

## 7 Acre Site - Divisible - Opportunity Zone

300 N Spoede Ln, Truesdale, Missouri 63380  
Warren County

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### Basic Details

Listing No:	3068
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Commercial
Lot Size (Acres):	7.18 Acre(s)
Min Acres Available:	3.50 Acre(s)
Max Acres Available:	7.18 Acre(s)
Sale Price:	\$900,000
Sale Price Per Sqft:	\$2.88
Sale Price Per Acre:	\$125,348

### Address

Country:	US
State:	MO
County:	Warren
City:	Truesdale
Zipcode:	63380
Street Number:	300
Street:	N Spoede
Street Suffix:	Ln

### Property Information

Parcel No:	0522040001000000
Zoning:	Commercial
Enterprise Zone:	Yes
Traffic Count:	100,000
Topography:	Flat

### Land Measurements

Total Acres Available:	7.18 Acre(s)
Min Divisible Acres:	3.50 Acre(s)
Frontage:	320 ft
Depth:	844 ft

### Utility Information

Water Provider:	Truesdale
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### Transportation

Interstate:	I-70 near exit 193
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Water Provider Location:	On Site
Sewer Provider:	Truesdale
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site