



# WESTBOUND REAL ESTATE, LLC

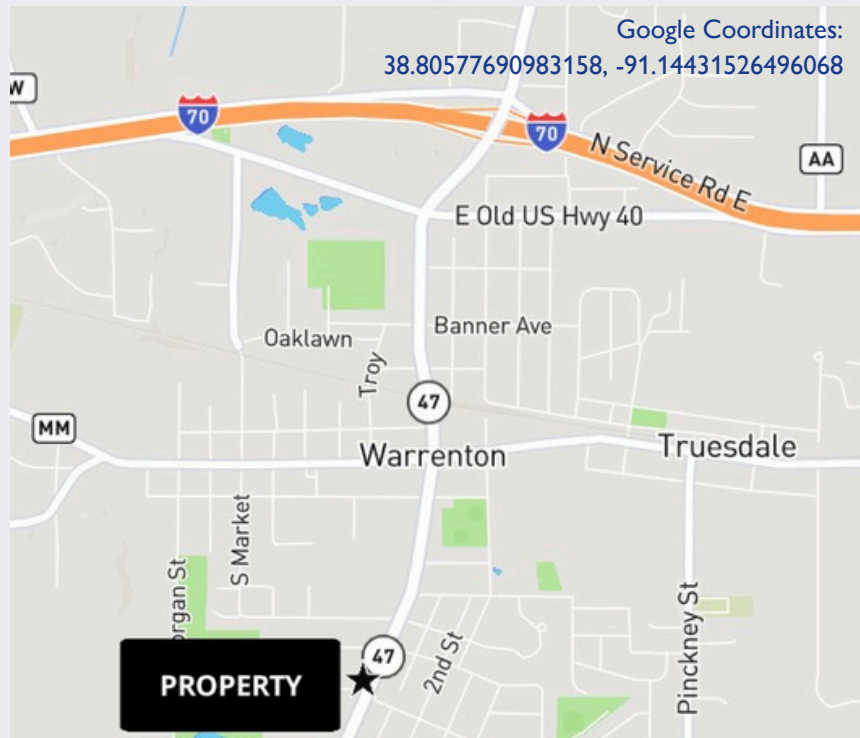
21 N. Stringtown Rd, Foristell, MO 63348

## HWY 47 FRONTAGE

**LEVEL LOT - ZONED R2  
11,100 SQUARE FEET  
CENTRAL LOCATION**

## **\$55,900**

**611 S. State Hwy 47  
Warrenton, MO 63383**



## COMMERCIAL, RESIDENTIAL, MULTIFAMILY!

R2 zoning offers endless opportunities. Whether you're considering retail, multifamily, or a single-family home, this location is hard to beat. The previous home on the lot was recently demolished, making it fully ready for its next venture. Perfect for those looking to build a new residence or establish a small business, this property offers excellent proximity to schools, shopping, and dining—plus valuable frontage along South Highway 47 and a short distance to Hwy 70.

### DIRECTIONS:

From Hwy 70 W take exit 193 for MO-47 (Warrenton/Hawk Point). Make a left on S. State Hwy 47 and follow for 1.2 miles, lot will be on the right.

## PROPERTY FEATURES

- ✓ Commercial Potential
- ✓ City Utilities Available
- ✓ Near Shopping/Dining
- ✓ Level Lot - Easy Access
- ✓ Warren Co. R-III Schools
- ✓ Taxes: \$424 for 2025

## PHIL REID

Owner/Broker  
314-486-8642



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