

# For Sale

Last Commercial Lot Remaining

Lot 4 Will Ron Dr.  
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/build-to-suit available
- High Traffic Counts
- Join Dollar General, Admark Printing and Motion Orthopedics.

**Danny Wapelhorst**

Vice President

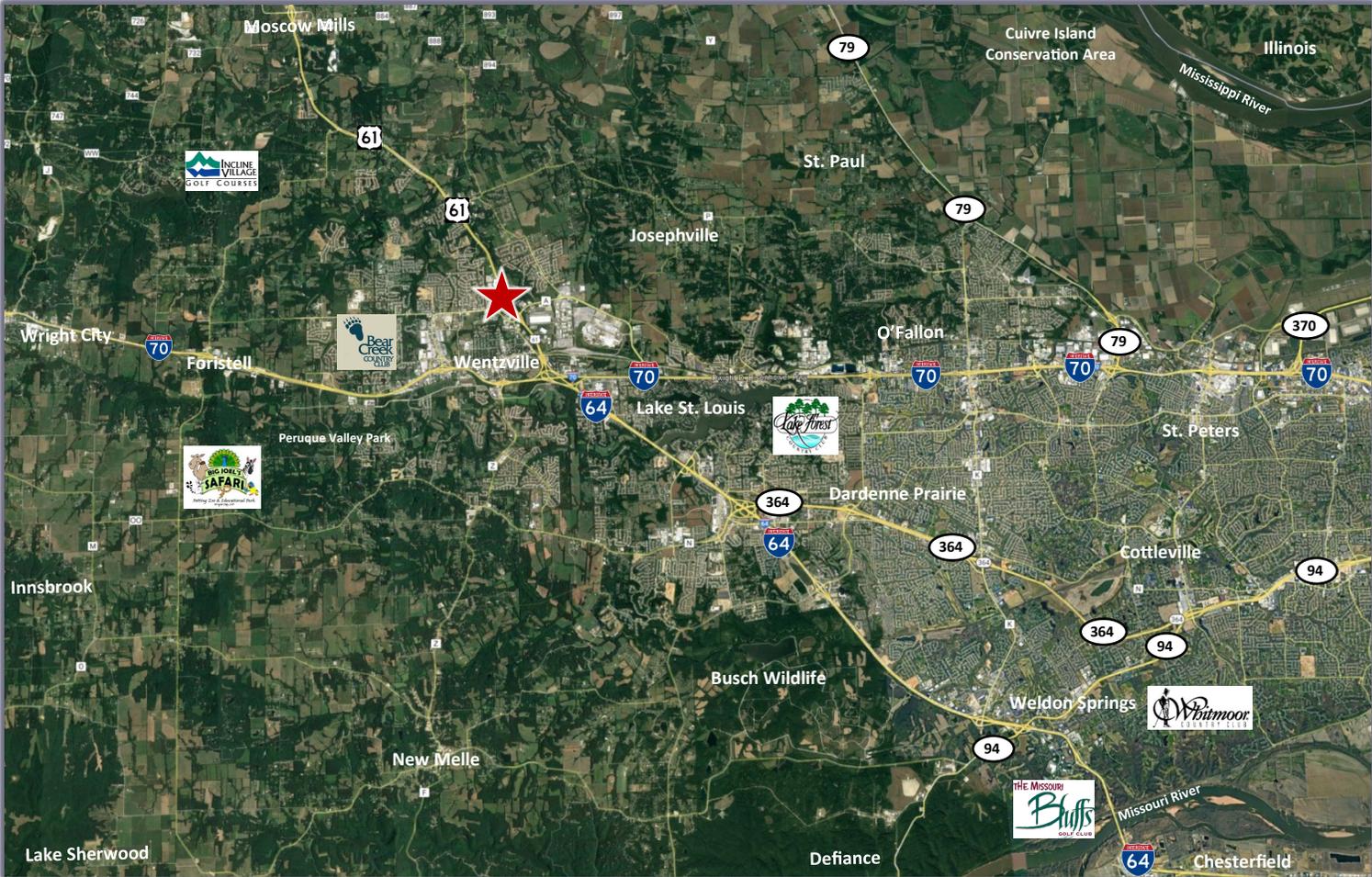
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**CISSELL MUELLER**  
COMPANY, L.L.C.

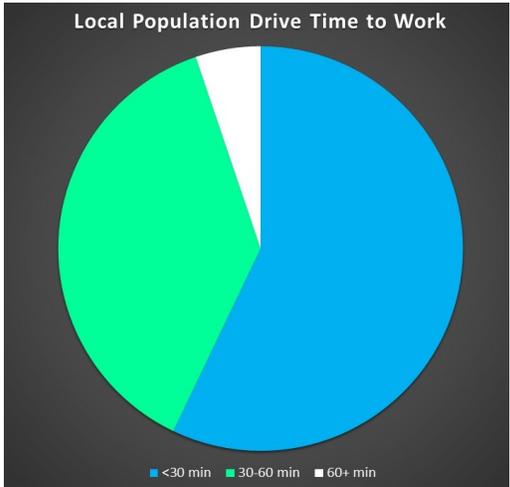
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Traffic

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

Local Population Drive Time to Work



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