

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

1700 East Veterans Memorial Pkwy., Truesdale, MO 63380



## 14+ ACRE SHOVEL READY DEVELOPMENT SITE

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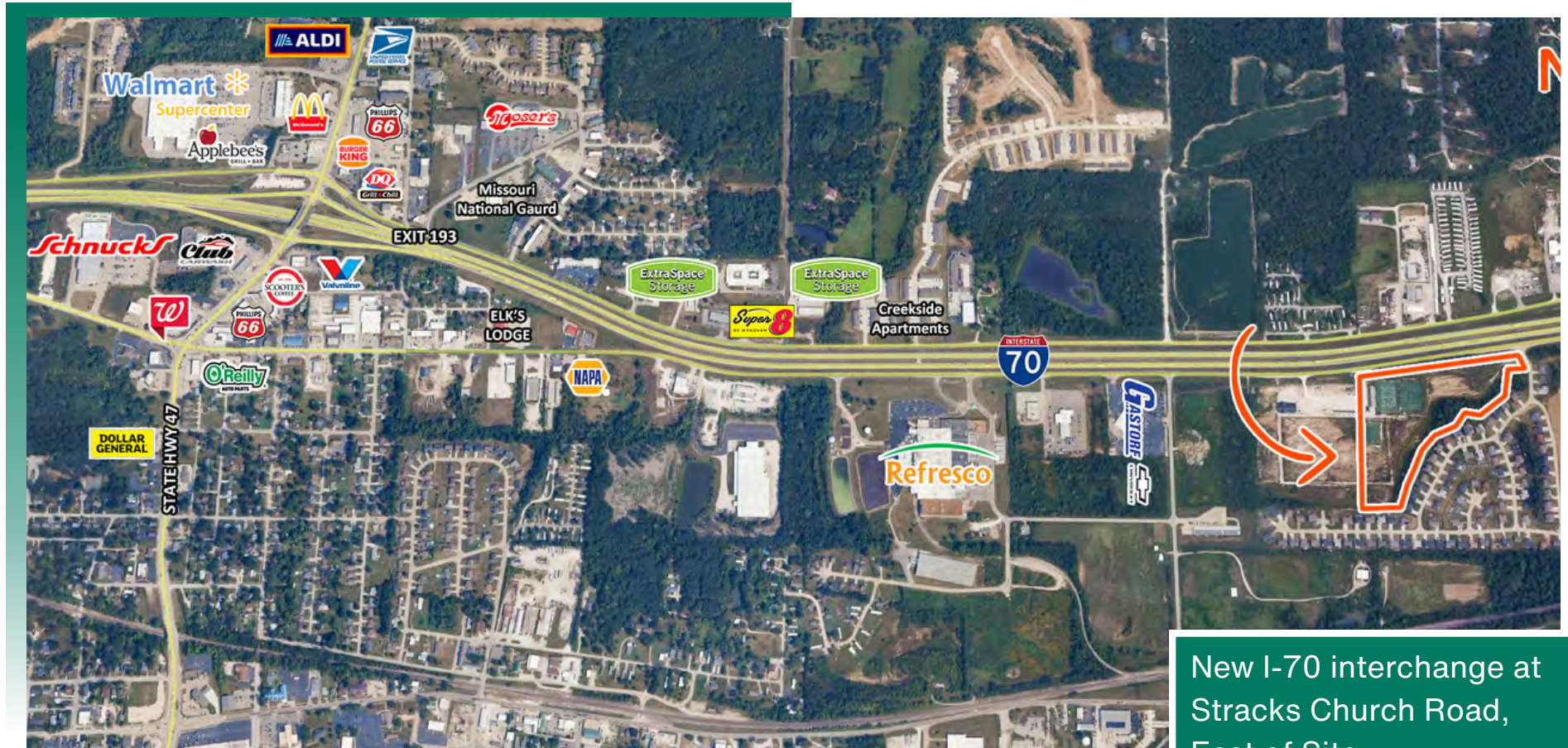
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## AREA MAP

