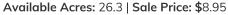
## 6206 S HWY 94 - Vogt Tract

6206 S. HWY 94 | Weldon Spring, MO | US | St. Charles County







Zoning:	Other, Commercial, Mixed Use, Industrial-Light, Office, Retail
Topography:	Gently rolling
Setting:	Other
Within City Limits:	Yes
Specialty Features:	Featured Property
Sale Price:	\$8.95
Sale Price Note:	Per Square Foot
Last Updated:	May 24, 2024

# **Economic Development Contact**

**Bill Hanks** 

City of Weldon Spring 5401 Independence Rd City of Weldon Spring, 93 63304 | bhanks@weldonspring.org

### **Realtor/Owner Contact**

Keith Schneider

Cushman & Wakefield 636-949-9797 | Keith.Schneider@cushwake.com

# **Property and Area Description**

One of the most prominent development tracts in the STL Metro Region with an excellent location. The property is located at the NE Quadrant of I-64/40 and Highway 94. The property has multiple access points with excellent visibility to I-64/40 and Highway 94, and less than 5 miles from the Chesterfield Valley. Public Water is onsite with public sewer nearby.

## **Population**

395,242 1,070,012 2,082,366 10 Mile Radius 20 Mile Radius 30 Mile Radius
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Source: ESRI®, 2024

#### Households



Source: ESRI®, 2024

# **Transportation**

Nearest Highway: Highway 94 (less than .10 mi.) Nearest Interstate: Interstate 64 (less than .10 mi.) Nearest Airport: St Louis Spirit Airport (3.8 mi.)

Nearest Commercial Airport: St. Louis Lambert Airport (19.7 mi.)

Rail Served: No

Rail Served By: Unknown Rail Accessible: Unknown

Rail Infrastructure in Place: Unknown

#### **Utilities**

**Electric:** Cuivre River Electric Cooperative, Inc.

Natural Gas: Spire

**Water:** Missouri American Water Company **Sewer:** Duckett Creek Sanitary District

# **Property Images**

