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4.4 ACRE LOT FOR SALE

Wentzville Parkway & Great Oaks Blvd.
 Wentzville, Missouri 63385

Contact: Debbie Haley
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 Contact: Tom Shaw, Jr.
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AVAILABLE FOR SALE

ACRES, 1-ACRE MINIMUM

- > 1.2 miles north of I-70
- > Adjacent to Plaza Parkway Shopping Center
- > Wentzville Parkway Access
- > Over 10,540 homes within 5 mile radius
- > Population of 28,964 within 5 mile radius

Sale Price: \$10.44 per sf

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
Population	2,346	13,591	28,964
Households	890	4,922	10,540
Income	\$66,309	\$63,957	\$76,224
# of Businesses	154	690	1,118
# of Employees	1,595	6,668	10,284

TRAFFIC COUNTS:

Wentzville Pkwy, E. of W. Meyer = 18,000 ADT
 Wentzville Pkwy @ Pearce = 35,825 ADT

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