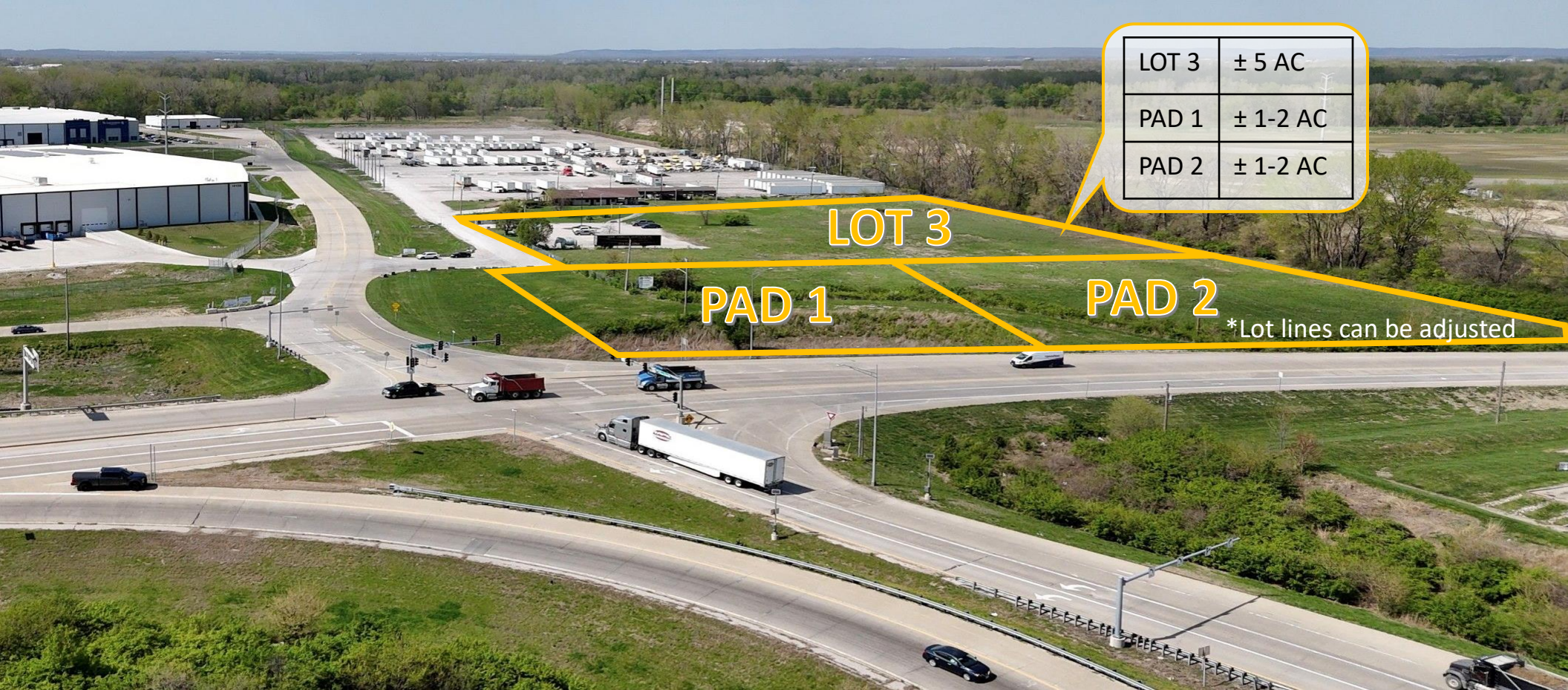




LOT 3	± 5 AC
PAD 1	± 1-2 AC
PAD 2	± 1-2 AC

LOT 3

PAD 1

PAD 2

*Lot lines can be adjusted

13824 Missouri Bottom Road

at Hwy 370 & Hwy 141 | Signalized Corner with Hwy Visibility

Bridgeton, MO 63044

FOR SALE | CONTACT BROKER FOR PRICING



Property Highlights



1 - 8.5 Acres ± For Sale

Ideal for QSR, travel center, truck stop & C-store development, among other potential uses



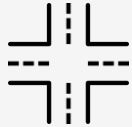
Flexible Site Plan

Industrial Lot - (± 5 AC)
Pad/QSR - Pad 1 (± 1-2 AC) & Pad 2 (± 1-2 AC)



Signalized Corner

Signalized corner at the intersection of Highway 370 & Highway 141



Traffic Generator Adjacent

Located directly across from the Love's Travel Stop, Subway & Wendy's development



