



LOCATION.
commercial real estate



ETRAILER CORP
200 EMPLOYEES

GM PLANT
4,124 EMPLOYEES
(2023)

**1023 SOUTH POINTE
PRAIRIE RD**
I-70 & DAVID HOEKEL PKWY
WENTZVILLE, MO



1023 SOUTH POINTE PRAIRIE ROAD

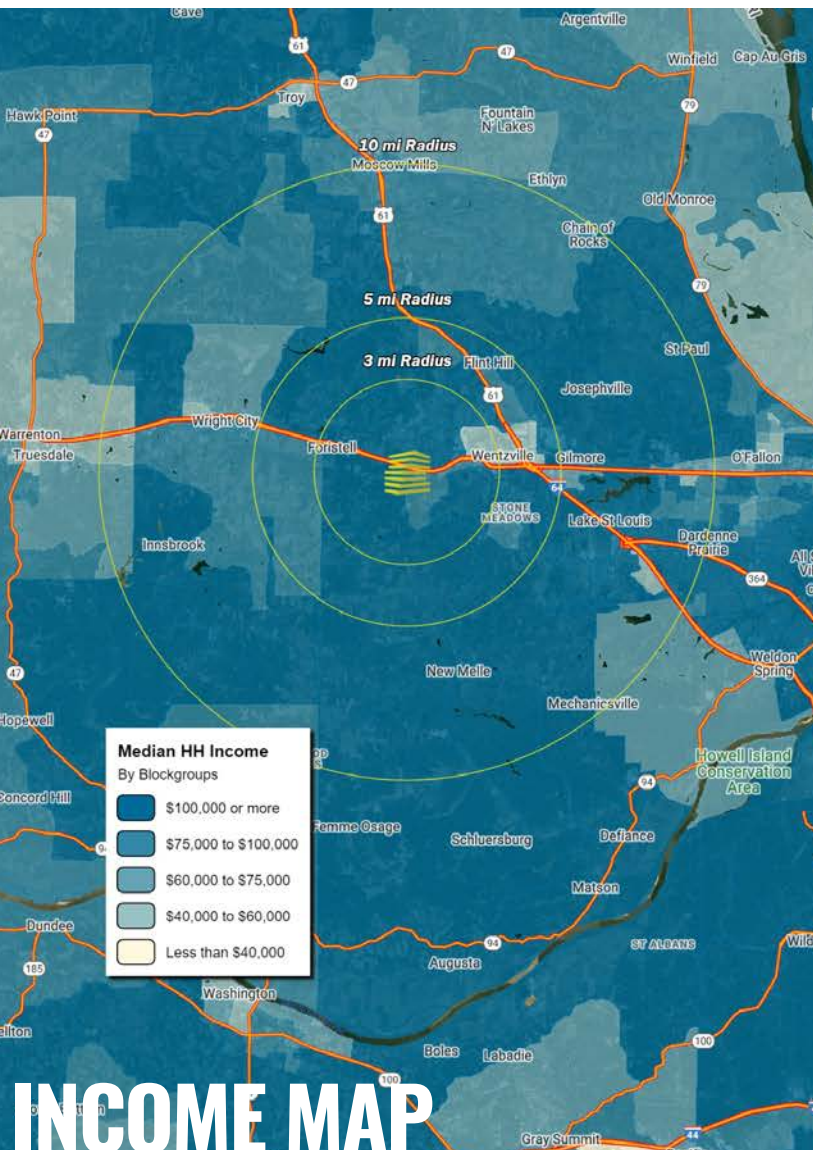
NEIGHBORHOOD VIBE

MIKE PETTIT

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TRADE AREA OVERVIEW

Situated at the intersection of I-70 and I-64/MO-61, Wentzville is a western St. Louis suburb and is known as the "Crossroads of the Nation." As the home of the county fairgrounds, Wentzville hosts the annual St. Charles County Fair, the St. Louis Renaissance Faire, and Wentzville Days Fair and Music Festival.

The city's largest employer is General Motors which operates an assembly plant employing 4,561 workers building both full-size vans and mid-size pick up trucks. General Motors officials are planning a \$1 billion expansion project at the company's Wentzville assembly plant. Other major employers include the Wentzville R-IV School District, Etrailer Corp. and SSM St. Joseph Health Center. Wentzville is home to Missouri's fastest growing School District, averaging well over 500 new students each year. The district currently has over 16,000 students, K-12 with 12 elementary schools, 3 middle schools, and 3 high schools.

Wentzville has and continues to embrace growth, with substantial investment in public infrastructure, including roads, utilities and parks, which has spawned and supported consistent and significant residential and commercial growth. Examples of the growth and strength of this community are the newly completed, state of the art City Hall, Law Enforcement Center, and REC center, located immediately adjacent to the mixed-use project, which were completed by the City without incurring any debt.

