

**FOR SALE**

**1 to 25 Acres**  
May Divide to Suit

\$1.25 to \$1.49 sq. ft.

**IDEAL FOR**  
**MULTI-FAMILY**  
**RETIREMENT COMMUNITY**  
**APARTMENT COMPLEX**

**ADDRESS: South State Highway 47, Warrenton, MO 63383**



**NEAR HIGH TRAFFIC INTERSECTION**

- Highway 47 frontage
- Ideal multifamily or retirement community site
- Well situated for retail and other community services
- Located in the fastest growing residential area in town
- Next to city park
- New aqua center nearby
- Retention pond in place
- High traffic area
- All city utilities
- Close proximity to schools
- OPPORTUNITY ZONE!

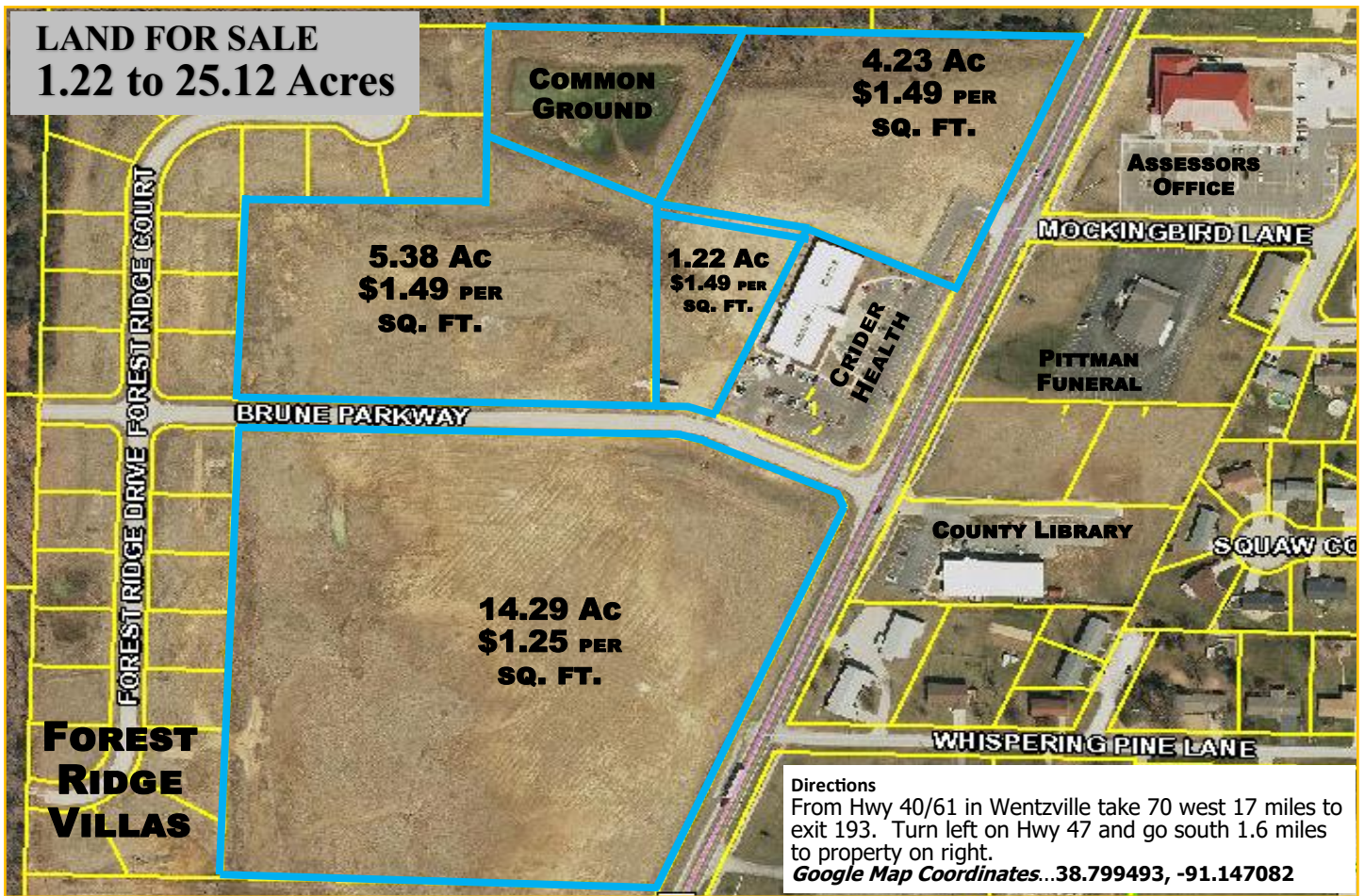


**WESTBOUND**  
**REAL ESTATE**

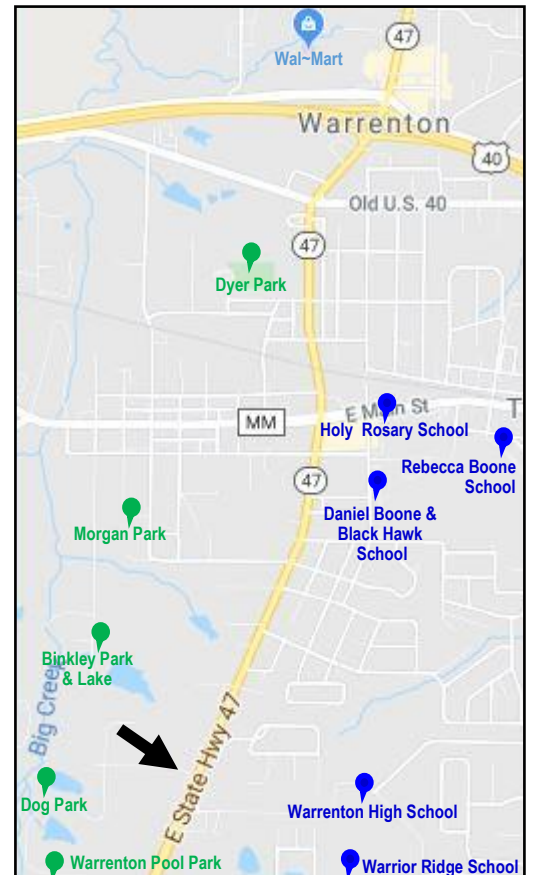
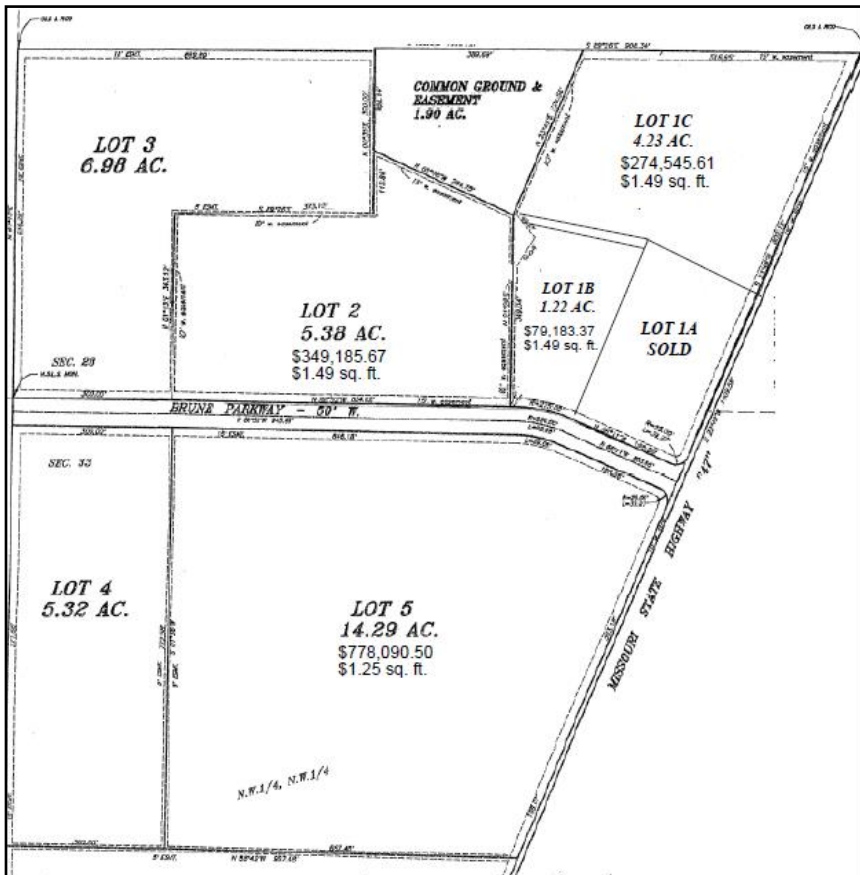
**Phil Reid**

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**LAND FOR SALE**  
**1.22 to 25.12 Acres**



**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**



**WESTBOUND**  
**REAL ESTATE**

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