Commercial & Industrial Zoning

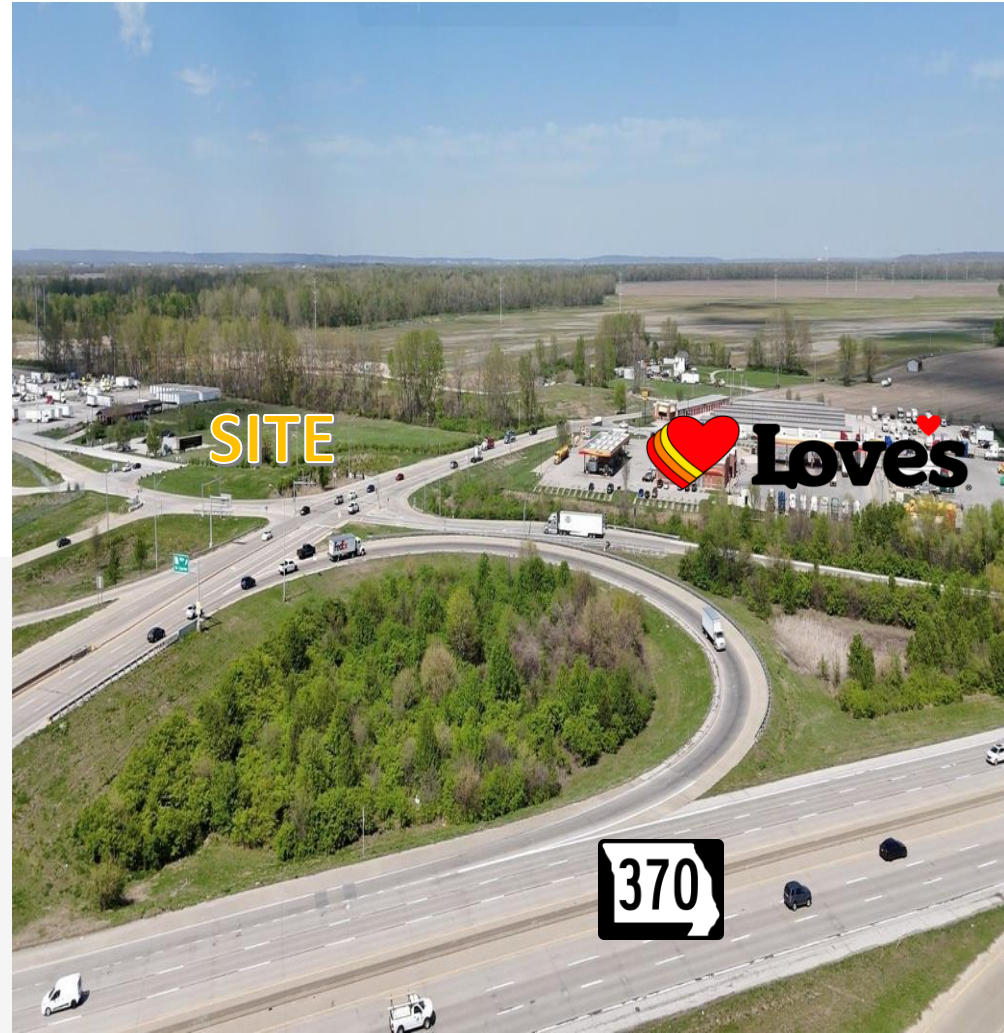
M-1 Industrial zoning with B-4 commercial uses permitted



Excellent Interstate Access

Direct access to I-270, I-70 & regional freight corridors; all utilities available at or near site

