



FOR SALE

PROPERTY HIGHLIGHTS

ASKING PRICE: \$1,475,000
(\$1.95/SF or \$84,965/Acre)

Key Features

- 17.36 acres - County Line Industrial Park
- W. Veterans Memorial Pkwy/Old US Hwy 60, Warren County, MO
- Excellent I-70 Visibility & Access
- Next to a Brand New Interchange
- Newly Installed 10' Water Line
- I-70 Traffic Count: 2,072 (2025)

Land Description

- Zoning: C-1 Highway Commercial District
- Opportunity Zone
- Enhanced Enterprise Zone
- Dual Power available from both Ameren & Cuivre River Electric
- Near newly proposed Warren County Data Center
- 1,200 Ft. of I-70 Frontage

**Keith Ziercher**
Director

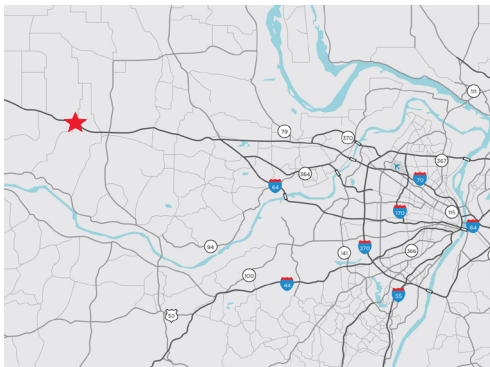
+1 314 746 0384

keith.ziercher@cushwake.com

7700 Forsyth Blvd, Suite 1210
St. Louis, MO 63105cushmanwakefield.com



C-1 ZONING CODE USES					
C = CONDITIONAL USE					
P = PERMITTED USE					
BUSINESS	C	P	BUSINESSS	C	P
Agribusiness	X		Hotel		X
Agriculture		X	Medical Marijuana Cultivating	X	
Agriculture Sales and Service		X	Medical Marijuana Manufacturing	X	
All-Terrain Vehicle Sales and Service		X	Micro-Brewery		X
Amusement/Recreational Facility		X	Micro-Distillery		X
Apiaries		X	Mobile Home (Double)		X
Archery Range Indoor/Outdoor		X	Mobile Home (Single)		X
Auction House		X	Mobile Storage		X
Aviaries		X	Modular Homes		X
Bar/Tavern		X	Motel		X
Bed and Breakfast		X	Motor Vehicle Rental		X
Billboards (Large/Mini)		X	Motor Vehicle Sales		X
Boarding House (Temporary Working House)		X	Motor Vehicle Service		X
Bus Station		X	Multi-Family/Duplex		X
Camp Grounds	X		Museum		X
Cemetery		X	Nursing Care Home/Institution		X
Church		X	Office		X
Club		X	Planned Unit Development		X
Commercial Storage Indoor		X	Print Shop		X
Commercial Storage Outdoor	X		Printing Industrial		X
Community Center		X	Public Parks/Playgrounds		X
Construction Business	X		Religious Uses		X
Convenience Store with or without fuel		X	Repair Shop		X
Cultural Uses		X	Research Service and Laboratory	X	
Daycare		X	Retail Sales/Sales and rental goods, storage, merchandise, services, equipment		X
Daycare Group		X	Sawmill		X
Driving Range		X	Self-Storage Units		X
Driving Range (unlighted)		X	Shooting Range Indoor		X
Educational Uses		X	Shooting Range Outdoor	X	
Entertainment Facility		X	Single Family dwellings		X
Event Rental Facility		X	Skateboard Parks		X
Farm Equipment and Machinery Sales and Service		X	Special Events, Permanent		X
Farming/Dairy Farming		X	Subdivision with 6 or fewer lots, Minor		X
Fire Arms Dealer		X	Subdivision with 7 or more lots, Major		X
Fireworks Stand, Temporary		X	Tow Truck Facility/Vehicle Storage Lot		X
Fish Hatcheries		X	Warehouse Distribution Center		X
Forestry		X	Wholesale Sales		X
Fraternal/Private Clubs		X	Winery		X
Golf Course		X			
Home Occupation		X			



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