

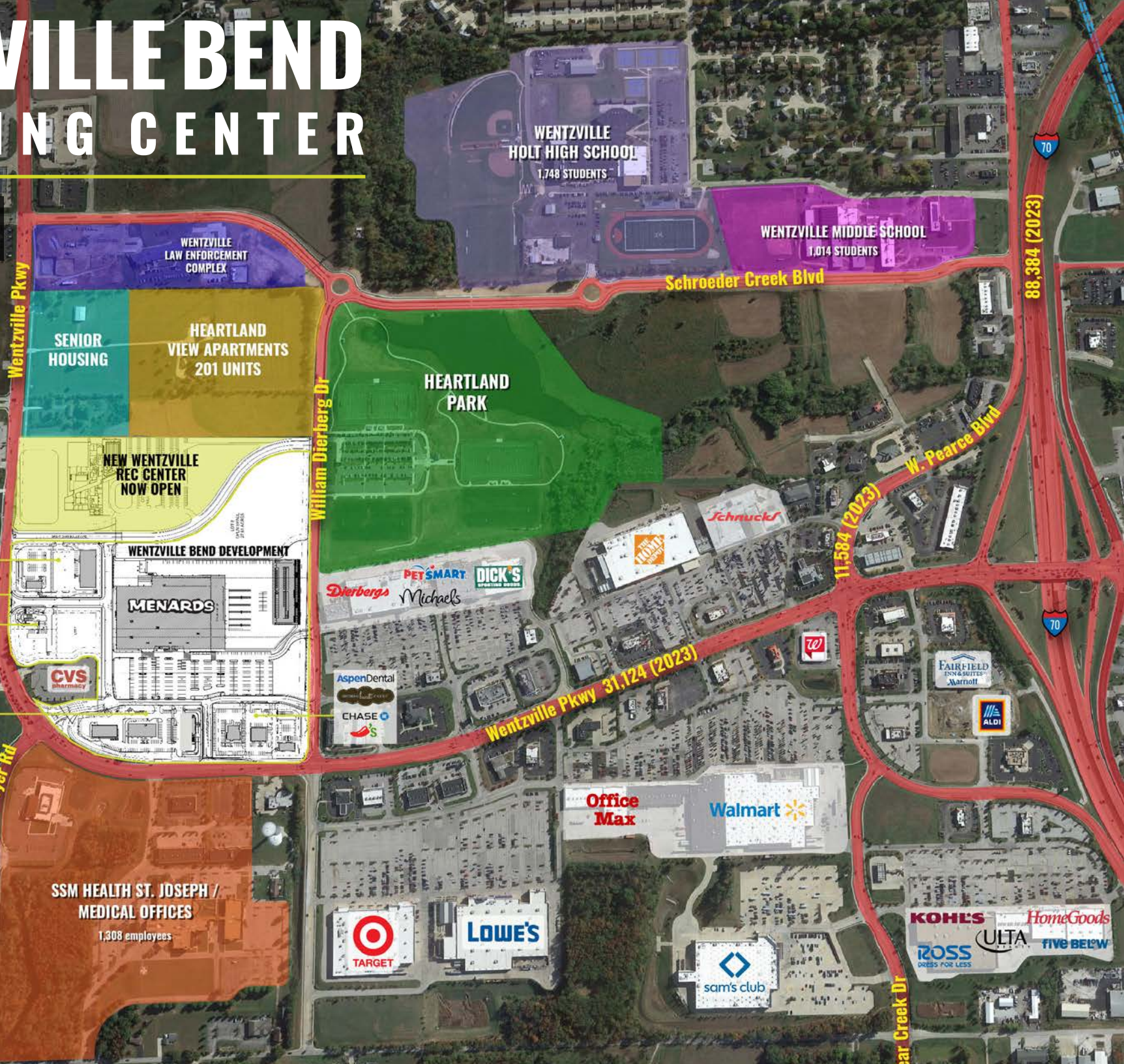
WENTZVILLE BEND SHOPPING CENTER

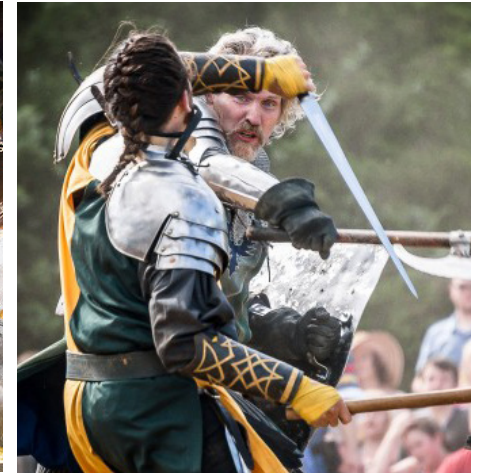
WENTZVILLE, MO

SITE



LOCATION.
commercial real estate



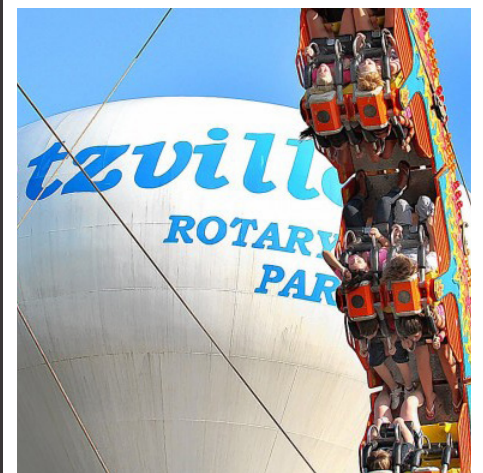
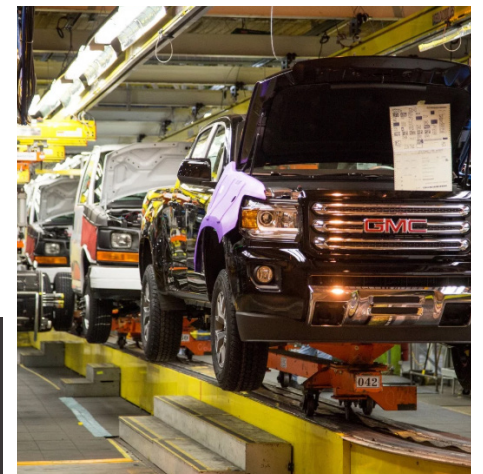


WHY WENTZVILLE?

KNOWN AS THE "CROSSROADS OF THE NATION" WENTZVILLE, MO IS SITUATED AT THE INTERSECTION OF I-70 AND I-64/MO-61. WENTZVILLE IS A GROWING COMMUNITY THAT OFFERS THE SERVICES AND AMENITIES OF A CONTEMPORARY CITY WITH THE CHARM AND FRIENDLINESS YOU'D EXPECT IN SMALL-TOWN AMERICA. TOGETHER, THE CITY'S RESIDENTS ENJOY A VIBRANT COMMUNITY OF SOUGHT-AFTER BUSINESSES AND UNSURPASSED CITY SERVICES. 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 4,035 WORKERS BUILDING BOTH FULL-SIZE VANS AND MID-SIZE PICK UP TRUCKS. OTHER MAJOR EMPLOYERS INCLUDE THE WENTZVILLE R-IV SCHOOL DISTRICT, ETRAILER CORP, TVS SUPPLY, AND THE CITY OF WENTZVILLE.

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 AND SEPARATE LAW ENFORCEMENT CENTER, LOCATED IMMEDIATELY ADJACENT TO THE MIXED-USE PROJECT, WHICH WERE COMPLETED BY THE CITY WITHOUT INCURRING ANY DEBT.







The Wentzville School District continues to be the fastest growing district in Missouri, adding an average of **500-600** new students each year.

As the **9th** largest school district in the state, WSD has an enrollment of over **17,000** students, serving over **85,000** residents. WSD has **20** schools and employs nearly **2,700**.

