



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

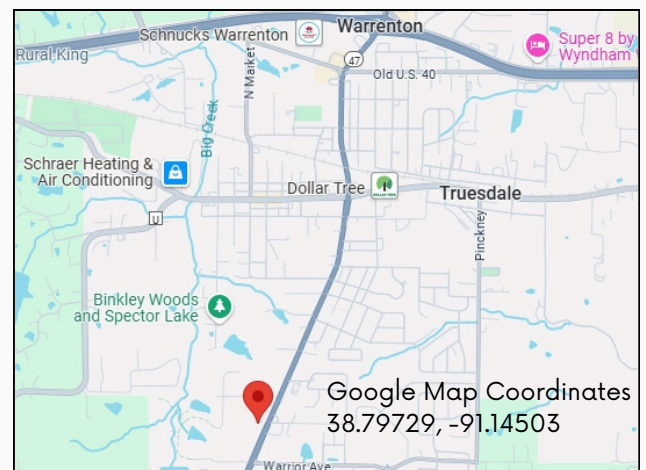
**14.29 ACRES**  
**DEVELOPMENT/INVESTMENT**  
**S. HIGHWAY 47, WARRENTON, MO**



- ✓ 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
- ✓ Zoned C-3 commercial
- ✓ 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

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