

SCHROEDER COMMERCIAL PARK

- DESCRIPTION:** Approximately 3 acres fronting on Wentzville Parkway are being made available for sale, lease or build-to-suit. The property is immediately to the east of the new two-story First Financial Credit Union headquarters facility. And it fronts on Wentzville Parkway. This property can be subdivided into smaller lots with a minimum lot size of 1 acre.
- LOCATION:** Wentzville Parkway between Schroeder Creek Blvd. and Meyer Road in Wentzville, MO.
- SIZE:** Approximately 3 Acres (will subdivide)
- ZONING:** C3 Highway Commercial, City of Wentzville, MO
- PRICE:** 3 +/- Acres: \$10/sf
1 +/- Acre: \$12/sf

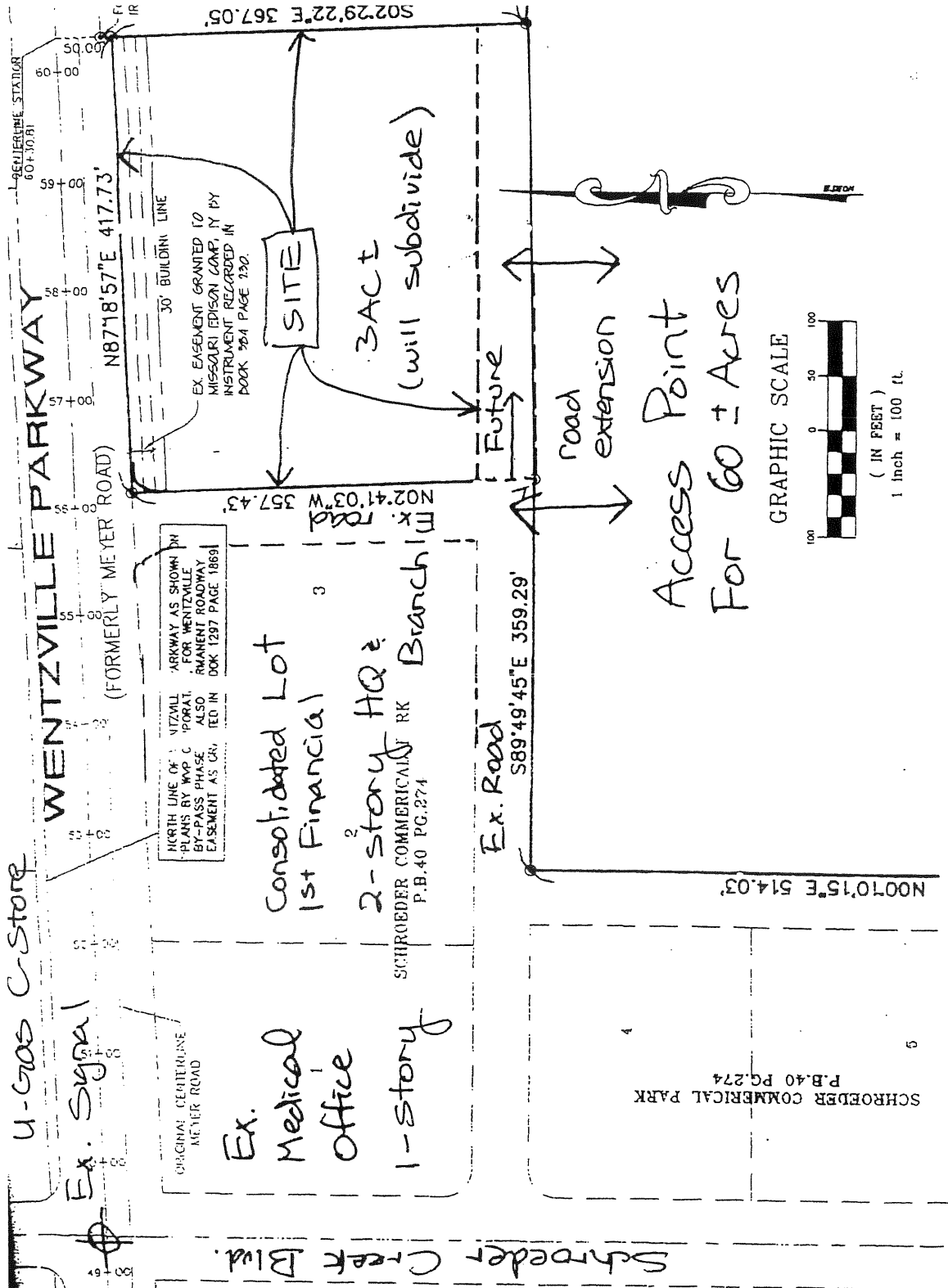
Call for lease or build-to-suit options

FEATURES:

- High growth area.
- Approximately 20,000 ADT (Average Daily Traffic) on Wentzville Parkway and growing.
- Full Access to Wentzville Parkway.
- Signalized access via Schroeder Creek Blvd. to Wentzville Parkway.
- Build-to-Suit services available.

CONTACT: Rowdy R. Montgomery, Exclusive Marketing Agent
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Information contained herein is not warranted, although it has been obtained from the owner of the property or from other sources that we deem reliable. Furthermore, this information may change without notice. Owner and Broker make no representations as to the environmental or other condition of the property and recommend purchaser's or tenant's independent investigation.



cadre.v.com

10560 Old Olive Street Rd., Suite 500
St. Louis, MO 63141

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

RTY N/F
E ECONOMIC
COUNCIL, INC.
L/176
CEL 1

WENTZVILLE PARKWAY

(FORMERLY MEYER ROAD)

N87°18'57"E 417.73'

NORTH LINE OF WENTZVILLE PARKWAY AS SHOWN ON PLANS BY WWP CORPORATION, FOR WENTZVILLE BY-PASS PHASE I. ALSO: PERMANENT ROADWAY EASEMENT AS GRANTED IN BOOK 1297 PAGE 1869.

Consolidated Lot
(1st Financial)

ROEDER COMMERCIAL PARK
P.B. 40 PG. 274

SITE
3 AC ±
(will subdivide)

connect
Dist.

Future Road

Access to
60 AC ±

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

60+30.81
60+30.81
60+30.81

FOUND IRON ROD
0.36' SOUTH

PROPER
WENTZ
PARKWA
1694/

PROPERTY N/F
WENTZVILLE PARKWAY, LLC
2089/1114 PARCEL 2

S02°29'22"E 367.05'

S85'



cadredevel.com
10560 Old Olive Street Rd., Suite 500
St. Louis, MO 63141

100°10'15"E 514.03'

Meyer Rd & Wentzville Pky
Wentzville, MO 63385

