



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

**GREAT FOR
RESIDENTIAL
DEVELOPMENT
W/PUBLIC UTILITIES**

36.24 acres
\$1,268,469

Highway AA
Warrenton, MO 63383



Google Coordinates:
38.826462, -91.126113



ABOUT THIS PROPERTY

PRIME LAND!!! Gently rolling wooded acreage within city limits offering exceptional development potential. Ideal opportunity for residential development, estate lots, or a mixed-use recreational investment. Excellent topography with a potential lake site. Public water & sewer access available. Convenient location just minutes from shopping, dining, and quick access to I-70, providing strong appeal for future growth and accessibility.

**Property information deemed reliable but not guaranteed. Square footage, acreage, and property condition should be independently verified by the buyer. Price and availability are subject to change.*

DIRECTIONS

I-70 W to exit 193 for MO-47 N-Warrenton/Hawk Point. Right on MO-47 N for 151 ft to an immediate right on the N Service Rd E. Follow for 0.7 miles and make a left onto State Rte AA. Follow for 0.5 miles, property will be on the left. Look for Westbound Sign!

PROPERTY FEATURES

- ✓ Wooded, Gently Rolling
- ✓ Great Lake Site
- ✓ Public Water & Sewer Access
- ✓ Blacktop Frontage
- ✓ Warren Co R-III Schools
- ✓ Taxes: \$475 for 2025

PHIL REID
Owner/Broker
314-486-8642



www.LandToday.com

Office: 636-456-5922
phil@landtoday.com