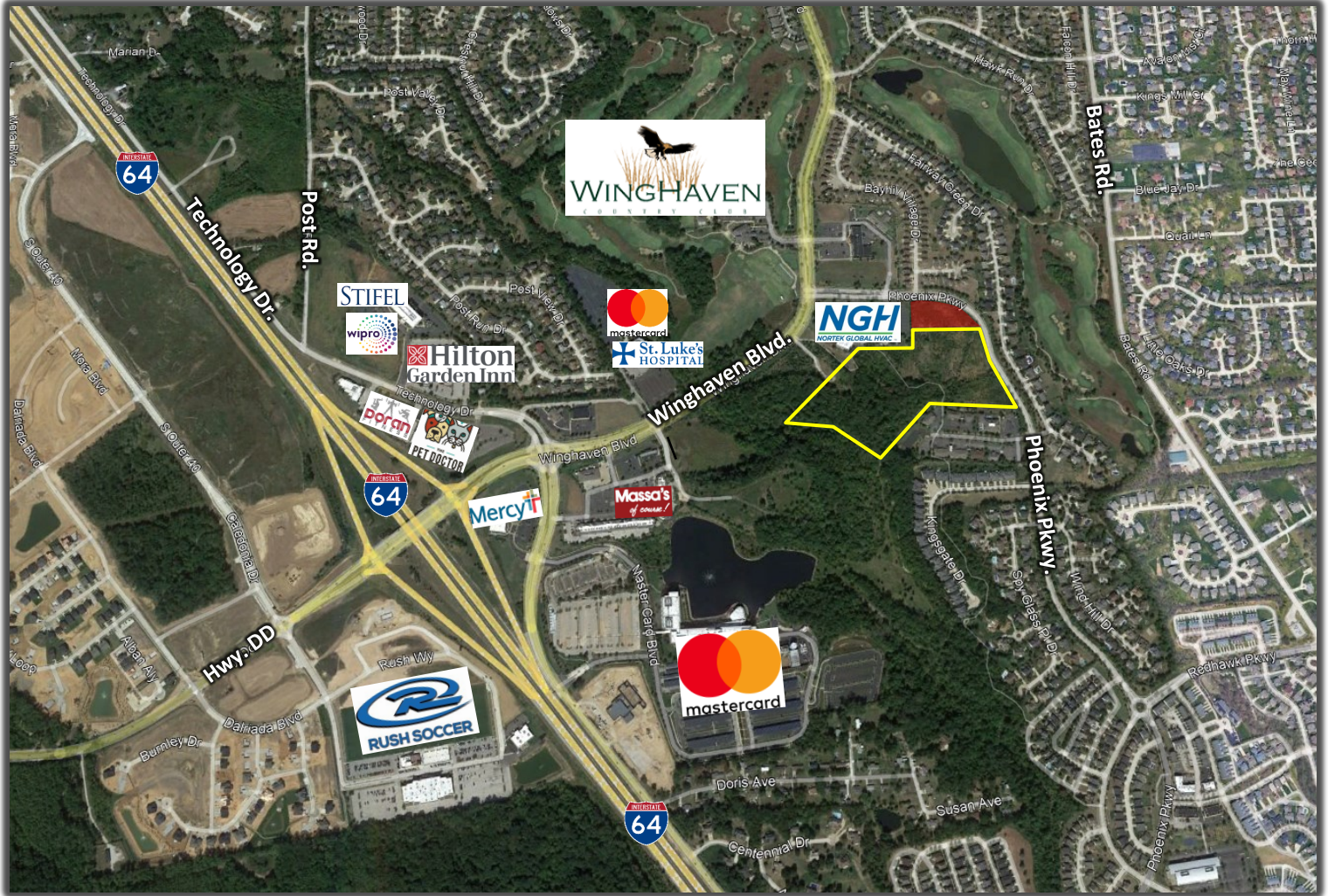


# For Sale

High Tech Corridor Zoned Land

8100 Phoenix Pkwy.  
O'Fallon, MO 63368



- 20.83 +/- Acres (Two Parcels):
  - ◆ 18.51 Acres (yellow outline)
  - ◆ 2.32 Acres (red)
- Easy Access to I-64
- Zoned High Tech Corridor (HTCD)
- Utilities Available
- Strong daytime work population
- High Traffic Counts
- Excellent Option for Office/ Medical User
- Sale Price: \$3,175,750 (\$3.50 PSF)

