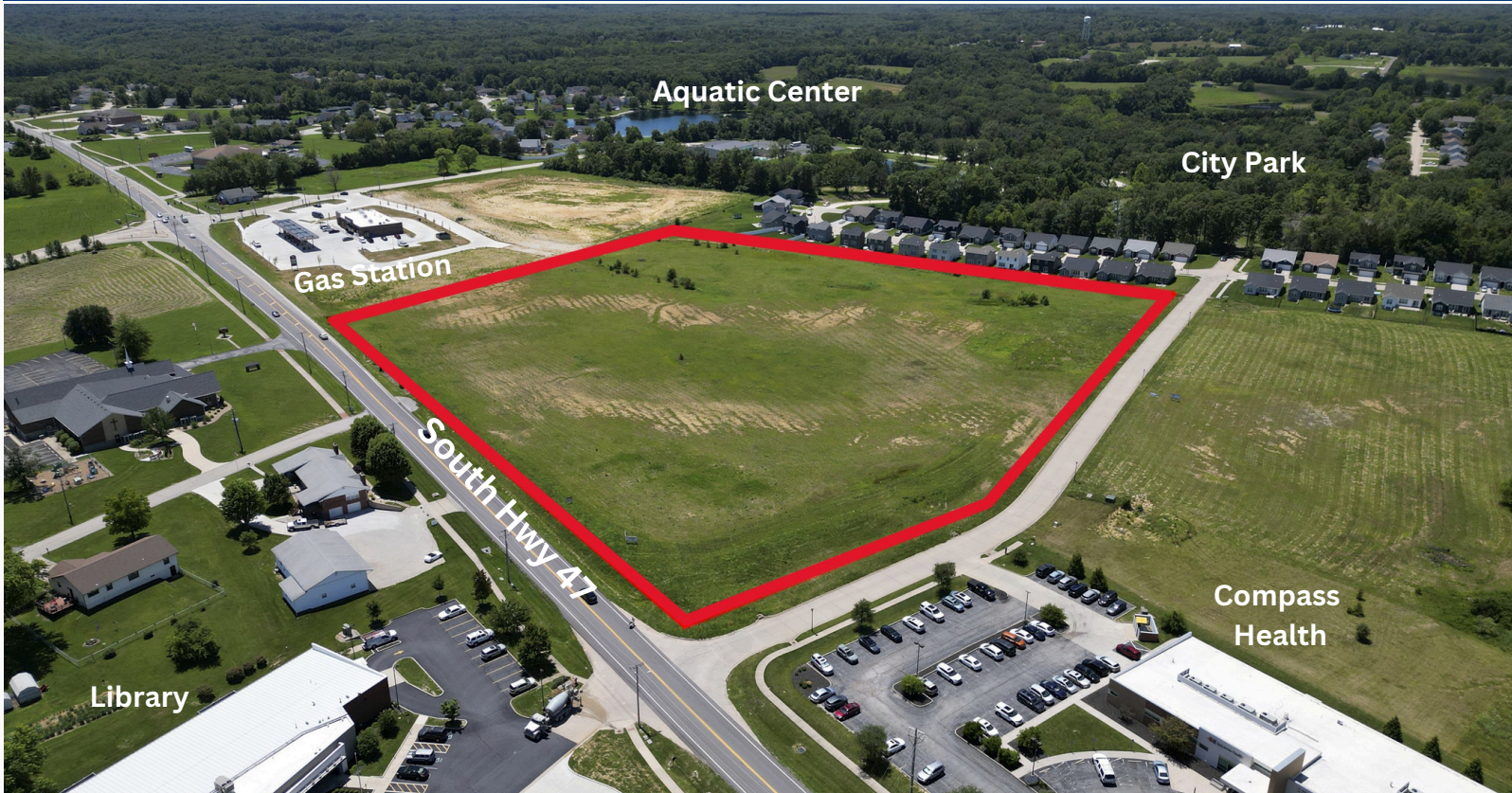


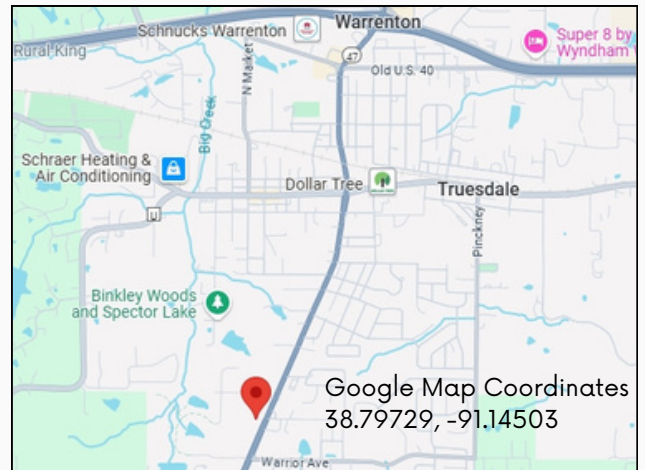


**WESTBOUND**  
REAL ESTATE  
636-456-5922

**14.29 ACRES**  
**DEVELOPMENT/INVESTMENT**  
S. HIGHWAY 47, WARRENTON, MO



- ✓ Near high traffic intersection
- ✓ Adjacent to Compass Health
- ✓ Close to schools, parks, aquatic center, library and government buildings
- ✓ 701 ft. of South Highway 47 frontage
- ✓ City utilities and off-site retention basin
- ✓ Located in an Opportunity Zone\*
- ✓ Low property taxes, \$343 for 2024
- ✓ Asking \$1.60 per sq. ft. or \$995,955



DIRECTIONS: From Highway 70 take the Warrenton exit 193 and go south on Highway 47 for 1.6 miles to the property on right.

\*Call office for details on Opportunity Zone

**Listing Agent**

Phil Reid

Owner/Broker

☎ 314-486-8642

✉ [philelandtoday.com](mailto:philelandtoday.com)

