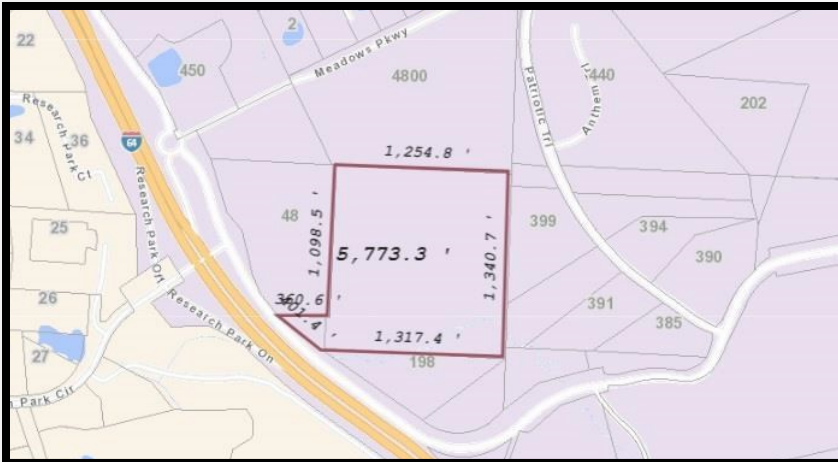


198 Wolfrum Road, Weldon Spring, MO 63304

SALE PRICE: \$7,740,111



Contact:

Tom Shaw Jr

(314)283-5064

TomShawJr55@gmail.com



High visibility, High Traffic count. Located in St. Charles County, the fastest growing County in the St. Louis Metro Area. This natural property is located in Weldon Spring and is in their High-Tech Zoning District. Ideal site for Mixed Use, Office Campus or Data Center. Price reduced and surrounded by similarly zoned property, this site is ready for a development with easy access to Highways and many other employment centers. Property utility information, topo available on request.

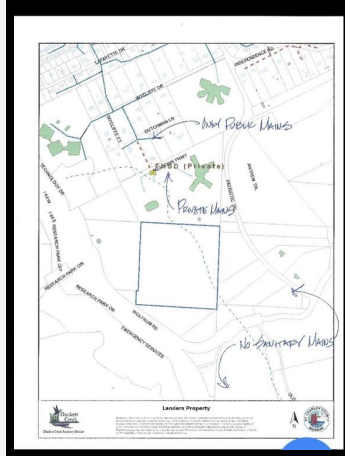
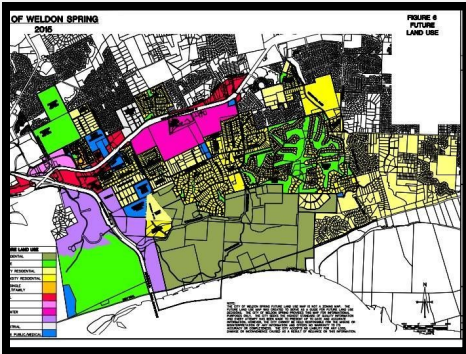
DIRECTIONS:

Highway-64 to Wolfrum Rd / Research Park Circle - Exit #11 (1st exit west of the Missouri River), Stay right on Wolfrum to the property on the left.



17813 Edison Ave ◇ Suite 200 ◇ Chesterfield, Missouri 63005

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Area Information / Property Description	
County	St Charles
Subdivision	Bender– Landers
School District	Francis Howell
High School	Francis Howell Central
Middle School	Francis Howell Middle
Elementary School	Independence Elementary
Lot Size	39.93 ± Acres
Lot Description	Vacant Land, Wooded
Street Access	County Road
Taxes	\$52
Associations Fees & Restrictions	None
Utilities	Water: None Electric: Yes Phone: None Sewer: None

The information contained herein has been supplied to us by the owner of this property or by a third party. Tom Shaw Realtors does not guarantee its accuracy and recommends buyers or tenant to verify all information herein and to obtain a full boundary survey before buying said home or property.
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