



HWY 47 LOCATION, WARRENTON, MO 63383

Close to medical and shopping facilities, schools, library, government offices, city park and Hwy 70. Ideal for a centrally planned mixed use development.

PROPERTY INFORMATION

- Commercial and residential development
- 10.83 & 14.29 acre commercial site on 47
- Frontage on Brune Parkway
- Some tracts adjoining Crider Health Center
- Less than a mile to shopping, emergency care, schools, government offices and pool
- Shovel ready sites with retention pond
- Ideal for grocery store, dollar store, medical building, assisted living facility and multifamily

Prime central location in Warrenton!!!

Opportunity Zone Tracts!

Traffic Count

10,100 vehicles per day on 47

Population

City of Warrenton...8039

Warren County Population...32,999

Sale Price;

25.12 ac.. \$1.67 per sq. ft.

Directions

From Hwy 40/61 in Wentzville take 70 west 17 miles to exit 193.

Turn left on Hwy 47 and go south 1.6 miles to property on right.

Google Map Coordinates...38.799493, -91.147082

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