

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

300 N Spoede Ln, Truesdale, MO 63380



7 ACRE COMMERCIAL DEVELOPMENT SITE

BARBERMURPHY
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AREA MAP

300 N Spode Ln, Truesdale, MO 63380



LOCATION OVERVIEW

300 N Spode 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
Min Divisible Acres: 3.5
Max Contig Acres: 7.18
Frontage: 320
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

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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