Site & Building Photos



Site & Property Details

PROPERTY DETAILS

Pad 1 | Pad 2 | Lot 3

Acreage ±

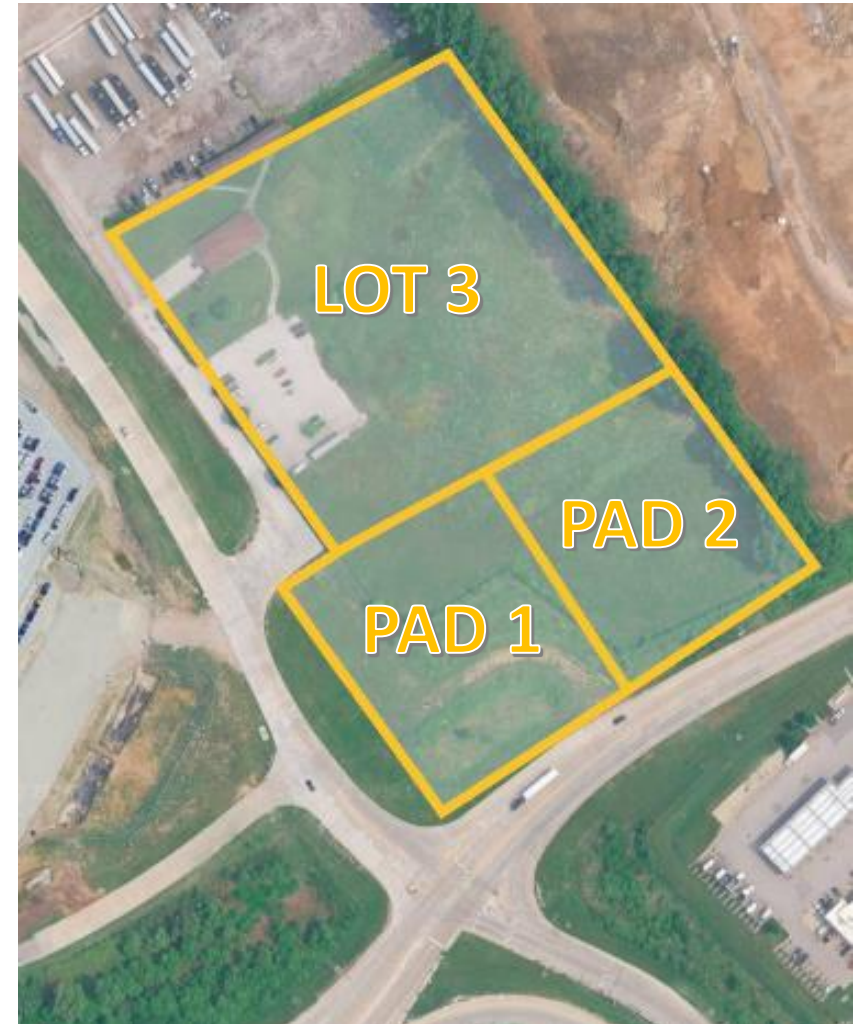
1-2 AC / 1-2 AC / 5 AC

Recommended Use

QSR, Retail Pad | C-Store, Fuel Pad | Travel Center Ready

Zoning

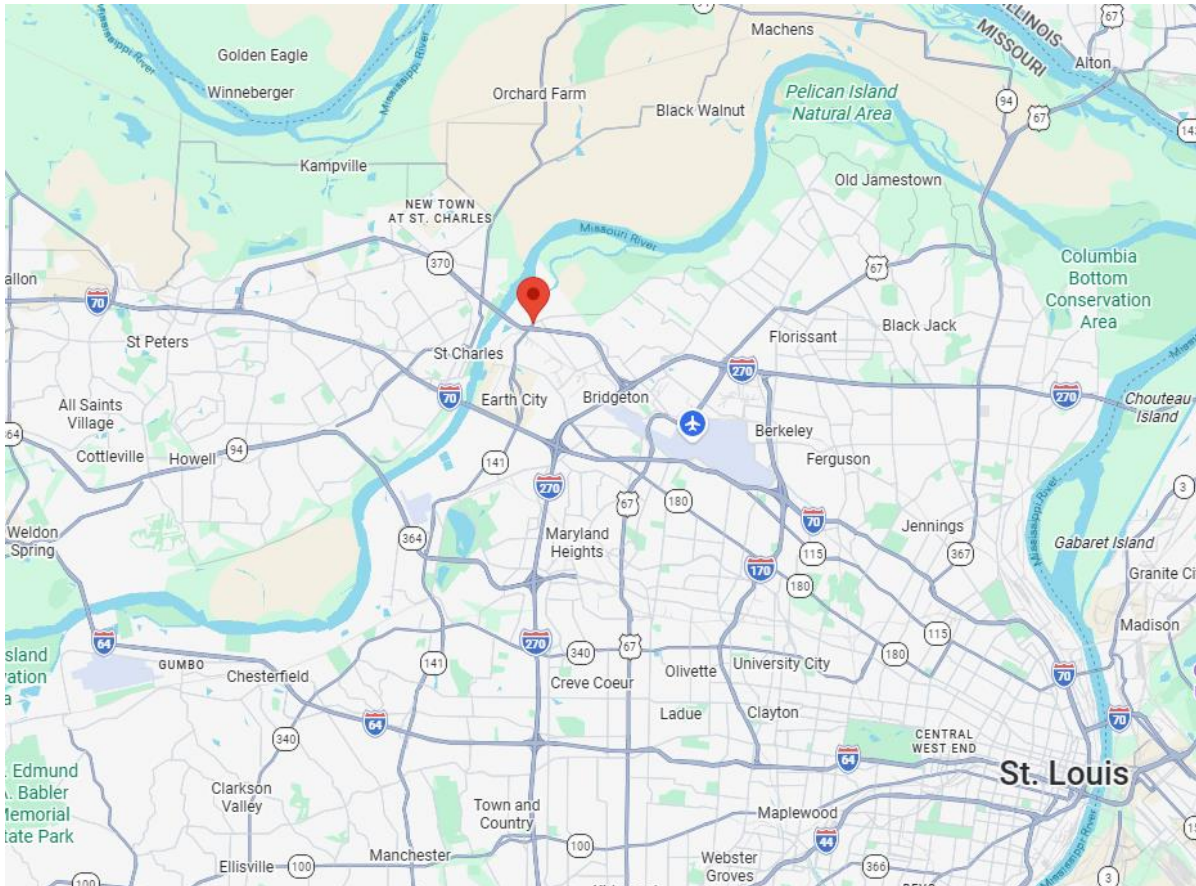
M-1 Industrial & B-4 Commercial Uses



Aerial Overview & Site Access



Location & Contact



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