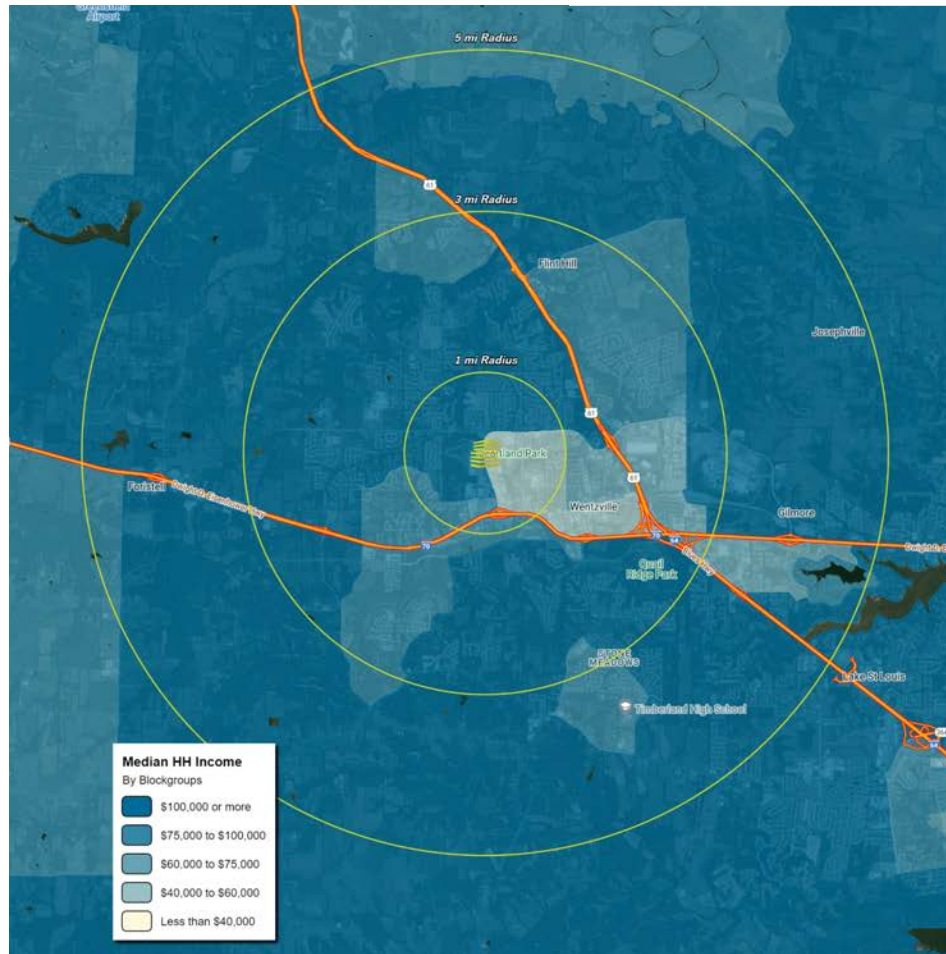


ANNUAL DEMOGRAPHICS

POPULATION		<u>1 MILE</u> 6,817	<u>3 MILES</u> 40,928	<u>5 MILES</u> 62,219	<u>10 MILES</u> 183,678
HOUSEHOLDS		<u>1 MILE</u> 2,320	<u>3 MILES</u> 14,157	<u>5 MILES</u> 22,040	<u>10 MILES</u> 67,775
AVG. HH INCOME		<u>1 MILE</u> \$133,764	<u>3 MILES</u> \$129,732	<u>5 MILES</u> \$134,372	<u>10 MILES</u> \$131,698
MED. HH INCOME		<u>1 MILE</u> \$116,261	<u>3 MILES</u> \$105,449	<u>5 MILES</u> \$107,176	<u>10 MILES</u> \$109,421



