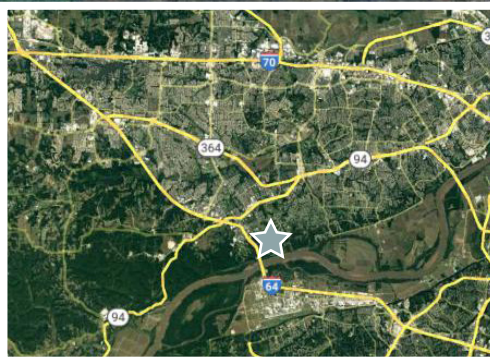
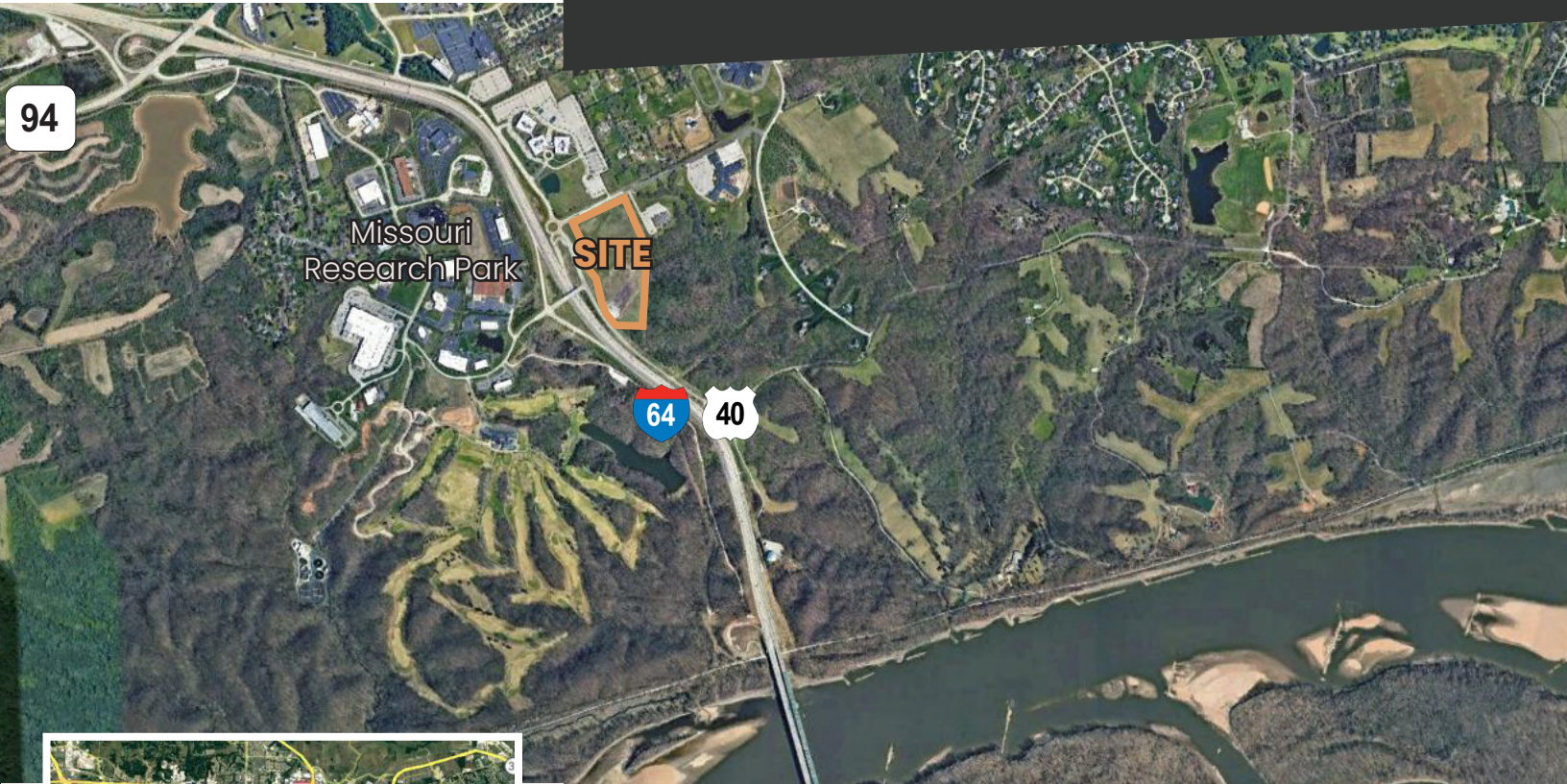


FOR SALE

# 25.27 Ac For Sale

48 Wolfrum Road | Weldon Spring, MO



## Property Details

- Rare land development opportunity located in the St. Charles submarket just one mile from Chesterfield Valley
- Immediate ingress and egress directly off Interstate 64
- "High & Dry" location along northern bluffs of Missouri River
- Adjacent to Missouri Research Park, an established 200-acre business park home to technology-intensive and research-based companies
- Excellent visibility with over one-quarter mile of frontage along I-64 with 91,833 vehicles per day
- 10 Miles to Interstate 70/GM Assembly Plant
- High Tech Office 'HTO' Zoning
- Utilities available at or near site
- Site dimensions: Approximately 1,400' x 850'

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**SALE PRICE \$3.50/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.