**Danny Wapelhorst**

Vice President

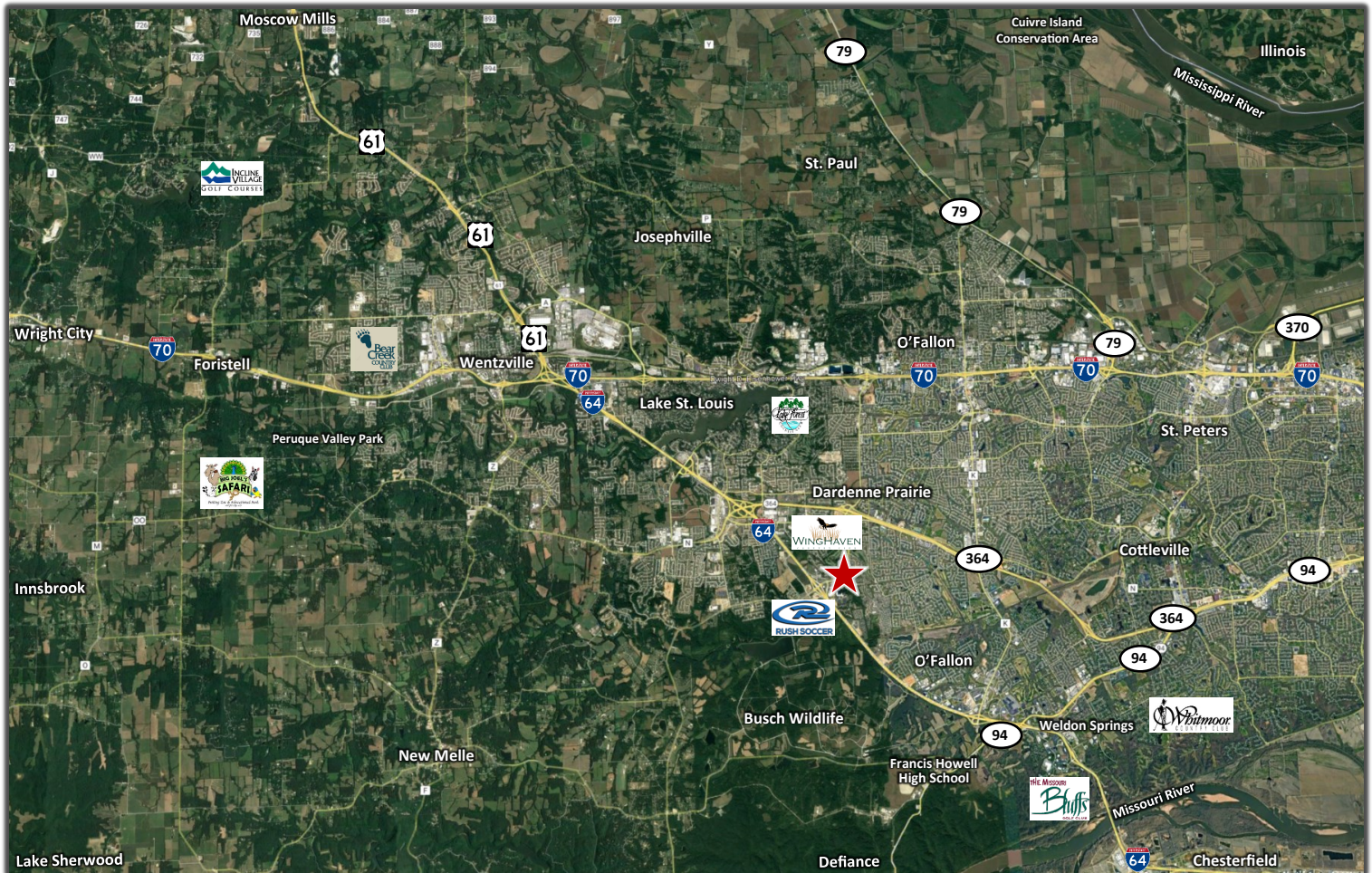
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**CISSELL MUELLER**  
COMPANY, L.L.C.

8100 Phoenix Pkwy.  
O'Fallon, MO 63368



Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
12896	Hammock Ct NE	17,650	2015	0.09 mi
Winghaven Blvd	Hammock Ct NE	16,709	2022	0.09 mi
Winghaven Boulevard	Hammock Ct NE	776	2019	0.09 mi
Phoenix Pkwy	Winghaven Blvd W	2,536	2022	0.15 mi
12895	Phoenix Pkwy S	20,928	2015	0.19 mi
Winghaven Blvd	Phoenix Pkwy S	14,011	2022	0.19 mi
Technology Dr	Winghaven Blvd N	10,344	2022	0.36 mi
12979	Winghaven Blvd N	8,483	2015	0.36 mi
Technology Dr	Winghaven Blvd SE	11,250	2022	0.36 mi
14698	-	6,009	2015	0.47 mi

**Danny Wapelhorst**

Vice President

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