



Zoning:	Commercial
Within City Limits:	Yes
Sale Price Note:	Negotiable
Last Updated:	Jun 9, 2025

### Economic Development Contact

**Dan Lang**  
City of Wentzville  
1001 Schroeder Creek Blvd.  
Wentzville, MO 63385  
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### Realtor/Owner Contact

**Bart Berneking**  
Bart Berneking Design & Build  
(636) 462-5380

### Property and Area Description

Prime development land available for sale, ground lease or build to suit. Zoned C-3. Great site for mixed use development. Frontage on US 40/61 and Wentzville Parkway. Great site for fast food, restaurant, hotel, big box retail, theater, or retail development.

### Population

	<b>220,553</b> 10 Mile Radius	<b>548,433</b> 20 Mile Radius	<b>1,190,712</b> 30 Mile Radius
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Source: ESRI®, 2025

### Households

	<b>80,981</b> 10 Mile Radius	<b>211,353</b> 20 Mile Radius	<b>472,136</b> 30 Mile Radius
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Source: ESRI®, 2025

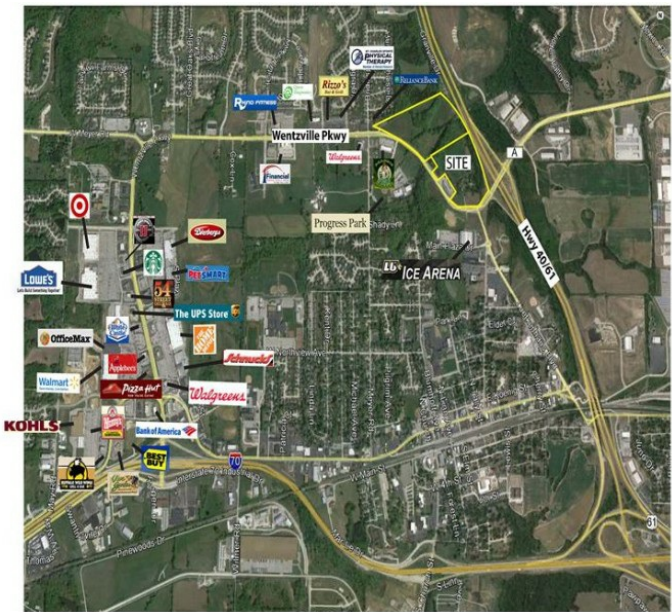
### Transportation

**Nearest Highway:** Wentzville Pkwy/State Hwy A (0.00 mi.)  
**Nearest Interstate:** I-70 (1.00 mi.)  
**Nearest Airport:** St. Louis-Lambert International (28.00 mi.)  
**Nearest Commercial Airport:** Spirit of St. Louis (Chesterfield MO) (17.00 mi.)  
**Rail Served:** No  
**Rail Served By:** Norfolk Southern Railway  
**Rail Accessible:** No  
**Rail Infrastructure in Place:** No

### Utilities

**Electric:** Ameren  
**Natural Gas:** Ameren  
**Water:** City of Wentzville  
**Sewer:** City of Wentzville  
**Telecommunications:** CenturyLink

Property Images



Scott J. Drachnik | President & CEO | EDC Business & Community Partners  
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