

FOR SALE

- 20.83 +/- Acres
- Located in Winghaven
- Asking - \$3,175,750 (\$3.50 PSF)

PRIME COMMERCIAL ACREAGE

Phoenix Parkway, O'Fallon, MO 63368



Property Information

- Easy access to HWY 40 & I-70 via Winghaven Blvd. & Bryan Rd.
- Zoned High Tech Corridor (HTCD).
- Utilities available.
- Consists of two parcels - 18.51 +/- acres and 2.32 +/- acres.
- Owner will divide.
- Excellent option for office or medical use.
- For more information contact:
 - Danny Wapelhorst at dannyw@cissellmueller.com



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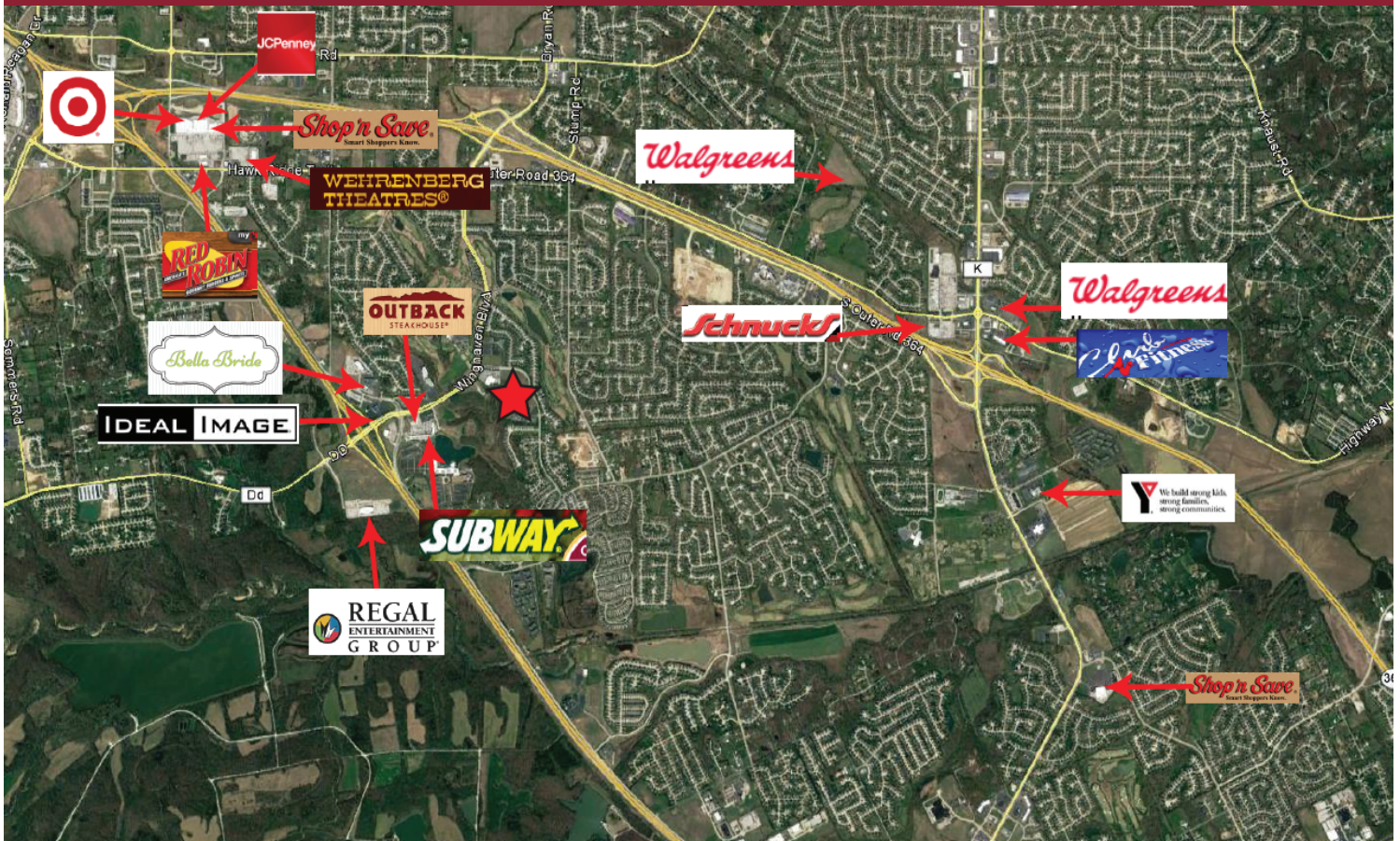
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5530 SALT RIVER ROAD, ST PETERS, MO 63376 | (636) 970-0330

COMMERCIAL REAL
ESTATE BROKERAGE

COMMERCIAL DEVELOPMENT

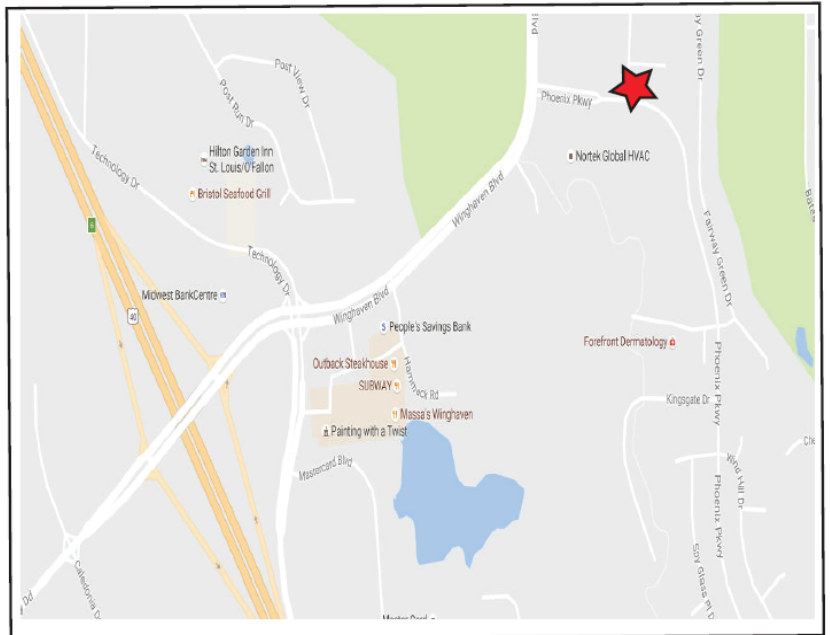
INVESTMENTS

Aerial



Demographics

	1 Mile	3 Miles	5 Miles
Population:			
2018	4,128	46,881	115,817
2023	4,411	51,336	125,867
Households:			
2018	1,709	16,324	40,846
2023	1,830	17,929	44,500
Household Income:			
2018	\$123,515	\$115,909	\$108,846
2023	\$145,078	\$134,047	\$124,911



The information contained herein has been obtained from the owner of the property or from other sources. The brokers do not guarantee the accuracy of this information. Seller and brokers make no representation as to the environmental or other condition of the property and recommend that purchaser investigate fully.



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