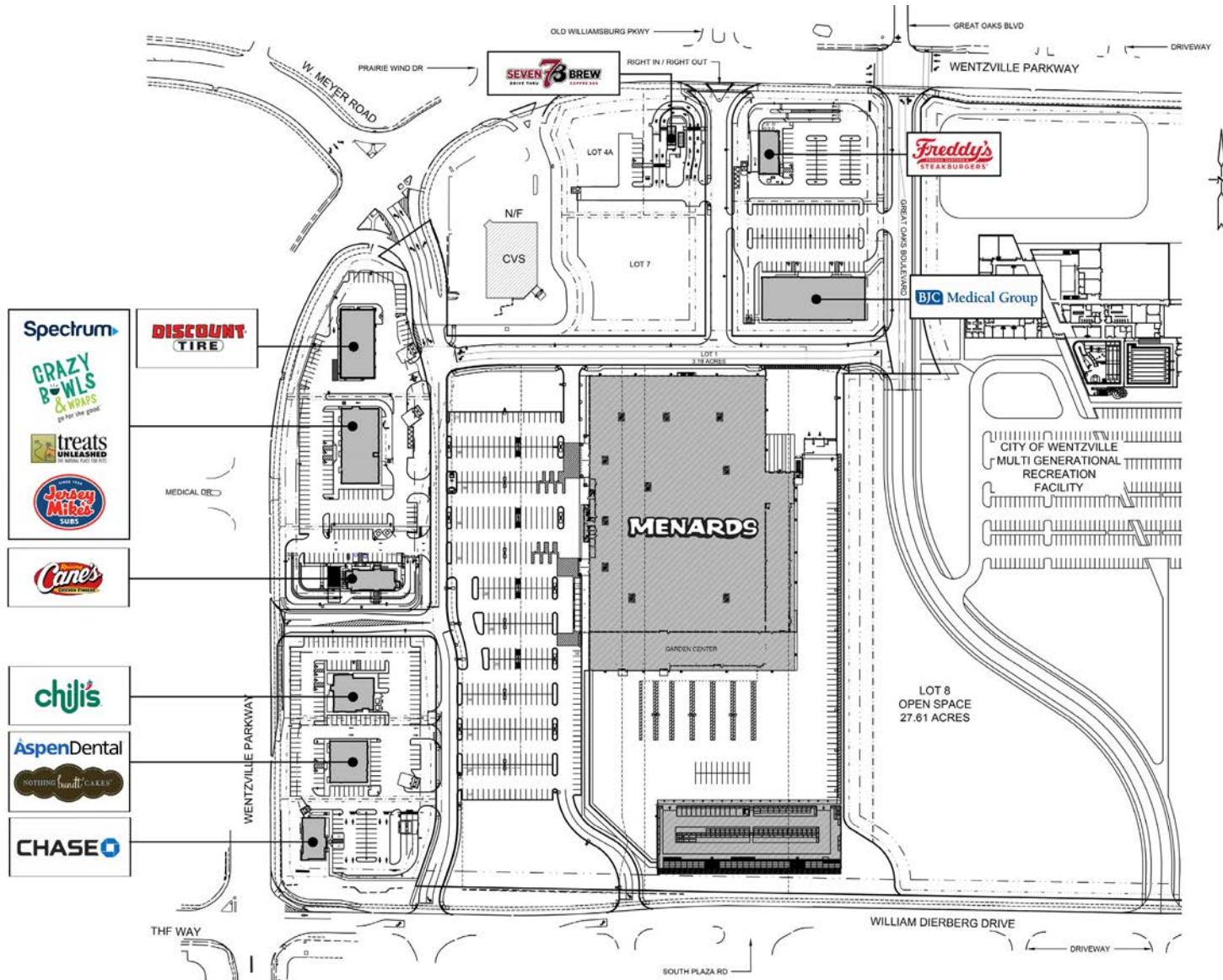
Wentzville home values have gone up **4.4%** over the past year and Zillow predicts they will rise another **4.4%** in the next year.



Wentzville gained more than **1,800** residents over the last year — the biggest gain by population of any city in the St. Louis MSA.

As the place where Interstate 64 meets Interstate 70, it's been a magnet for development in the region.

