LAND FOR SALE - OPPORTUNITY ZONE - DIVISIBLE - I-70 EXPANSION

300 N Spoede Ln, Truesdale, MO 63380



7 ACRE COMMERCIAL DEVELOPMENT SITE

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

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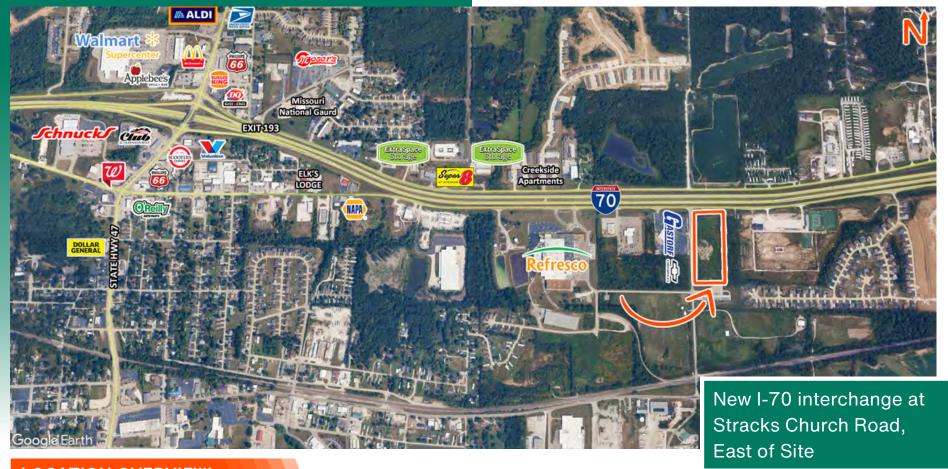






AREA MAP

300 N Spoede Ln, Truesdale, MO 63380



LOCATION OVERVIEW

300 N Spoede Ln is strategically positioned just South of I-70, offering direct access and visibility from one of the busiest transportation corridors in Missouri. This site is situated in an Opportunity Zone. The site lies in Warrenton, part of Warren County, a rapidly expanding region approximately 50 minutes west of St. Louis. Site is equidistant from two of Missouri's largest cities - St. Louis and Columbia.

With 320 feet of I-70 frontage, the property is ideally situated to capture both local commuter traffic and regional trucking and traveler flow. The surrounding area is seeing steady growth in residential, industrial, and commercial development, making it an ideal location for service-oriented businesses seeking a presence in a high-visibility, high-demand corridor.



LAND PROPERTY SUMMARY

300 NORTH SPOEDE

LISTING # 3068

LOCATION DETAILS:

Parcel #: 05220400010000000

County: MO - Warren Zoning: Commercial

PROPERTY OVERVIEW:

Lot Size: 7.18 Acres

3.5 Min Divisible Acres: Max Contig Acres: 7.18 320 Frontage: Depth: 844 Topography: Flat Archeological: No **Environmental:** No Survey: No

TAX INCENTIVE ZONES:

TIF District: No

Enterprise Zone: Yes

Opportunity Zone: Yes

Foreign Trade Zone: No

TRANSPORTATION:

Interstate Access: I-70

Airport Access: St. Louis Lambert International

DEMOGRAPHICS/FINANCIAL INFO:

 Traffic Count:
 100,000 VPD

 Taxes:
 \$503.48

 Tax Year:
 2024

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COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Boulevard Shiloh, IL 62269 618-277-4400 BARBERMURPHY.COM **EDDIE ABOUSSIE**

Broker Associate C: (314) 954-9912 eddiea@barbermurphy.com #524551638., Missouri **SALE INFORMATION:**

Sale Price: \$900,000

Price / Acre: \$125,348

\$/SF (Land): \$2.88

UTILITY INFO:

Water Provider: Truesdale

Water Location: On Site

Sewer Provider: Warrenton

Sewer Location: On Site

Gas Provider: Ameren

Gas Location: On Site

Electric Provider: Ameren

Electric Location: On Site

PROPERTY DESCRIPTION:

Located just off Interstate 70, this 7-acre commercial site offers outstanding visibility and access in one of the fastest-growing markets west of St. Louis. With 320 feet of frontage along I-70, the site is ideal for a gas station, truck stop, or a variety of high-traffic commercial uses.

7 Acres of prime commercial land. 320 feet of direct I-70 frontage. Located in a federally designated Opportunity Zone. Excellent site for travel-focused businesses or service retailers. Surrounded by continued residential and industrial growth. High visibility and accessibility with easy on/off interstate access. This site sits in a strategic location between St. Louis and Columbia, capturing both commuter and long-distance interstate traffic. The combination of high traffic counts, Opportunity Zone incentives, and a rapidly developing corridor make this a rare investment and development opportunity.

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