

W. Meyer and Point Prairie - Wentzville, MO

DESCRIPTION: Approximately 38.8 acres of gently sloped property fronting on W. Meyer and Point Prairie is being made available for sale, lease or build-to-suit. The property is immediately to the west of the newly developed Wentzville School District campus and surrounded by growing residential neighborhoods and increased infrastructure developments. The David Hoekel Parkway routing is planned for the west end of the property. The property is currently zoned C2 – General Commercial District and is currently being utilized for agricultural purposes. The property can be subdivided into smaller lots.

LOCATION: Northwest corner of W. Meyer Road and Point Prairie in Wentzville, MO.

SIZE: Approximately 38.8 Acres (will subdivide)

ZONING: C2 - General Commercial District, City of Wentzville, MO

PRICE: \$4 to \$18/sf depending on size and location of lot.

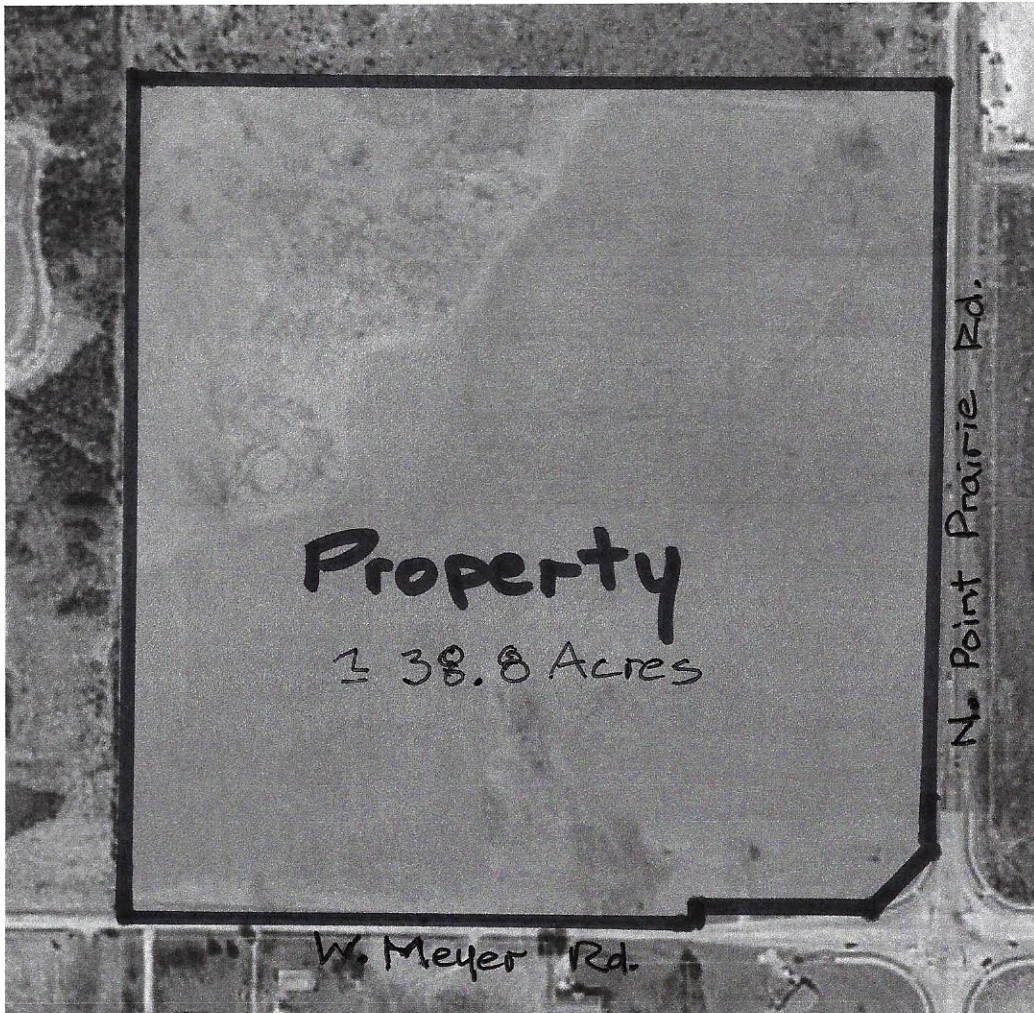
Call for lease or build-to-suit options

FEATURES:

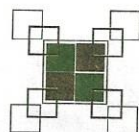
- High growth area.
- Fronting on W. Meyer and Point Prairie.
- Signalized corner.
- David Hoekel Parkway planned just west of property.
- Build-to-Suit services available.