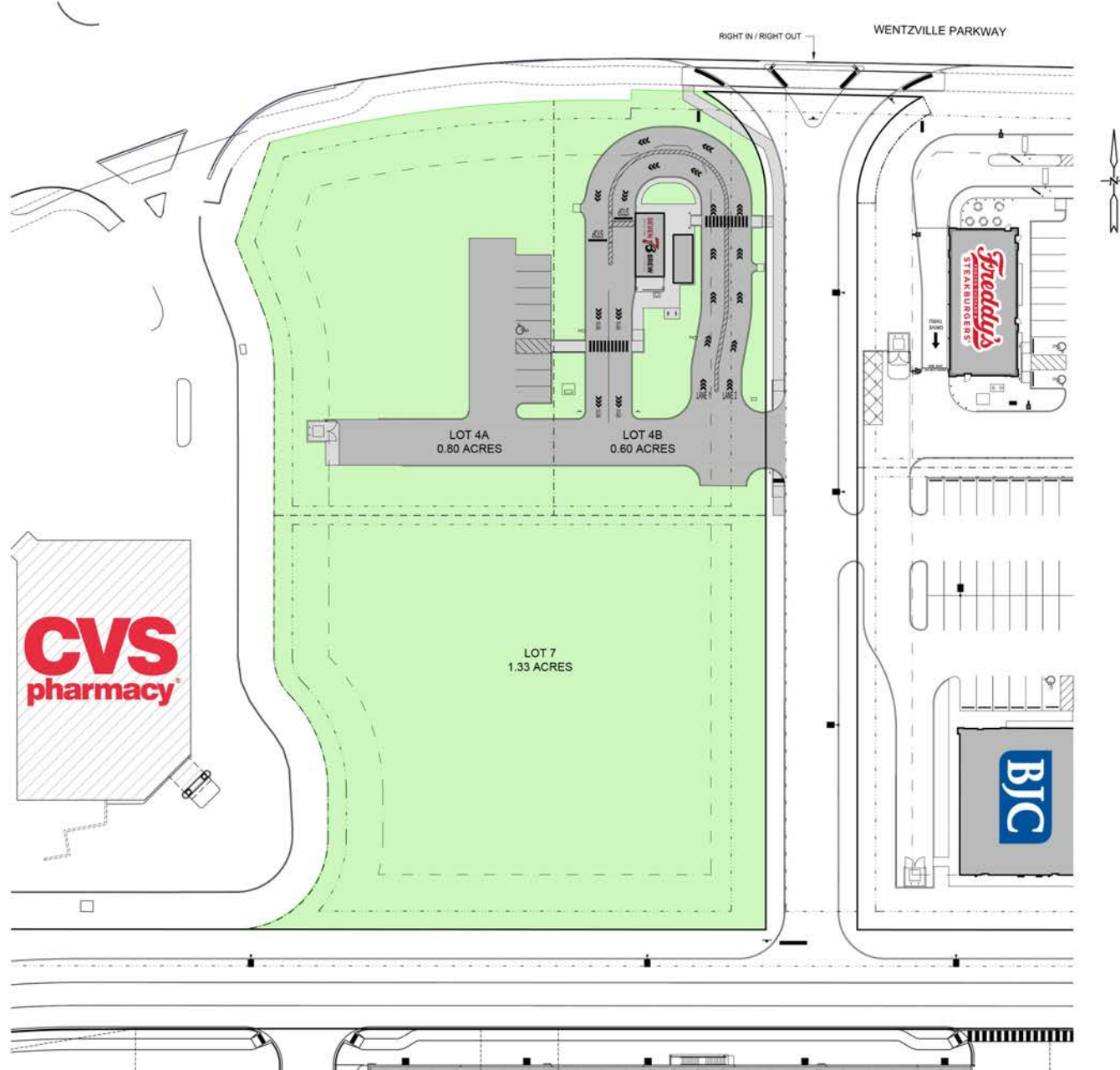
WENTZVILLE BEND SHOPPING CENTER | WENTZVILLE, MO



WENTZVILLE BEND

- NEW RETAIL DEVELOPMENT AS A PART OF AN 80 ACRE MIXED-USE DEVELOPMENT INCLUDING A CIVIC RECREATION CENTER, PARK LAND, MEDICAL AND ENTERTAINMENT AREAS.
- LOCATED AT THE NEW CIVIC AND GEOGRAPHIC HUB OF WENTZVILLE, AT THE CONVERGENCE OF THE SOUTH AND EAST LEGS OF WENTZVILLE PARKWAY WITH THE RESIDENTIAL ARTERIAL OF MEYER ROAD.
- SITE IS ACROSS FROM SSM ST. JOSEPH HEALTH CENTER, AND LESS THAN ONE MILE FROM WENTZVILLE HOLT HIGH SCHOOL.
- WENTZVILLE HOUSEHOLD INCOME IS 37.5 PERCENT HIGHER THAN THE NATIONAL LEVEL.
- MORE THAN 43% OF WENTZVILLE HOUSEHOLDS HAVE CHILDREN.
- THE COMBINATION OF THE CITY'S MEDIAN AGE, HOUSEHOLD INCOME AND HOUSING BUDGET EXPENDITURES ADD TO THE APPEAL OF THIS DEVELOPMENT.
- CALL BROKER FOR INFO AND PRICING

WENTZVILLE BEND SHOPPING CENTER | WENTZVILLE, MO



WENTZVILLE BEND - LOTS 4 AND 7

UTW



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ALL_SKECHES.DWG

WENTZVILLE BEND SHOPPING CENTER | WENTZVILLE, MO



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LOCATION.
 commercial real estate

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