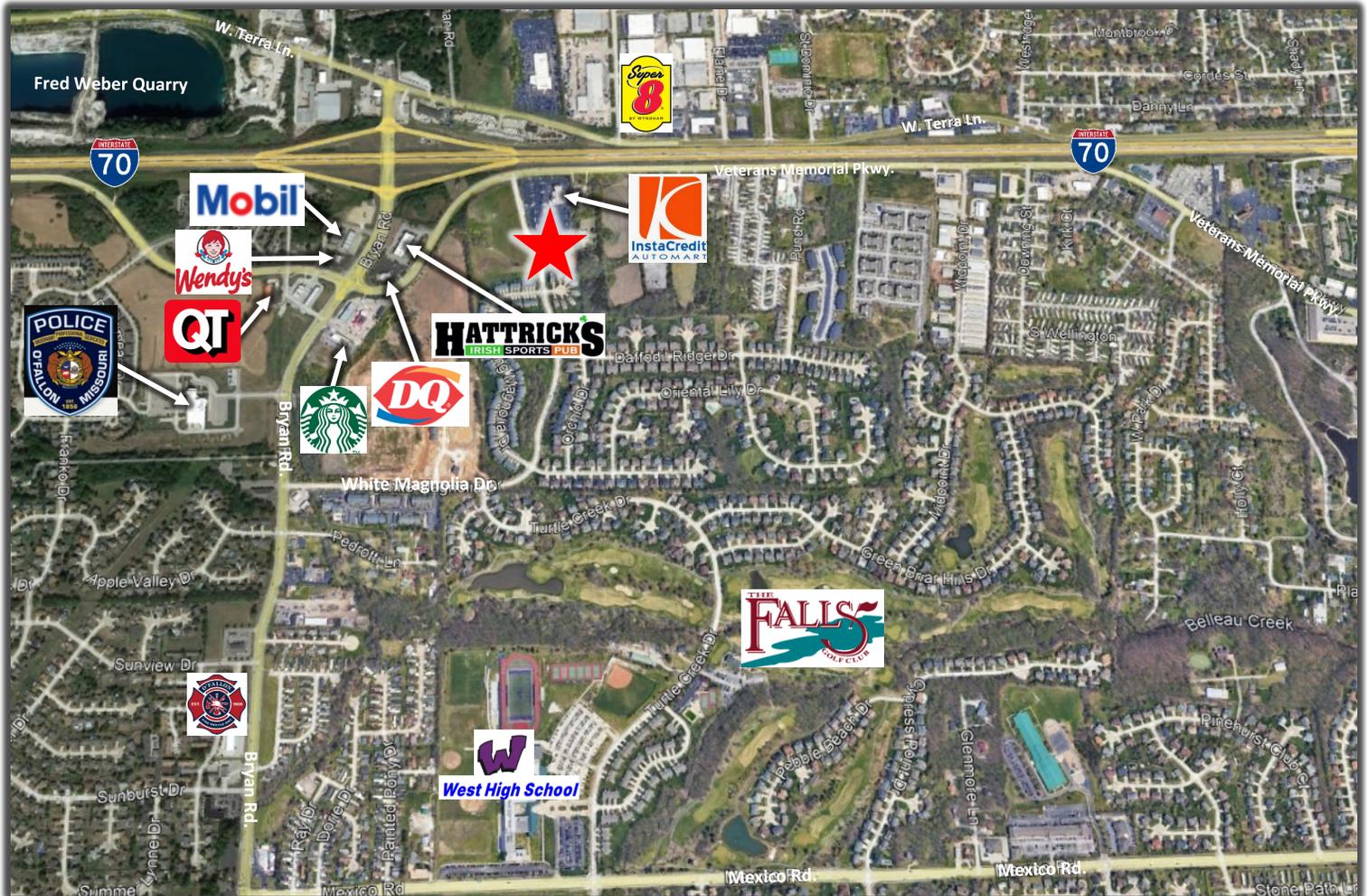


# For Sale/Lease/Build-to-Suit Development Land

White Magnolia  
O'Fallon, MO 63366



- 1.73 acres
- Zoned Commercial (C-2)
- High Traffic Counts
- 267' frontage on White Magnolia Dr.
- Access to Rt. 364, I-70, Bryan Rd., & Mexico Rd.
- Pad Ready, all Utilities at Site
- Surrounded by new housing Developments
- Residential Site Plan with 10 units
- On site Detention
- Reduced Sale Price: \$230,000

**Danny Wapelhorst**

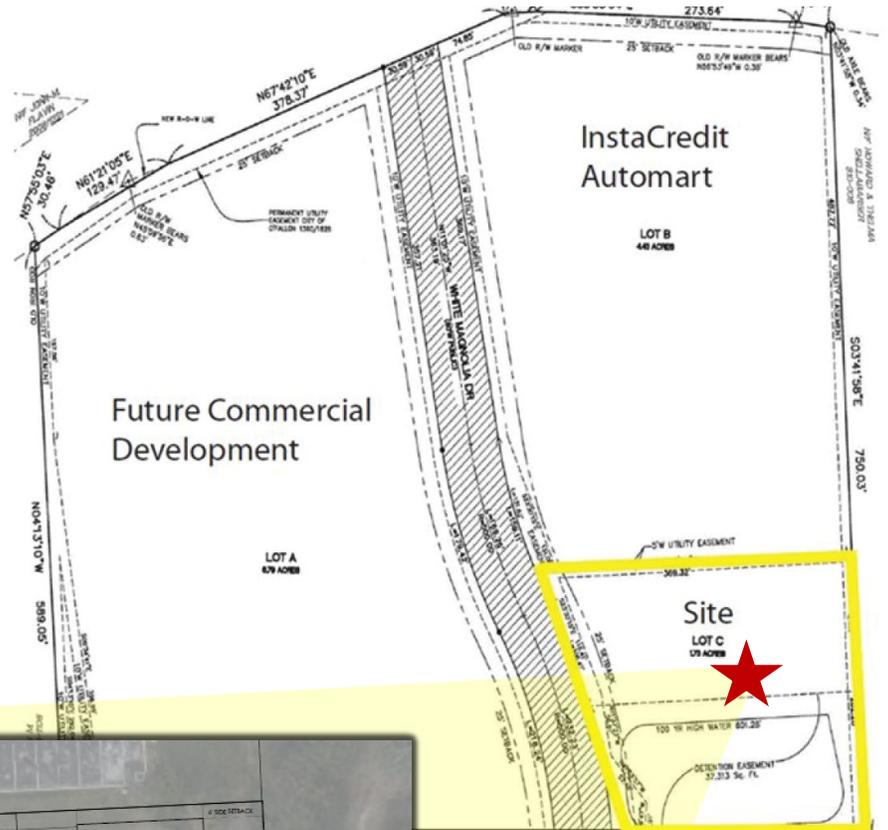
Vice President

Phone: (636) 970-0330

[dannyw@cissellmueller.com](mailto:dannyw@cissellmueller.com)



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



**Residential Site Plan  
10 units**



**Danny Wapelhorst**  
Vice President  
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**CISSELL MUELLER**  
COMPANY, L.L.C.