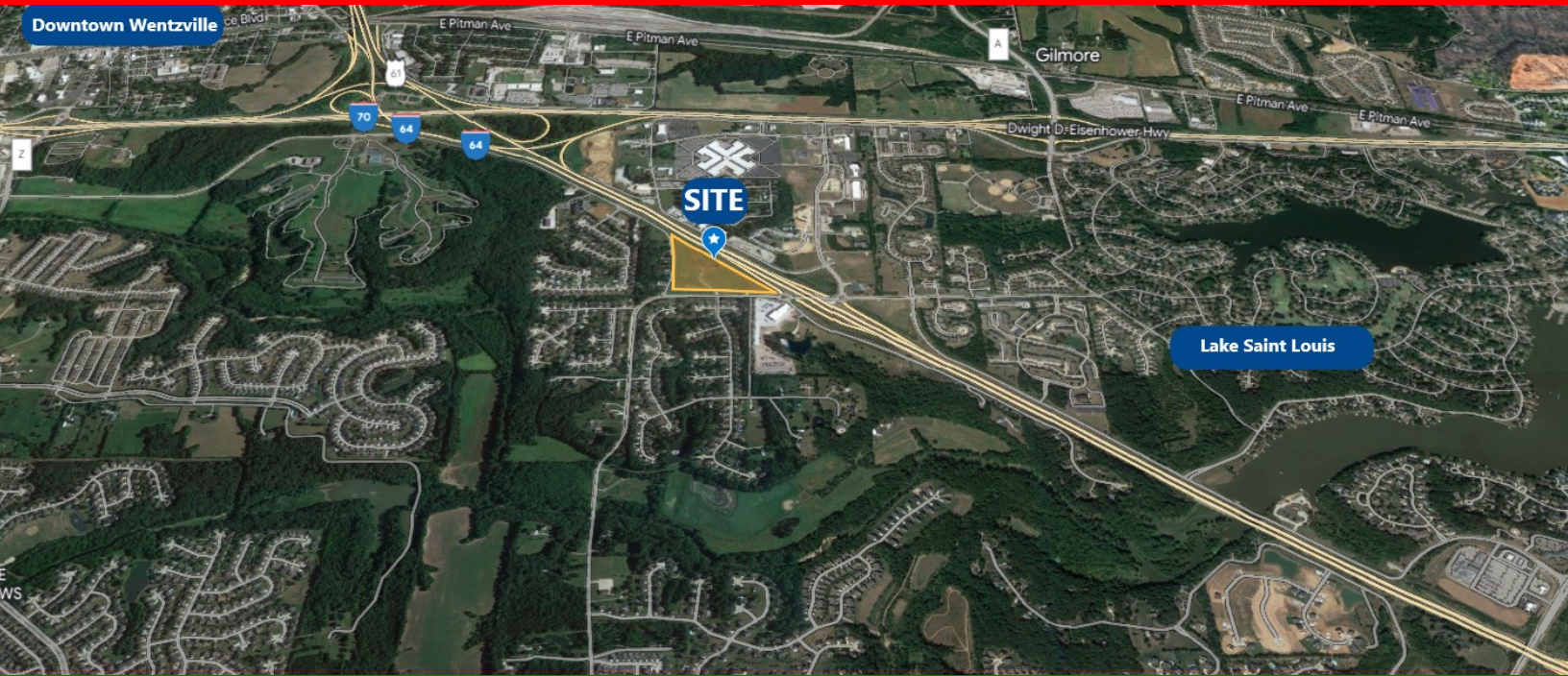


1733 PROSPECT RD.

FOR SALE

Wentzville, MO



13.136 Acre Development Site

- The last undeveloped large parcel on I-64 in Wentzville.
- At I-64 near the intersection of Prospect, Duello and the East end of Interstate Drive in Wentzville
- 1,725 +/- linear feet of I-64 frontage
- 75,705 +/- Vehicles per day traffic count, will greatly increase with planned improvements to I-70
- Excellent site for fuel, office, medical, retail, hotel or multi-family residential development
- Level to gently sloping topography
- High visibility
- Easy access to & from I-64 with new interchange
- Utilities are at site

ASKING PRICE-\$4,588,440 Bulk/ \$8.00 s/f



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