CONTACT: Rowdy R. Montgomery, Exclusive Marketing Agent
rowdy@cadredev.com; www.cadredev.com 314-608-7915

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.



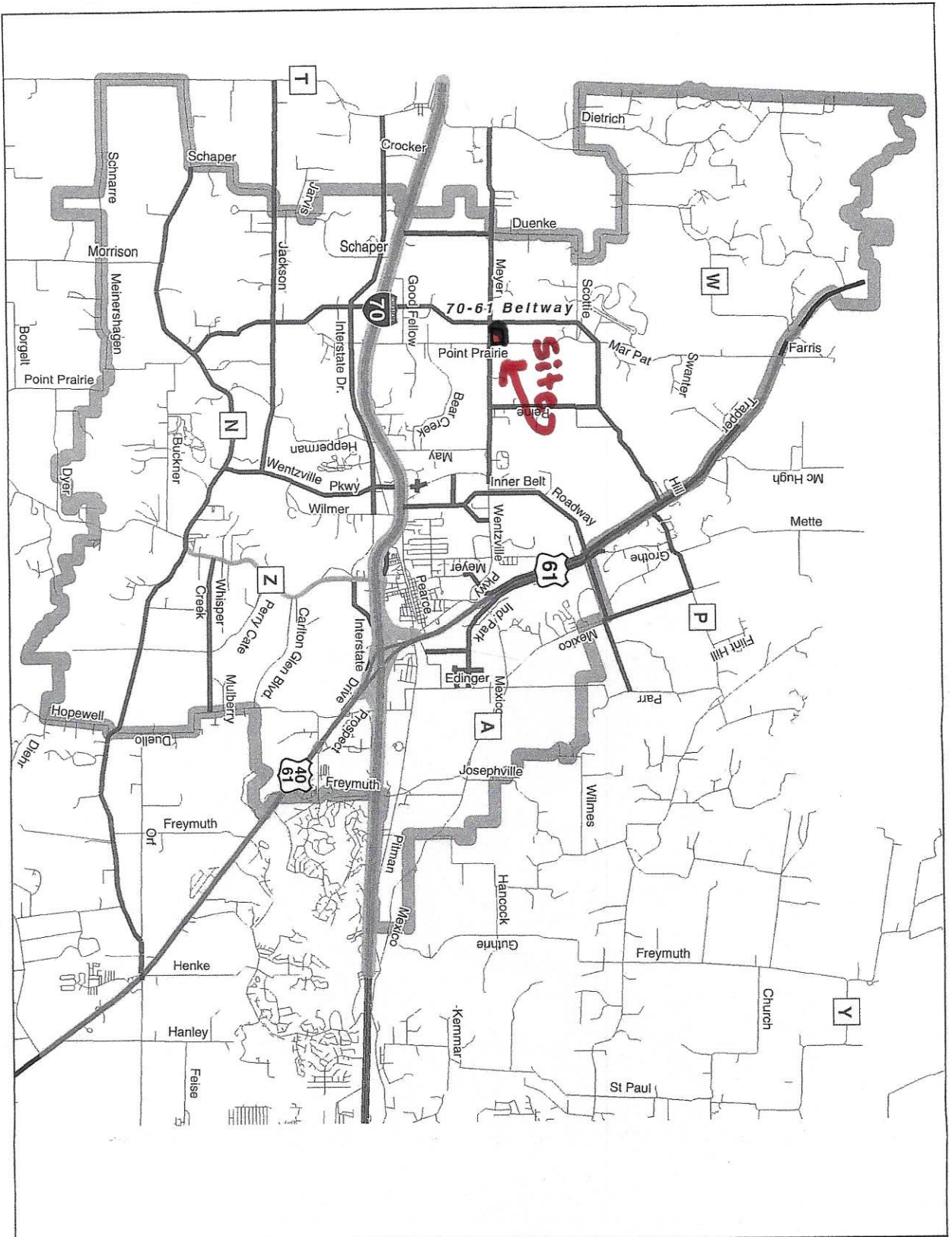
Aerial View – Showing parcel outline



CADRE

DEVELOPMENT

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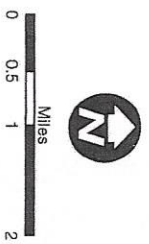


