
41.03 Acres for Sale

IN THE FASTEST GROWING COUNTY IN THE ST. LOUIS METRO AREA!



198 Wolfrum Road | Weldon Spring, MO 63304 | \$4.10/sq. ft.

Don't miss out on this prime development land!

Located in St. Charles County, this natural property is in the **Weldon Spring High-Tech Zoning District**, and is an ideal site for Mixed Use, Office Campus or Data Center. With **high-visibility, high traffic count** and surrounded by similarly-zoned property, this site is **development-ready** with easy access to highways and many other employment centers. Property utility information and topo available upon request.



Directions: Highway 64 to Wolfrum Road/Research Park Circle – Exit #11 (1st exit west of the Missouri River), stay right on Wolfrum Road, property on the left.

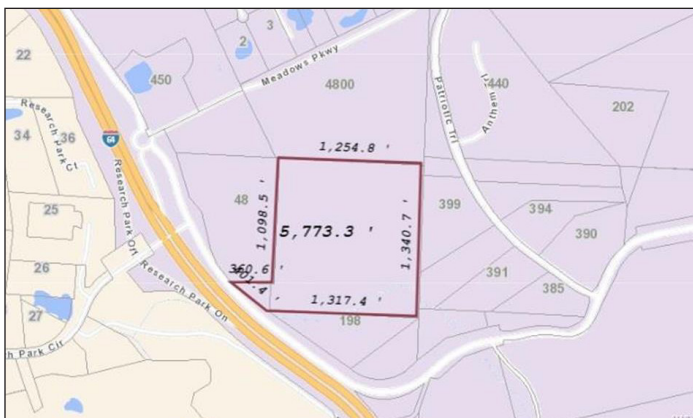
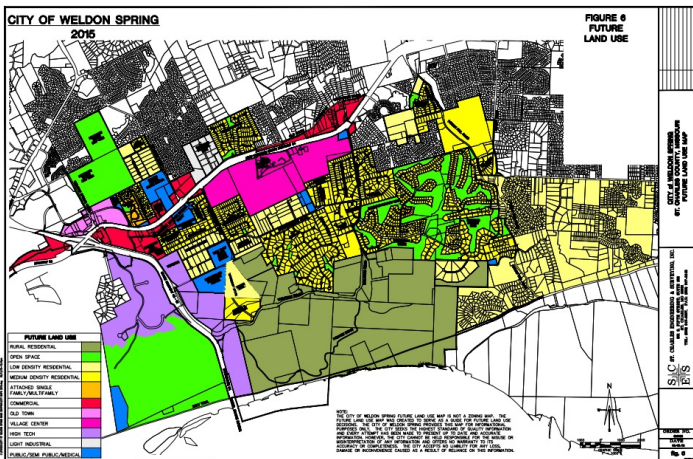
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The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.

Prices and specifications are subject to change without notice.

Area Information / Property Description

County	St. Charles
Subdivision	Bender - Landers
School District	Francis Howell
High School	Francis Howell Central
Middle School	Francis Howell Middle
Elementary	Independence Elementary
Lot Size	41.03 +/- Acres
Lot Description	Vacant Land, Wooded
Street Access	County Road
Taxes	\$47
Association Fees & Restrictions	None
Utilities	Water: None Electric: Yes Phone: None Sewer: None

