

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

300 S Spoede Ln, Truesdale, MO 63383



## 7 ACRE COMMERCIAL DEVELOPMENT SITE

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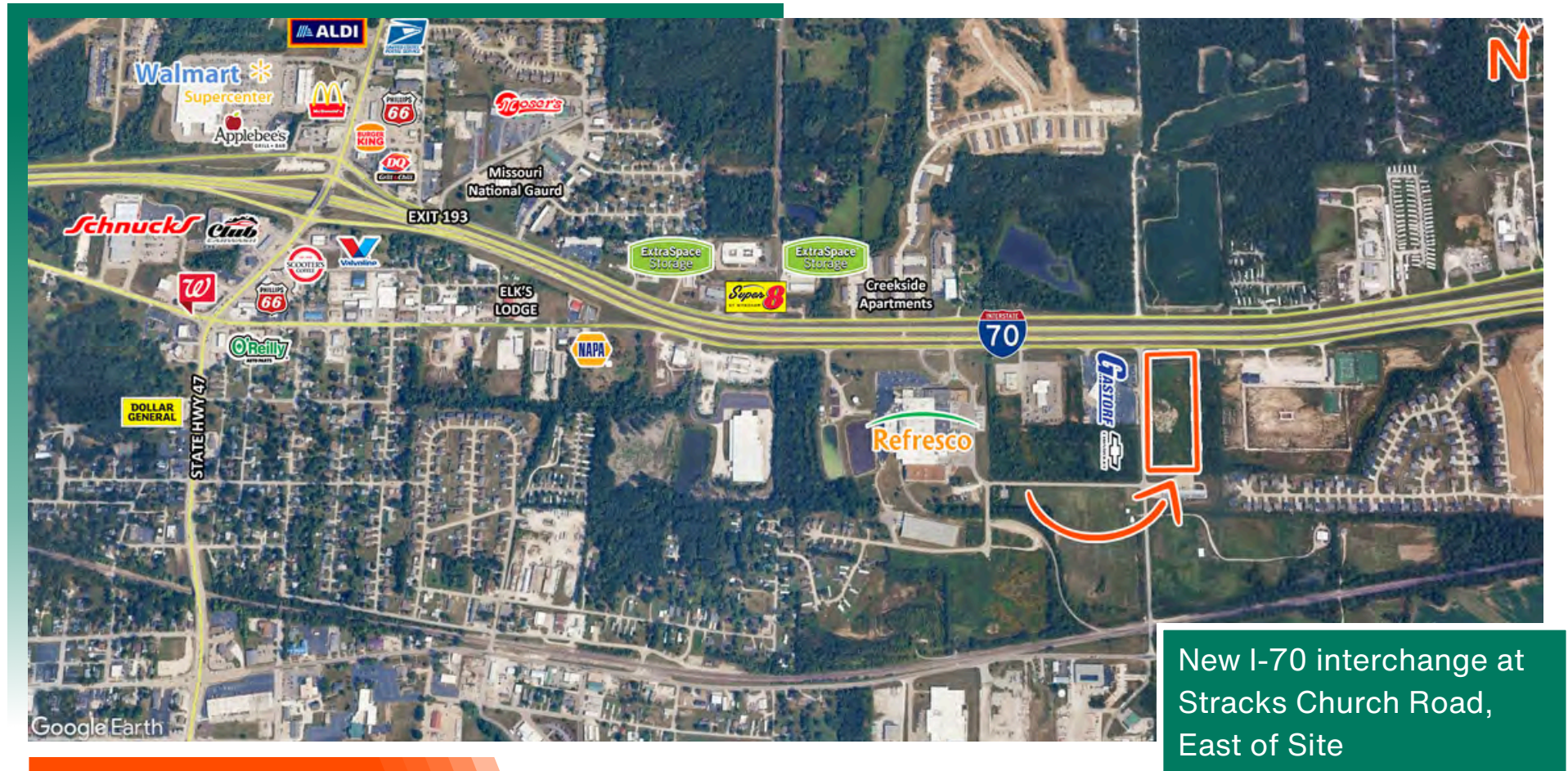
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# AREA MAP

300 S Spode Ln, Truesdale, MO 63380



New I-70 interchange at  
Stracks Church Road,  
East of Site

## LOCATION OVERVIEW

300 S 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 SOUTH SPOEDE

**LISTING #** 3068

## SALE INFORMATION:

**Sale Price:** \$900,000  
**Price / Acre:** \$125,348  
**\$/SF (Land):** \$2.88

## 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

## 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

## TAX INCENTIVE ZONES:

**TIF District:** No  
**Enterprise Zone:** Yes  
**Opportunity Zone:** Yes  
**Foreign Trade Zone:** No

## 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.

## 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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