WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

GREAT FOR RESIDENTIAL DEVELOPMENT W/PUBLIC UTILITIES

36.24 acres

$28,850/ac

Highway AA
Warrenton, MO 63383









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.*

PROPERTY FEATURES

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

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!

PHIL REID
Owner/Broker
314-486-8642