1700 E Veterans Memorial Pkwy., Truesdale, MO 63380



### LOCATION OVERVIEW

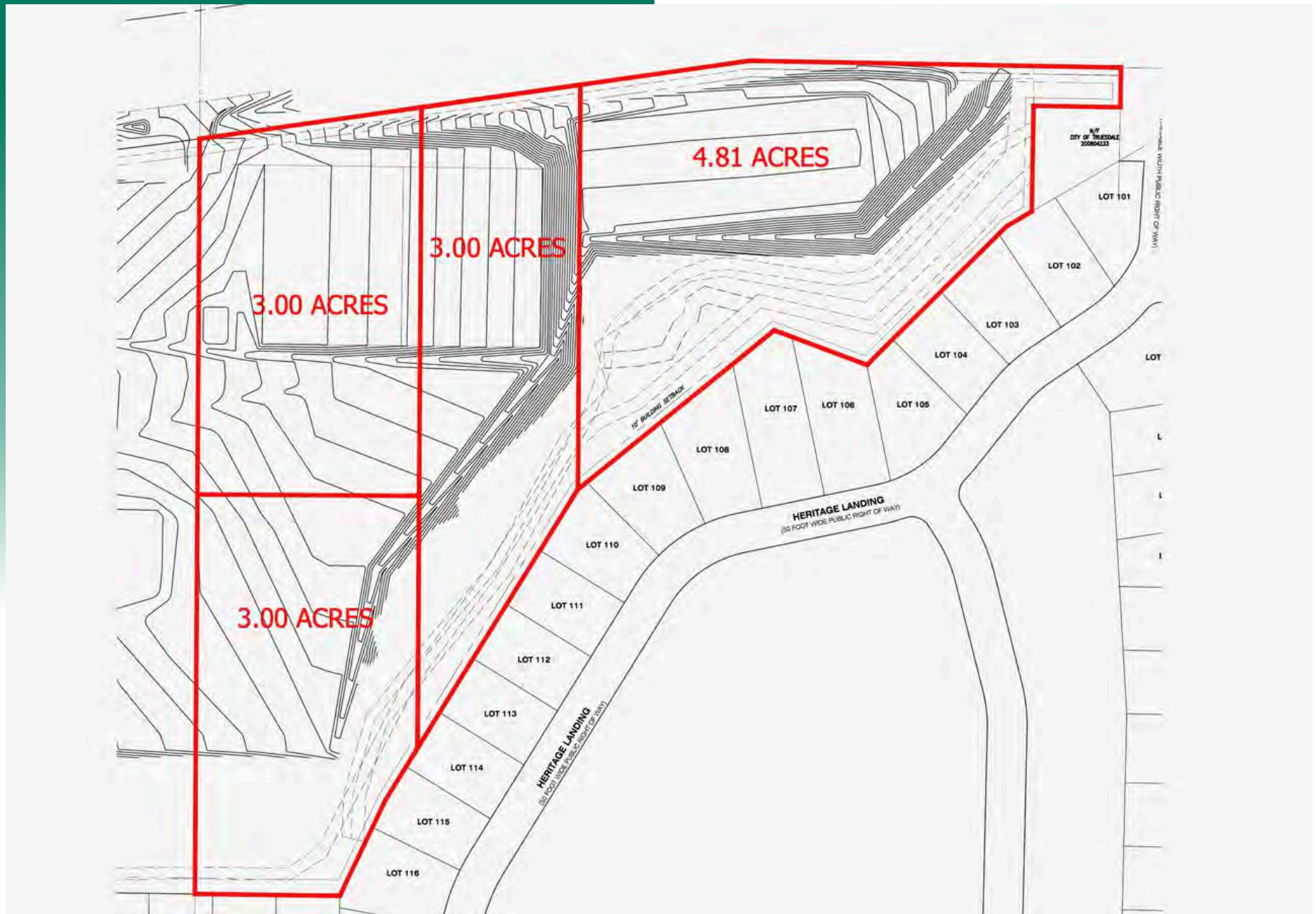
The property is located at 1700 East Veterans Memorial Parkway in Truesdale, Missouri, directly along the South side of Interstate 70, just east of the Warrenton/Truesdale exit and minutes from Wright City. This site is situated in an Opportunity Zone. Positioned in the heart of Warren County, this site benefits from strong regional connectivity, sitting approximately 50 minutes west of St. Louis and 50 minutes East of Columbia.

Surrounding development includes national retailers, industrial facilities, and expanding residential neighborhoods, making this an ideal spot for future commercial growth. The site's proximity to I-70 ensures constant exposure to both local traffic and interstate travelers.



# SUBDIVISION PROPOSAL

1700 E Veterans Memorial Pkwy., Truesdale, MO 63380



## LAND PROPERTY SUMMARY

1700 EAST VETERANS MEMORIAL PKWY

**LISTING #** 3067

### LOCATION DETAILS:

Parcel #: 05230000029000000  
County: Warren  
Zoning: C-2 General Commercial

### PROPERTY OVERVIEW:

Lot Size: 14.11 Acres  
Min Divisible Acres: 3  
Max Contig Acres: 14.11  
Frontage: 1222.18  
Depth: 951  
Topography: Flat  
Archeological: No  
Environmental: No  
Survey: Yes

### 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: \$8,507.20  
Tax Year: 2024

### SALE INFORMATION:

Sale Price: \$1,800,000  
Price / Acre: \$127,569  
\$/SF (Land): \$2.93

### 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:

1700 East Veterans Memorial Parkway offers an exceptional opportunity for commercial development with unmatched visibility and access. Situated directly along Interstate 70 in Truesdale, MO, this 14.11-acre site boasts a high-traffic location with over 100,000 vehicles per day, making it ideal for retail, service, hospitality, or mixed-use development.

14.11 Acres of shovel-ready land. Zoned C-2 Commercial, allowing for a wide range of development uses. Strategically located along I-70 with prime highway frontage and visibility. Sitework completed – excavation and grading already done. Utilities available to site – electric, water, sewer, and gas

With its ready-to-build condition and flexible zoning, this site is perfectly positioned for a developer or end user looking to capitalize on the growth of the I-70 corridor in Warren County.



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