

# PROPERTY FOR SALE

## SOUTH HWY 47

Warrenton, Missouri 63383

# SALE PRICE: \$190,000.00

## 3.34 +/- Acres



### PROPERTY INFO:

- High Growth Area
- City Limits of Warrenton
- 2.3 miles South of I-70
- Sewer to the North
- Water 12-inch line on West Side of Hwy 47
- 369' +/- of Hwy Road Frontage

### AREA BUSINESSES:

- Schnucks, Orscheln Farm, Crider Health, Warren County Schools, Warren County Library, SSM Healthcare, County Admin, City Park and Pool, Frisbee Gold



[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**  
**dee@dutchmanrealty.com**  
**1480 Woodstone Dr., Suite 215**  
**St. Charles, MO 63304**  
**O: 636-949-0777**  
**C: 314-267-2667**



Warren County/Warrenton, MO



WARRENTON, MO

POPULATION

8,450



MEDIAN HOME PRICE

\$150,400



MEDIAN INCOME

\$50.954

WARREN COUNTY, MO

POPULATION

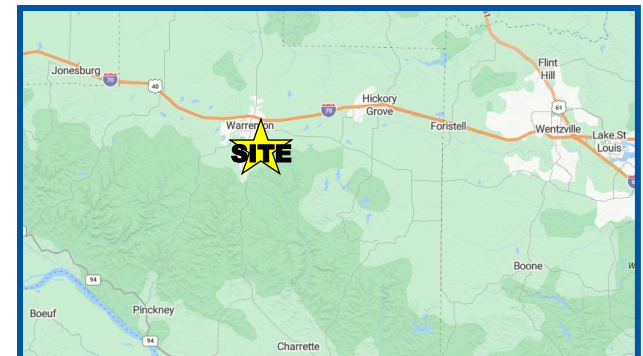
37,260

MEDIAN HOME PRICE

\$227,000

MEDIAN INCOME

\$75.531



**COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST**

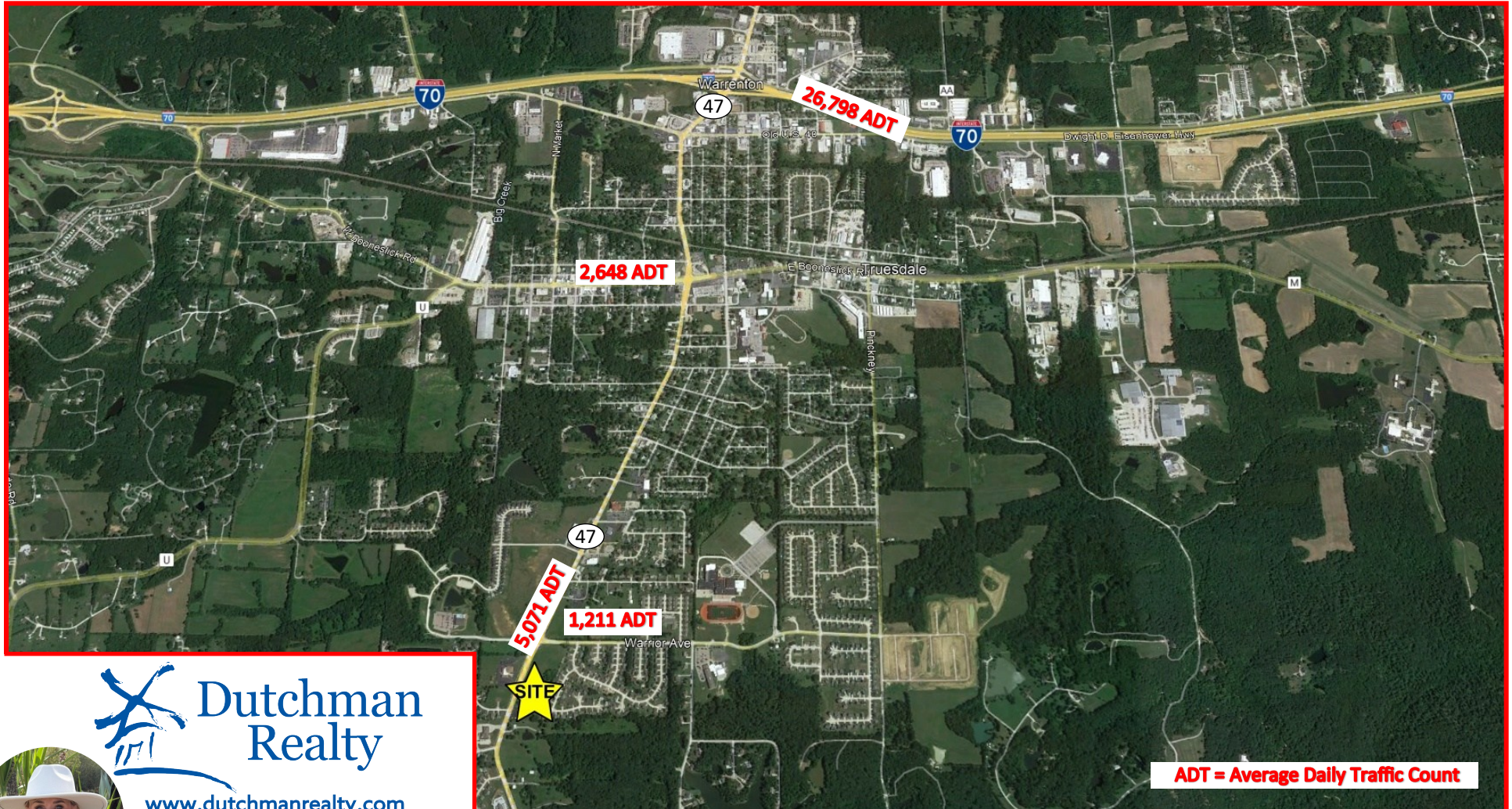
# PROPERTY FOR SALE

## SOUTH HWY 47

Warrenton, Missouri 63383

# SALE PRICE: \$190,000.00

## 3.34 +/- Acres



[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**  
**dee@dutchmanrealty.com**  
**1480 Woodstone Dr., Suite 215**  
**St. Charles, MO 63304**  
**O: 636-949-0777**  
**C: 314-267-2667**



