

FOR SALE

3 to 35 Acres
with I-70 Visibility

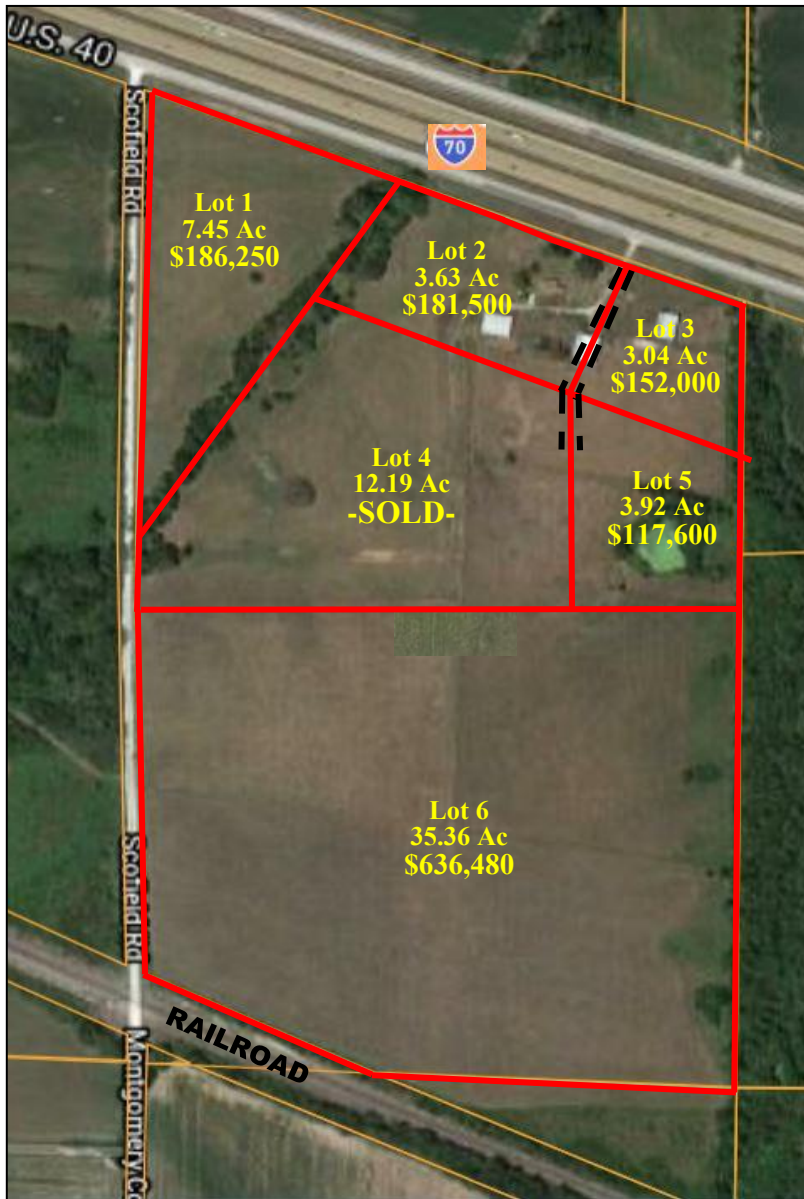
\$18,000 to \$50,000 per acre

INDUSTRIAL

MANUFACTURING

COMMERCIAL

ADDRESS: 650 East Booneslick Rd, Jonesburg, MO 63351



PROPERTY FEATURES:

- Highway 70 Frontage
- Gas, Sewer and Water
- Fiber Optic Highspeed Internet
- 3 Phase Electric with both Cuivre River and Ameren UE
- Ideal for Commercial, Manufacturing and Light Industrial
- Potential Railroad Access
- Great Visibility for Retail and other Community Services

High traffic area with I-70 visibility!



