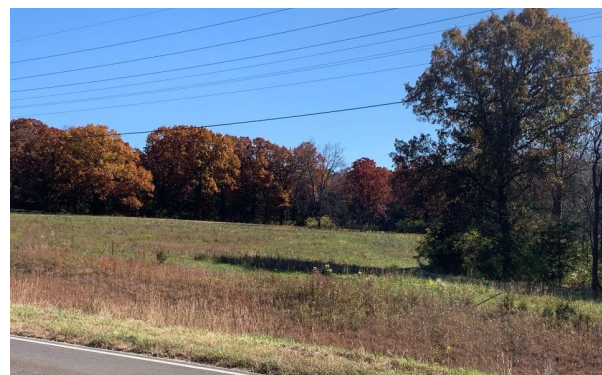


# Ideal Location with I-70 Visibility

Veterans Memorial Parkway, Wright City



**20<sup>±</sup> acres ♦ \$26,500<sup>per acre</sup>**

- ♦ Great combination of open & wooded acreage
- ♦ Ideal commercial location
- ♦ Prime for development or potential for 1031 exchange
- ♦ South Service Road Frontage
- ♦ Lays great for building
- ♦ Warrenton R-III School District

**Directions:** 70 West to the Second Wright City exit, #199. Turn left crossing over I-70 to right onto the South Service Road West and continue 2.4 miles to the property on the left. **Watch for the Westbound Real Estate sign.**



## Phil Reid

Cell: (314) 486-8642

Office: (800) 656-7595

[phil@LandToday.com](mailto:phil@LandToday.com)

### Westbound Real Estate



21 NStringtown Rd.  
Foristell, MO 63348

[www.LandToday.com](http://www.LandToday.com)