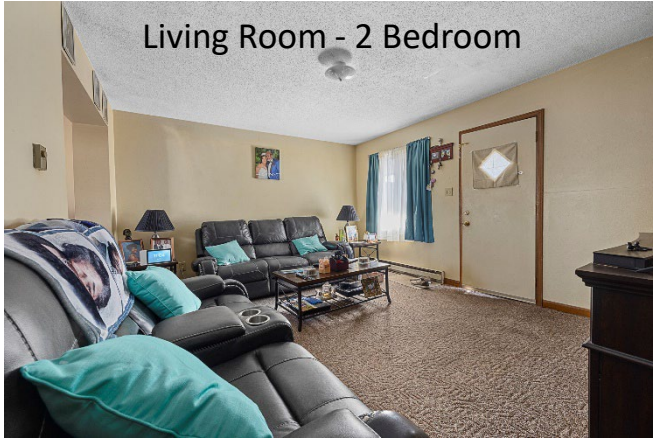


Living Room - 2 Bedroom



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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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