

# For Sale

Commercial Land

Lot 4 Will Ron Dr. & Wentzville Pkwy.  
Wentzville, MO 63366



- All utilities at site
- Detention shared off site
- Zoned Commercial
- Last remaining lot:
  - ◆ Lot 4 - 1.44 acres: \$6.50 PSF
- Strong daytime work population
- Ground lease or build-to-suit available
- High Traffic Counts
- Join Dollar General, Admark Printing and Motion Orthopedics.

**Danny Wapelhorst**

Vice President

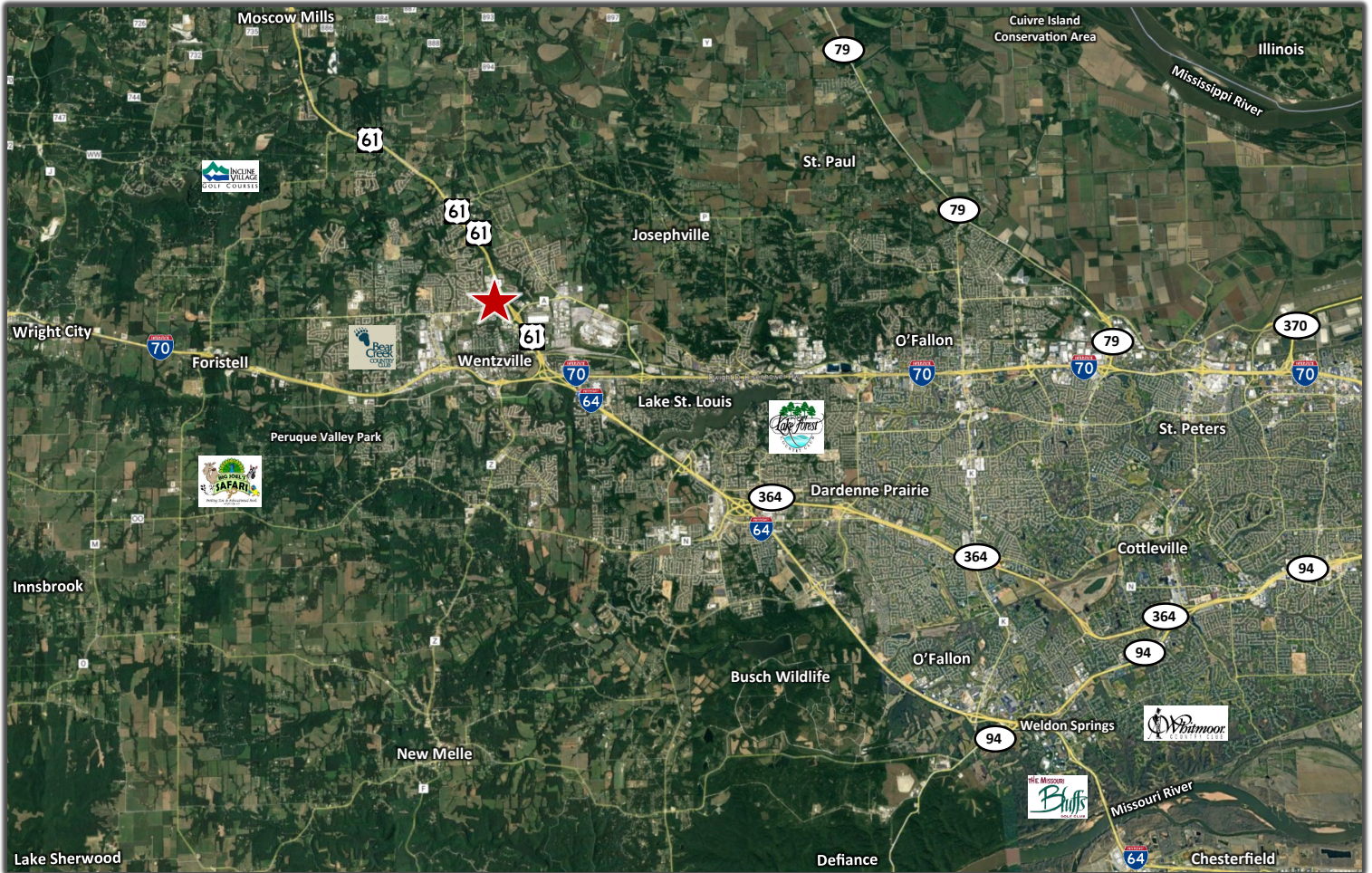
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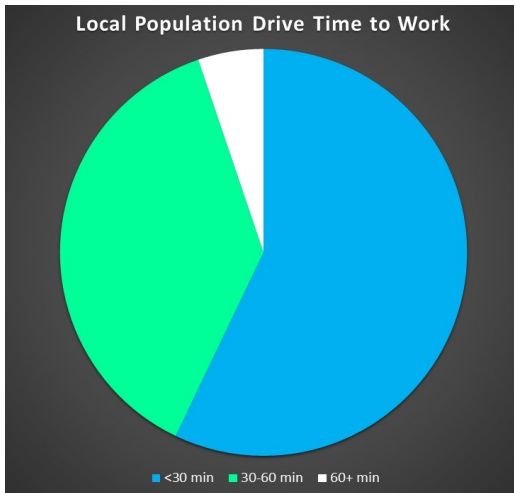


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Traffic		
Collection Street	Cross Street	Traffic Volume
13313	Spring Meadows Xing S	6,648
Meyer Rd	Spring Meadows Xing S	5,594
Meyer Road	Spring Meadows Xing S	3,392
13314	Bridlespur Dr W	15,976
Wentzville Parkway	Bridlespur Dr W	16,705
Wentzville Pkwy	Bridlespur Dr W	16,349
Bridlespur Drive	Wentzville Pkwy S	2,738
Bridlespur Dr	Wentzville Pkwy S	1,327



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