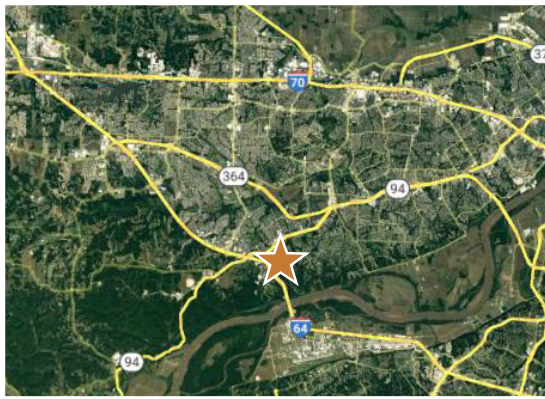




FOR SALE

2.88 & 6.68 Acre Commercial Lots

Weldon Spring Parkway | Weldon Spring, MO



Property Details

- High-visibility site fronting Highway 94
- Signalized access to Highway 94 at four points
- Zoned Planned Commercial (PC) in City of Weldon Spring, MO
Click [here](#) for zoning information.
- Permitted uses: Office, Medical Office, restaurants (including fast food), retail sales and services, schools, veterinary clinics, hotels, fitness center, health care, financial services/banking, grocery stores, etc.
- Conditional uses: Nursing home/assisted living/residential care, light industrial uses, self-storage, warehouse and wholesale trade, etc.
- Public water and sewer on site
- 2024 Real Estate Taxes:
 - 6.68 Acres: \$10,929.15
 - 2.88 Acres: \$2,857.14

Keith Schneider, CCIM, SIOR
Managing Partner
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keith@schneidercommercial.com

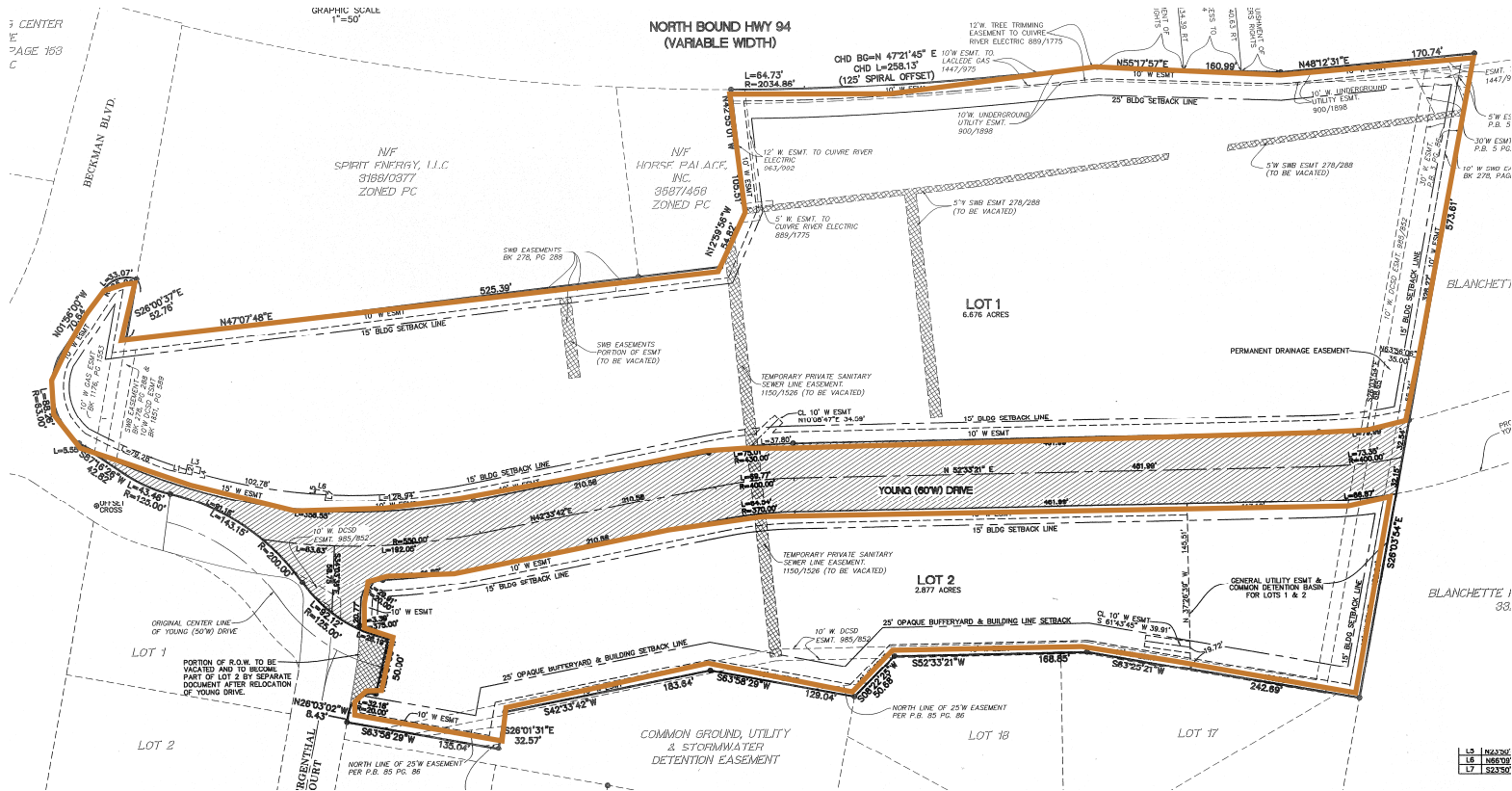
Joe Schneider, CCIM, SIOR
Managing Partner
636.578.6069
joe@schneidercommercial.com