DEMOGRAPHICS

| | 3 mile | 5 miles | 10 miles |
|----------------------|------------------|------------------|------------------|
| POPULATION | 23,154 | 52,243 | 145,304 |
| HOUSEHOLDS | 8,207 | 18,499 | 53,574 |
| EMPLOYEES | 5,981 | 13,632 | 36,654 |
| MED HH INCOME | \$116,142 | \$109,351 | \$114,024 |

AREA RETAIL | RESTAURANTS

KOHL'S

**five
BELOW**



TARGET



**HOBBY
LOBBY**



sam's club.



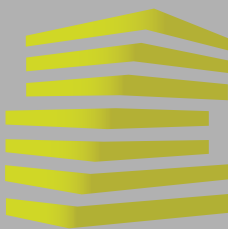
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SURVEY + DETAILS

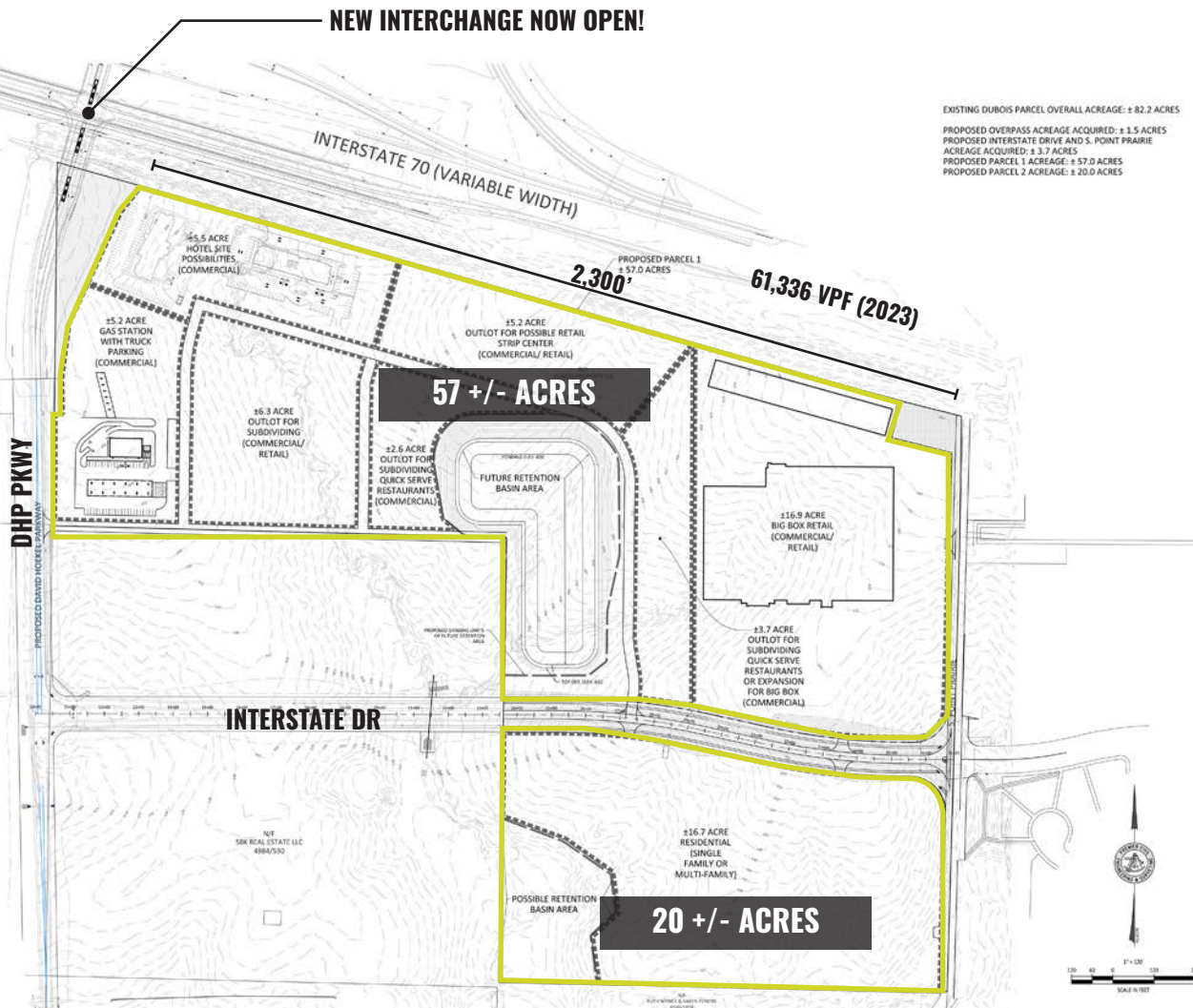
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NEW INTERCHANGE NOW OPEN!



- 82.21 ACRES FOR SALE (DIVISIBLE)
- NEW I-70 AND DAVID HOEKEL PARKWAY INTERCHANGE NOW OPEN
- AREA IDENTIFIED AS COMMERCIAL IN A CITY'S FUTURE LAND USE PLAN
- EXCELLENT VISIBILITY TO 61,336 VPD WITH OVER 2,300 SF OF FRONTAGE ON I-70
- FULL ACCESS TO DAVID HOEKEL PARKWAY AND INTERSTATE DRIVE
- CURRENTLY LOCATED IN UNINCORPORATED ST. CHARLES COUNTY

NEW INTERCHANGE NOW OPEN!

