



**WESTBOUND**  
REAL ESTATE

**\$1,100,000**  
209 E. NORTH SERVICE RD, WRIGHT CITY



## 11 Acres Highway 70 Frontage just off Exit

### Prime Commercial Opportunity

11 ACRES....ADJACENT TO EXIT RAMP....APPROXIMATELY 600 FEET OF HWY 70 FRONTAGE....WRIGHT CITY EXIT!  
Property is zoned C-4, Commercial, General and Highway Business. This fantastic corner lot with incredible Hwy 70 visibility offers great commercial or multifamily opportunities. Property fronts on a Hwy 70 exit ramp in fast growing Wright City just on the outskirts of St. Charles County. This property also has current rental income with a 4 bedroom, 2.5 bathroom residence that could also be used as office space with multiple outbuildings perfect for workshops or storage. Service station, hotel, commercial storage, apartments, you name it...the opportunities are endless. The biggest news yet is the \$800,000,000 plus meat packing plant coming nearby in Wright City with over 1300 NEW JOBS!

### Property Features

- ✓ Excellent I-70 visibility
- ✓ Corner lot just off exit ramp
- ✓ Zoned C-4 commercial
- ✓ City water available
- ✓ Home and 2 outbuildings
- ✓ Income producing rental
- ✓ Taxes \$4,129 for 2022

### Listing Agent

Phil Reid

Owner/Broker

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Current rental income - 4 bedroom home



Close proximity to nearby meat packing plant in development - new traffic!



Gravel corner lot used for fireworks stand

DIRECTIONS: Take Highway 70 West to the first Wright City exit, exit 200. Make a right then immediate right again onto the North Service Road. Property is short distance on left, just past the gas station. Watch for the large Westbound Real Estate sign.