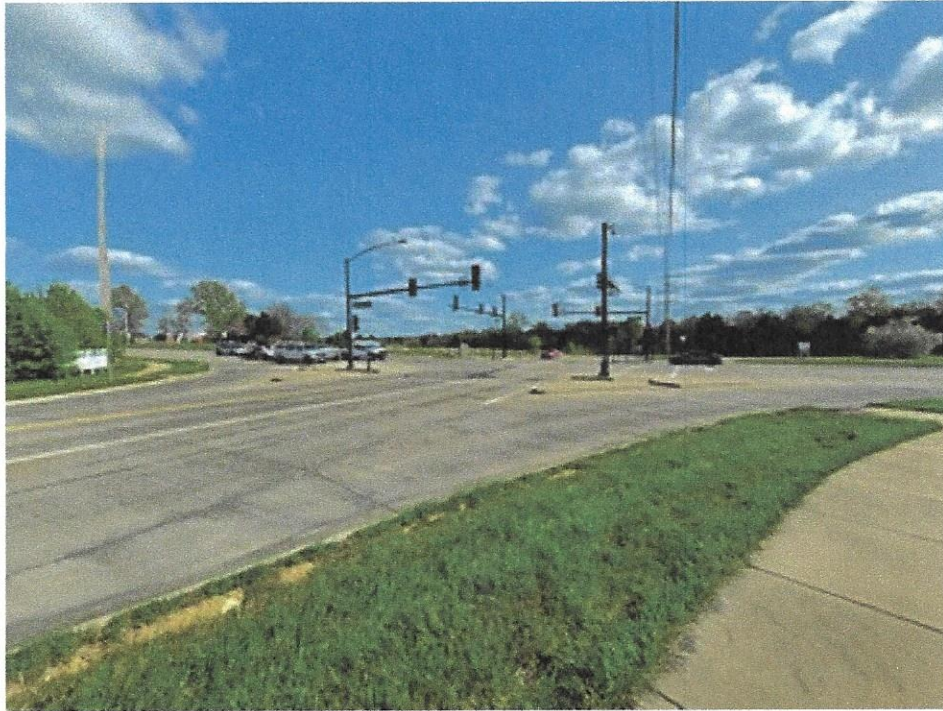
Wentzville,
Missouri

Transportation
Master Plan

Figure I-6

- Future Transportation Projects
- Wentzville LRP
- MODOT LRTP

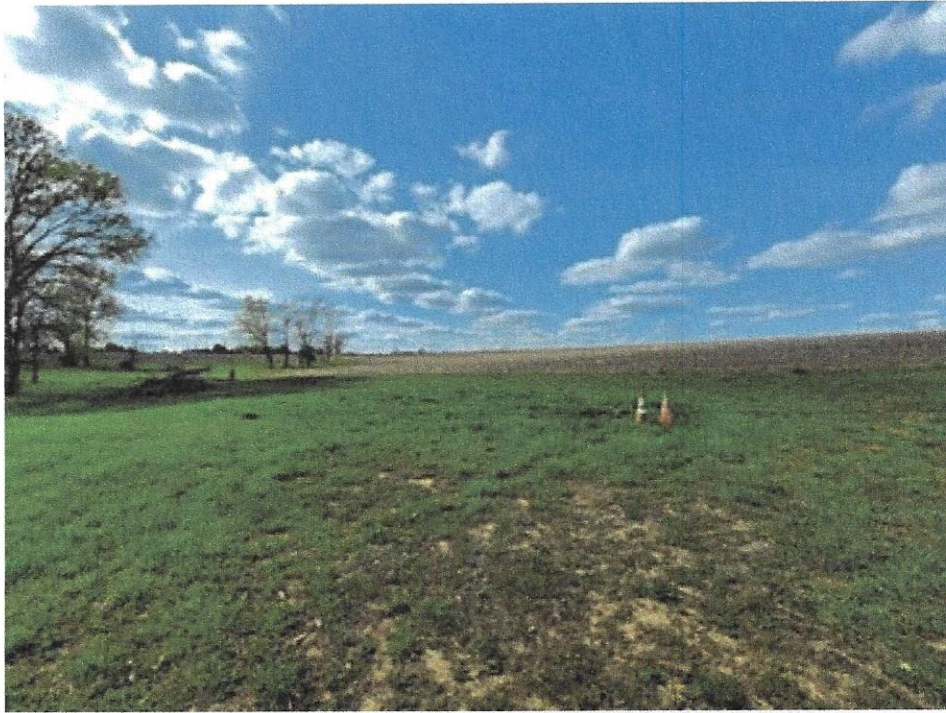




W. Meyer and North Point Prairie Intersection



W. Meyer Road – Facing West



Site - Facing North



Site - Facing West