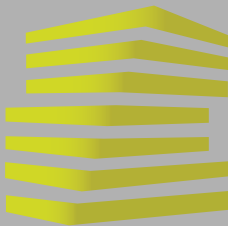


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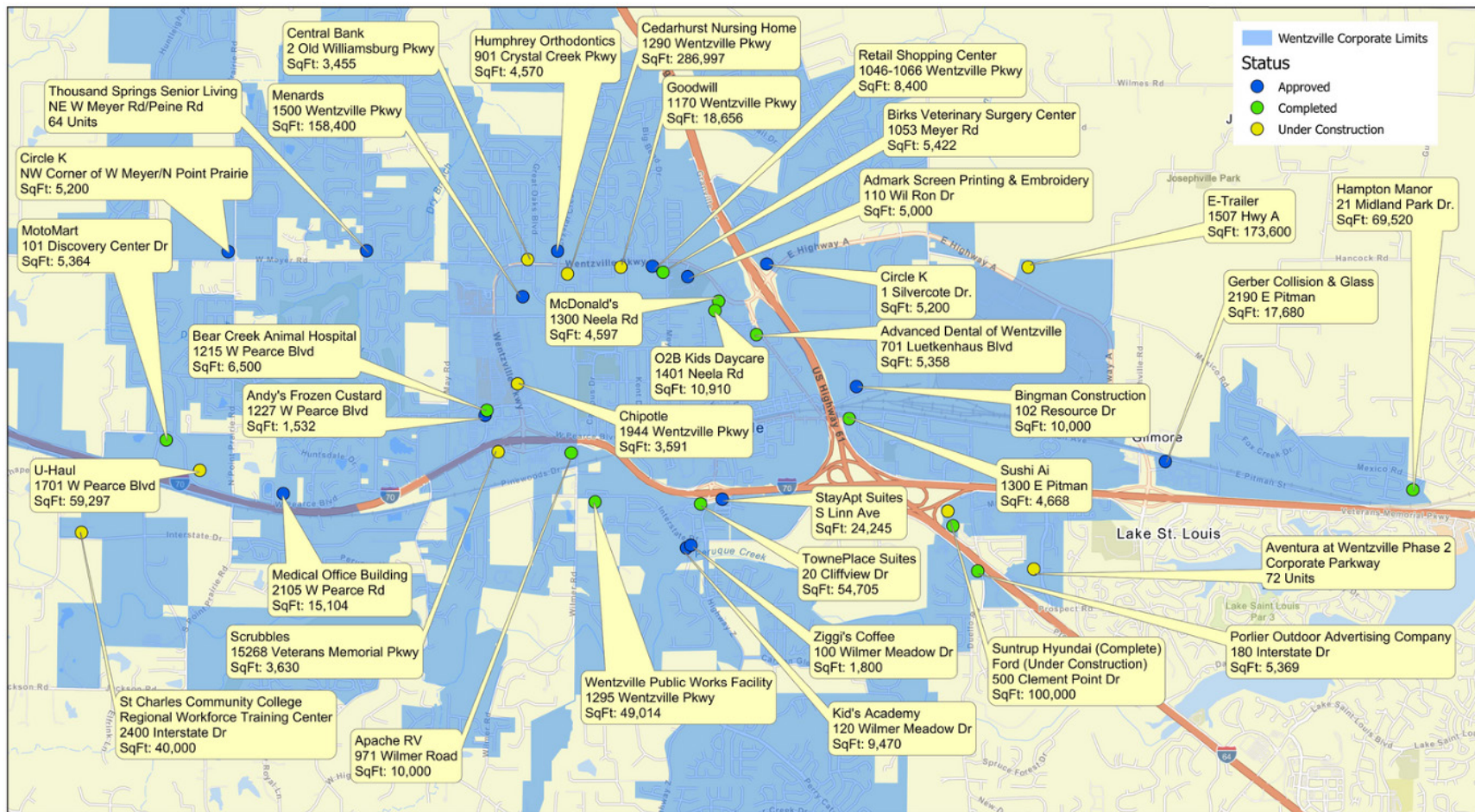
ECONOMIC DEVELOPMENT

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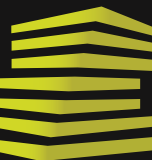
Wentzville Missouri

City of Wentzville
Community Development Department
Planning & Zoning Division
Geographic Information Systems

Economic Development Activity
In Progress



September 2024

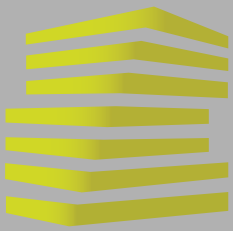


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ZOOM AERIAL

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NEW I-70 INTERCHANGE
NOW OPEN!

David Hoekel Pkwy

SITE

61,336 (2023)

Interstate Dr



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