FOR SALE

# 25.27 Ac For Sale

48 Wolfrum Road | Weldon Spring, MO

## Zoning Information

### High Tech Office (HTO) Zoning District – City of Weldon Spring

#### *Permitted Uses (Partial List):*

- Arts & Entertainment
- Broadcasting/Telecom
- Clinic Out-Patient (Medical, Dental, etc)
- Club, Civic, Religious or Fraternal
- Financial Services-Banking
- Health Care, Social Services, Vocational Rehab & Family Services
- Health Club, Fitness Center & Gymnasiums
- Hotel
- Information Services & Data Processing
- Office
- Printing & Publishing Facility
- Recreation Facility
- Research, Development & Testing
- Schools (College, Junior College)
- Telecom Antennas (concealed, roof mounted, stealth)
- Veterinary Clinic

#### *Conditional Uses (Partial List)*

- Data Center
- Light Industrial
- Repair Services
- Restaurant, Fast Food
- Wireless Communication Towers

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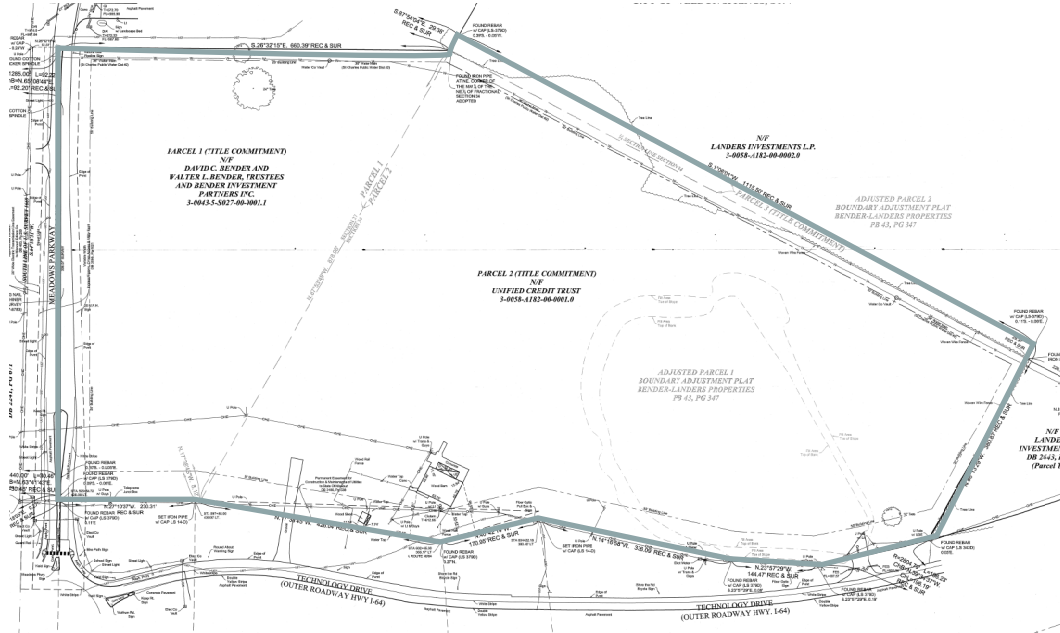
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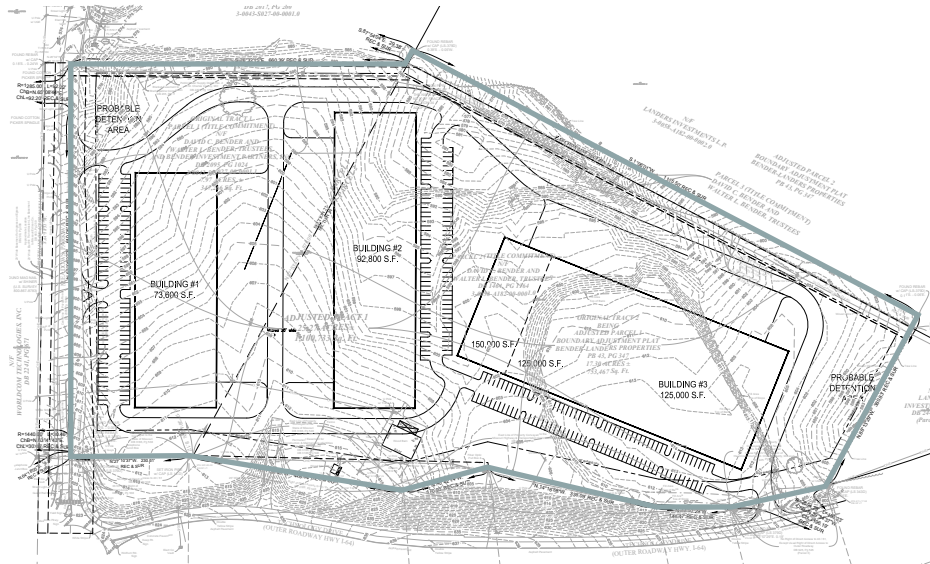
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## Survey



