WESTBOUND REAL ESTATE, LLC

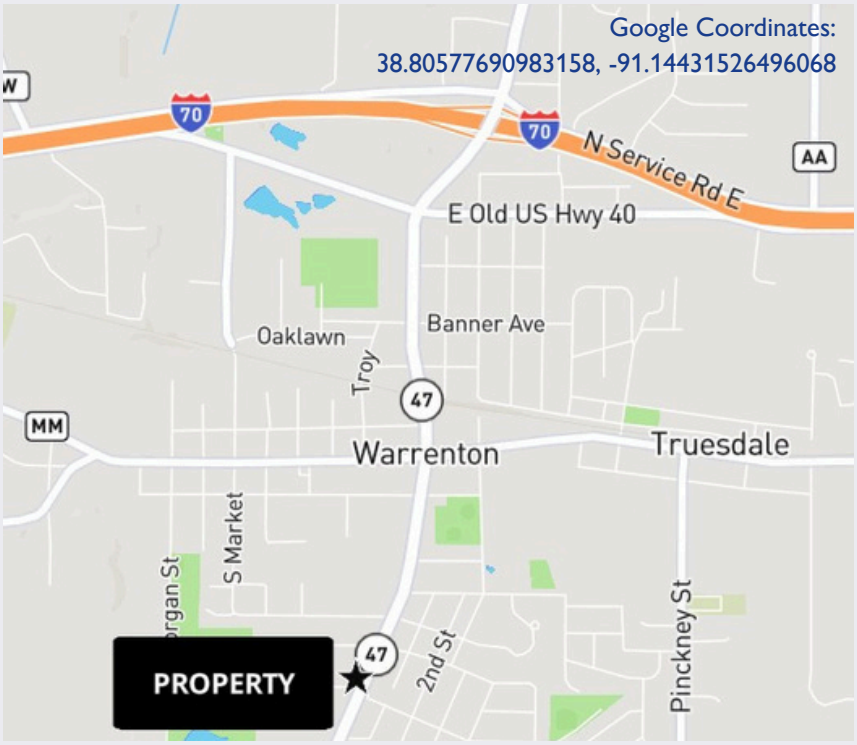
21 N. Stringtown Rd, Foristell, MO 63348

HWY 47 FRONTAGE

LEVEL LOT –ZONED RC-2
11,100 SQUARE FEET
CENTRAL LOCATION

$55,900

611 S. State Hwy 47
Warrenton, MO 63383









COMMERCIAL, RESIDENTIAL, MULTIFAMILY!

RC-2 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.

**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:

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