**WESTBOUND
REAL ESTATE**



Phil Reid-Broker

phil@landtoday.com

Cell: (314) 486-8642

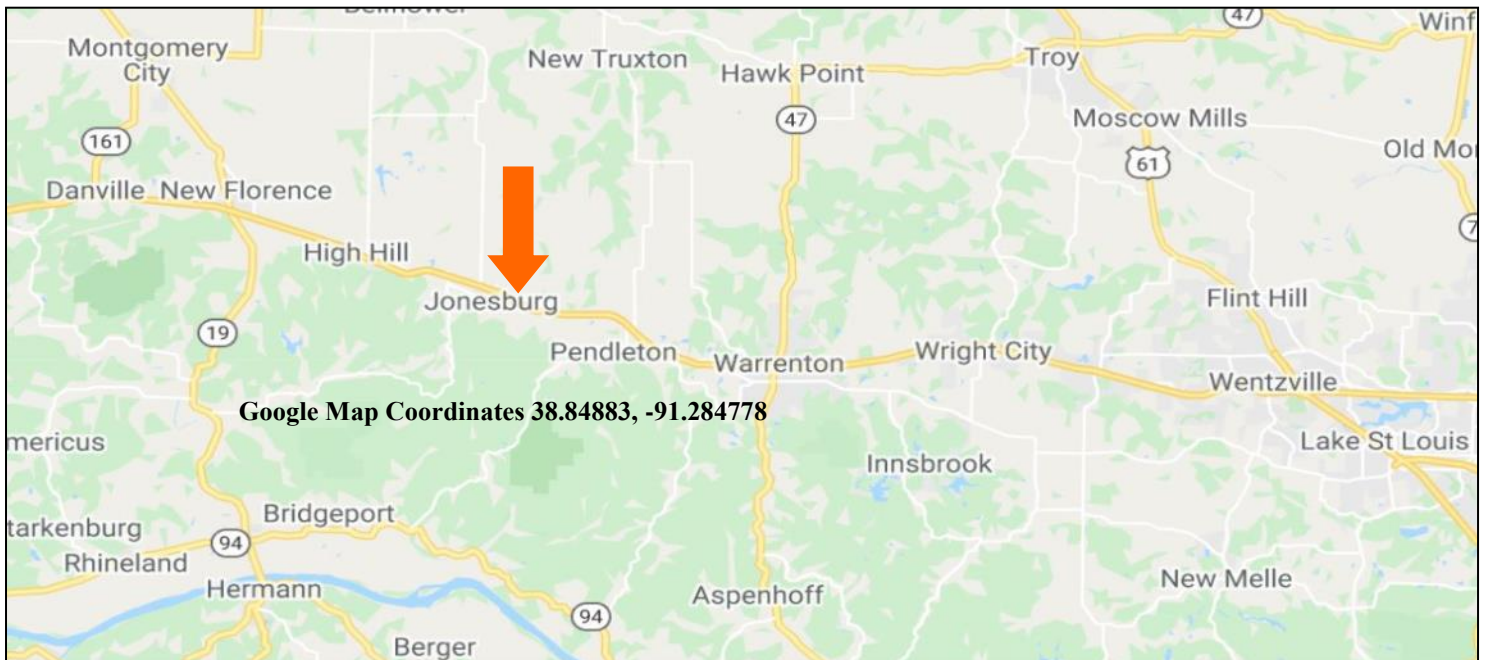
Office: (636) 456-5922

FOR SALE

650 East Booneslick Rd, Jonesburg, MO 63351

3 TO 35 ACRES

Located between Truxton Exit 188 and Jonesburg Exit 183 on the south outer road. Hwy 70 visibility. 25 miles west of Wentzville. Approximately 1 hour west of St. Louis.



Fast Growing Manufacturing/Industrial/Commercial Area!



For more information please contact: **Phil Reid at 314-486-8642**

Directions: 70 W to the Truxton/Pendleton exit, #188. Go left crossing over Hwy 70 to right on the South Service Road. Proceed 3.4 miles to the property on the left. Property has frontage on the South Service Road and Scofield Road. **Watch for the Westbound Real Estate sign.**



**WESTBOUND
REAL ESTATE**

21 N Stringtown Road | Foristell, MO 63348
636-456-5922 www.LandToday.com