## Industrial Concept Plan

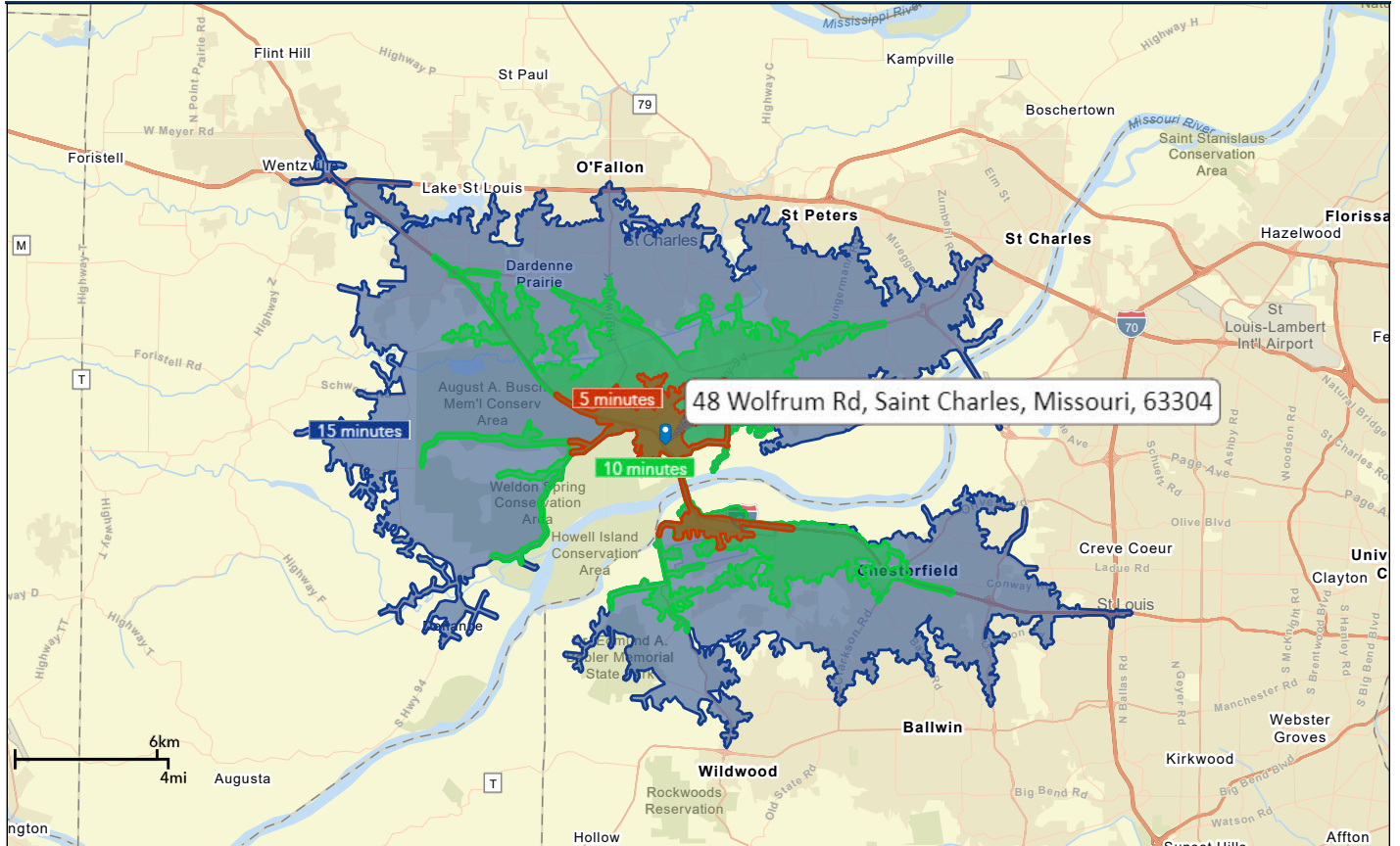


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## Drive Time Map



## Demographics

	5 Min Drive Time	10 Min Drive Time	15 Min Drive Time
Population	2,818	43,665	251,974
AVG. HH Income	\$151,133	\$136,916	\$133,351

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