

198 Wolfrum Road - Landers Tract  
198 Wolfrum Rd | Weldon Spring, MO | US | St. Charles County  
Available Acres: 39.93 | Sale Price: \$4.45



Zoning:	Other, Industrial-Light, Mixed Use, Office
Sale Price:	\$4.45
Sale Price Note:	Per Square Foot
Last Updated:	Apr 1, 2022

Economic Development Contact

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Scott J. Drachnik  
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Realtor/Owner Contact

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Tom Shaw Realtors  
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Property and Area Description

This property is located in St. Charles County, which is the fastest growing County in the St. Louis Metro Area, with high visibility from Interstate 64. This natural property is located in Weldon Spring and is in their High-Tech Zoning District. It is an ideal site for mixed-use, light advance industrial, office campus use, or a data center. The price is negotiable and surrounded by similar zoned property. The site is ready for development with easy access to Highways and is located across the highway from the Missouri Research Park.

Population

	1,826,823 25 Mile Radius	2,732,915 50 Mile Radius	3,165,067 75 Mile Radius
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Source: ESRI®, 2024

Households

	763,177 25 Mile Radius	1,138,729 50 Mile Radius	1,310,951 75 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Hwy 94 (1.3 miles mi.)  
Nearest Interstate: I-64 (.20 miles mi.)  
Nearest Airport: Spirit of St Louis (3.7 miles mi.)  
Nearest Commercial Airport: St. Louis Lambert International (20.3 miles mi.)  
Rail Served: No  
Rail Served By: Unknown  
Rail Accessible: Unknown  
Rail Infrastructure in Place: No

Utilities

Electric: Cuivre River Electric Cooperative  
Natural Gas: Spire  
Water: Missouri American Water Company  
Sewer: Duckett Creek Sanitary District