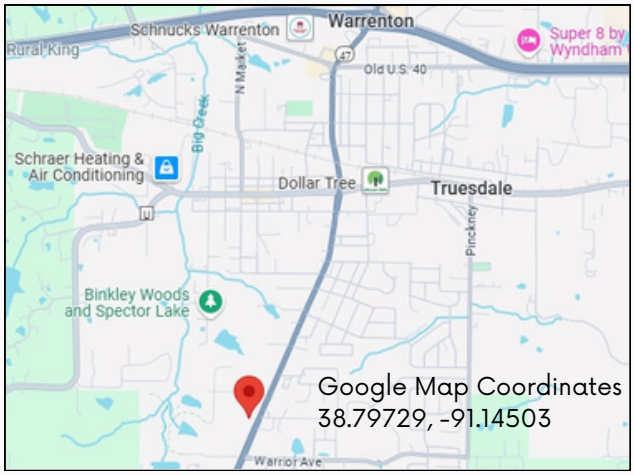
WESTBOUND
REAL ESTATE, LLC
636-456-5922

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/Opportunity Zone*
- Low property taxes, $343 for 2024
- Asking $3.00 per sq. ft. or $1,867,417



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 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

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Owner/Broker
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