This information is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice and the stated price is subject to change without notice or approval. All inquiries, inspections, appointments and offers must be handled by Dutchman Realty, Inc. Seller makes no representations or warranties, expressed or implied. The Seller further reserves the right to reject any and all offers. Seller offers the property in its "AS-IS" "WHERE-IS" condition with all faults.

**COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST**

# PROPERTY FOR SALE

## SOUTH HWY 47

Warrenton, Missouri 63383

# SALE PRICE: \$190,000.00

## 3.34 +/- Acres



[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**  
**dee@dutchmanrealty.com**  
**1480 Woodstone Dr., Suite 215**  
**St. Charles, MO 63304**  
**O: 636-949-0777**  
**C: 314-267-2667**



This information is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice and the stated price is subject to change without notice or approval. All inquiries, inspections, appointments and offers must be handled by Dutchman Realty, Inc. Seller makes no representations or warranties, expressed or implied. The Seller further reserves the right to reject any and all offers. Seller offers the property in its "AS-IS" "WHERE-IS" condition with all faults.

### COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

# PROPERTY FOR SALE

## SOUTH HWY 47

Warrenton, Missouri 63383

# SALE PRICE: \$190,000.00

## 3.34 +/- Acres

Work on adding lanes to the Wentzville-to-Warrenton stretch of Interstate 70 is expected to begin around November 2024, according to the Missouri Department of Transportation.

The approximate 18-mile segment will be the second portion of the 200-mile, \$2.8 billion widening project, following a 20-mile stretch between Columbia and Kingdom City in central Missouri that will go first. Work there will begin earlier in the year.

# IMPROVE I-70



AUGUST 2023

### Planned Capacity Improvements Blue Springs to Wentzville

- Under Construction - \$271 million
- Funded - \$2.8 billion  
*(from General Revenue)*

### Additional Capacity Improvements Kansas City and St. Louis

- Under Construction - \$720 million
- Funded - \$304 million



[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**  
**dee@dutchmanrealty.com**  
**1480 Woodstone Dr., Suite 215**  
**St. Charles, MO 63304**  
**O: 636-949-0777**  
**C: 314-267-2667**



This information is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice and the stated price is subject to change without notice or approval. All inquiries, inspections, appointments and offers must be handled by Dutchman Realty, Inc. Seller makes no representations or warranties, expressed or implied. The Seller further reserves the right to reject any and all offers. Seller offers the property in its "AS-IS" "WHERE-IS" condition with all faults.

### COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST

# PROPERTY FOR SALE

SOUTH HWY 47

Warrenton, Missouri 63383

**SALE PRICE: \$190,000.00**

**3.34 +/- Acres**

In Warrenton, there are so many places to discover and explore in and around our area. You will find Warrenton to be a very friendly community that is full of local and honest businesses

## Warrenton Area Dining



- ◆ Blue Anchor Coffee & Bistro
- ◆ Imo's
- ◆ Applebee's
- ◆ Crazy King Burrito
- ◆ Casa Tequila Cantina & Grill
- ◆ Bobby G's Subs & More
- ◆ McDonald's
- ◆ Subway
- ◆ Domino's
- ◆ AND MANY MORE

## Warrenton Area Entertainment



- ◆ Belle Starr Theater
- ◆ Warrenton Cinema
- ◆ Long Row Lavender
- ◆ Warren County Fine Arts Council
- ◆ Tribute to Veterans Memorial

## Warrenton Area Recreation



- ◆ Warrenton Aquatic Center
- ◆ Warrenton Parks
- ◆ Truesdale Park
- ◆ State of Missouri Parks
- ◆ Warrenton Athletic Complex
- ◆ Country Lake Golf Course
- ◆ Innsbrook Golf Course
- ◆ Warrenton Golf Course

## Warrenton Area Schools



- ◆ Holy Rosary School
- ◆ Warren County R-III School District
- ◆ St. Charles Community College
- ◆ University of Missouri Extension Center

## Warrenton Area Wineries



- ◆ Deerfield's on Main
- ◆ Renaissance Wine Garden
- ◆ Cedar Lake Cellars

This information is subject to verification and no liability for errors or omissions is assumed. The listing may be withdrawn with or without notice and the stated price is subject to change without notice or approval. All inquiries, inspections, appointments and offers must be handled by Dutchman Realty, Inc. Seller makes no representations or warranties, expressed or implied. The Seller further reserves the right to reject any and all offers. Seller offers the property in its "AS-IS" "WHERE-IS" condition with all faults.



 **Dutchman  
Realty**

[www.dutchmanrealty.com](http://www.dutchmanrealty.com)

**DEE BAX • OWNER/BROKER**

**dee@dutchmanrealty.com**

**1480 Woodstone Dr., Suite 215**

**St. Charles, MO 63304**

**O: 636-949-0777**

**C: 314-267-2667**

**COMMERCIAL, INDUSTRIAL AND FARM/ACREAGE SPECIALIST**