1551 Wall Street, Suite 200
St. Charles, MO 63303
p: 636.949.9797
schneidercommercial.com

SALE PRICE: ~~\$6.00/SF~~ \$4.65/SF

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Plat

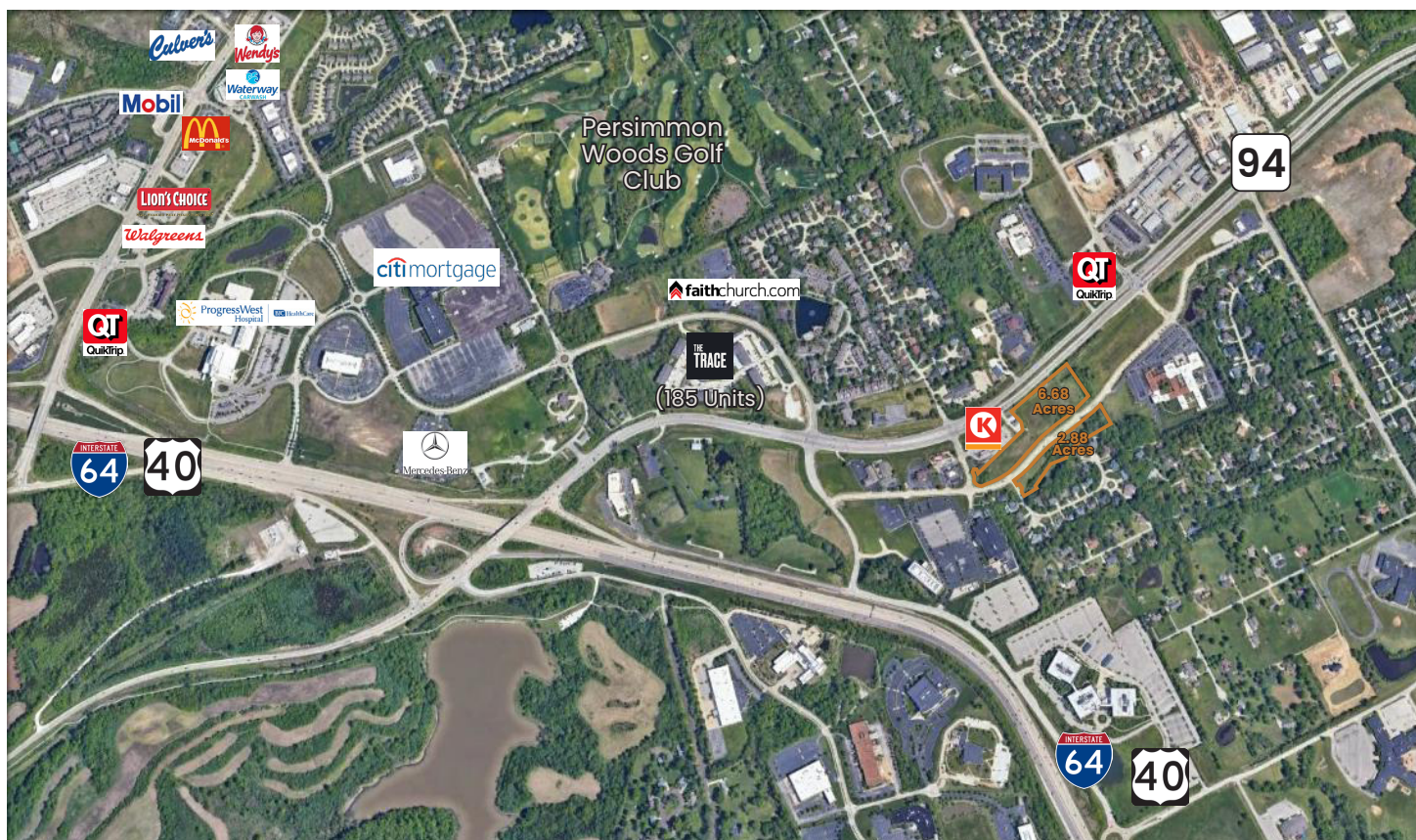


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Aerial / Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population	2,657	28,971	106,873
AVG. HH Income	\$151,288	\$143,120	\$132,064

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