

FOR SALE

8.20 +/- ACRES

**Denmark Road and Progress Parkway
Union, MO 63084**



- Hard Corner Lot in Immediately Proximity to High Density Residential Development
- B-2 Highway Commercial Zoning
- Strong Commercial Corridor with Numerous National Credit Tenants
- Within a 2-Mile Radius of the Property Are Walmart, Aldi, Scooter's Coffee, Burger King, AT&T, BriteWorX, Dairy Queen, Ace Hardware, Tractor Supply, Subway, Dollar Tree and Macadoodles and Many Other Local Businesses
- Direct Road Frontage on Denmark Road and Progress Parkway
- High Traffic Count on Highway 50 of 7,018 VPD
- Population Estimate for 2025 is 21,669 in a 5-mile radius
- All Utilities on Site
- Acreage May be Sub-Divided

Contact Agent for Pricing

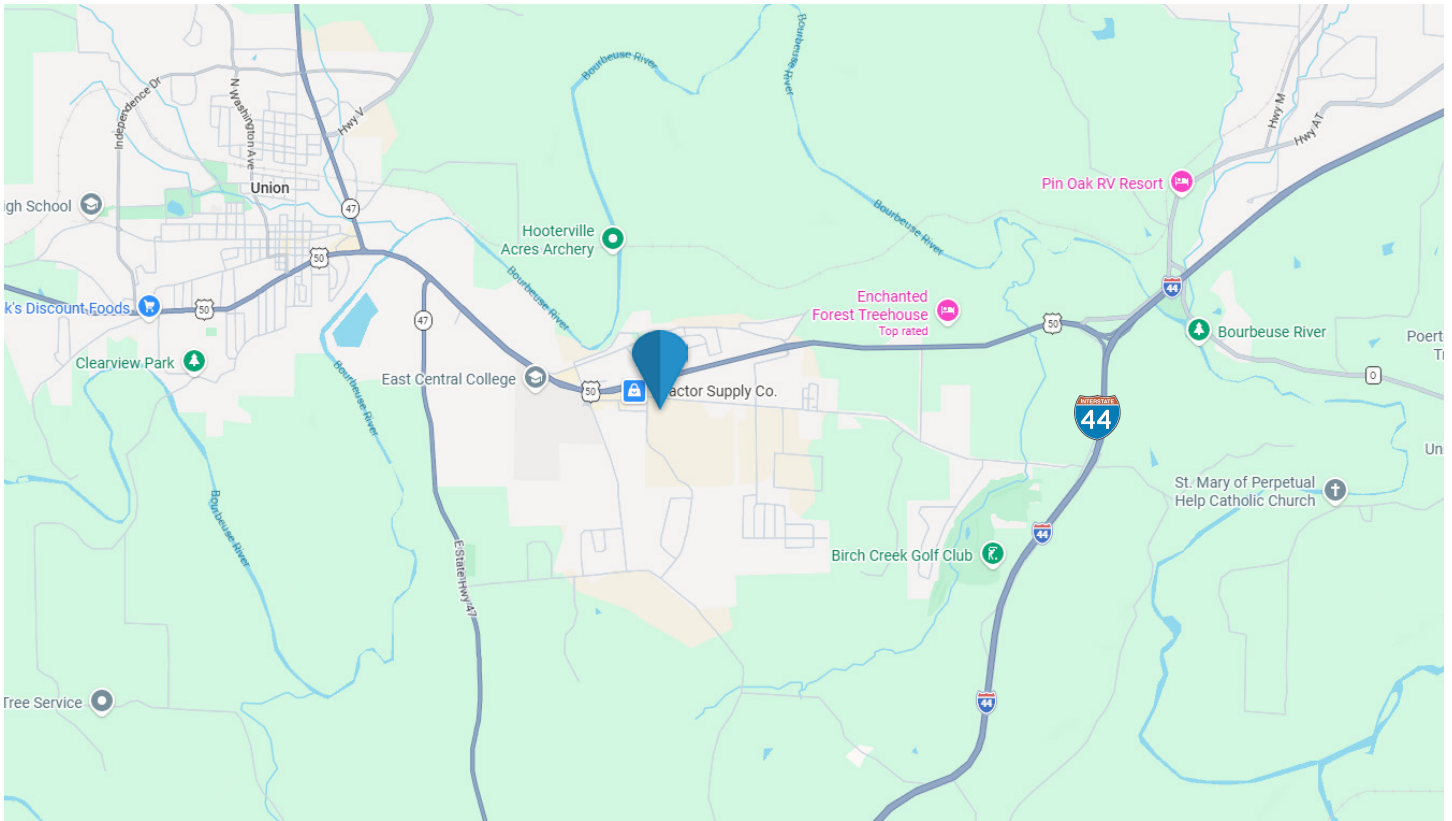
Dianne Graham

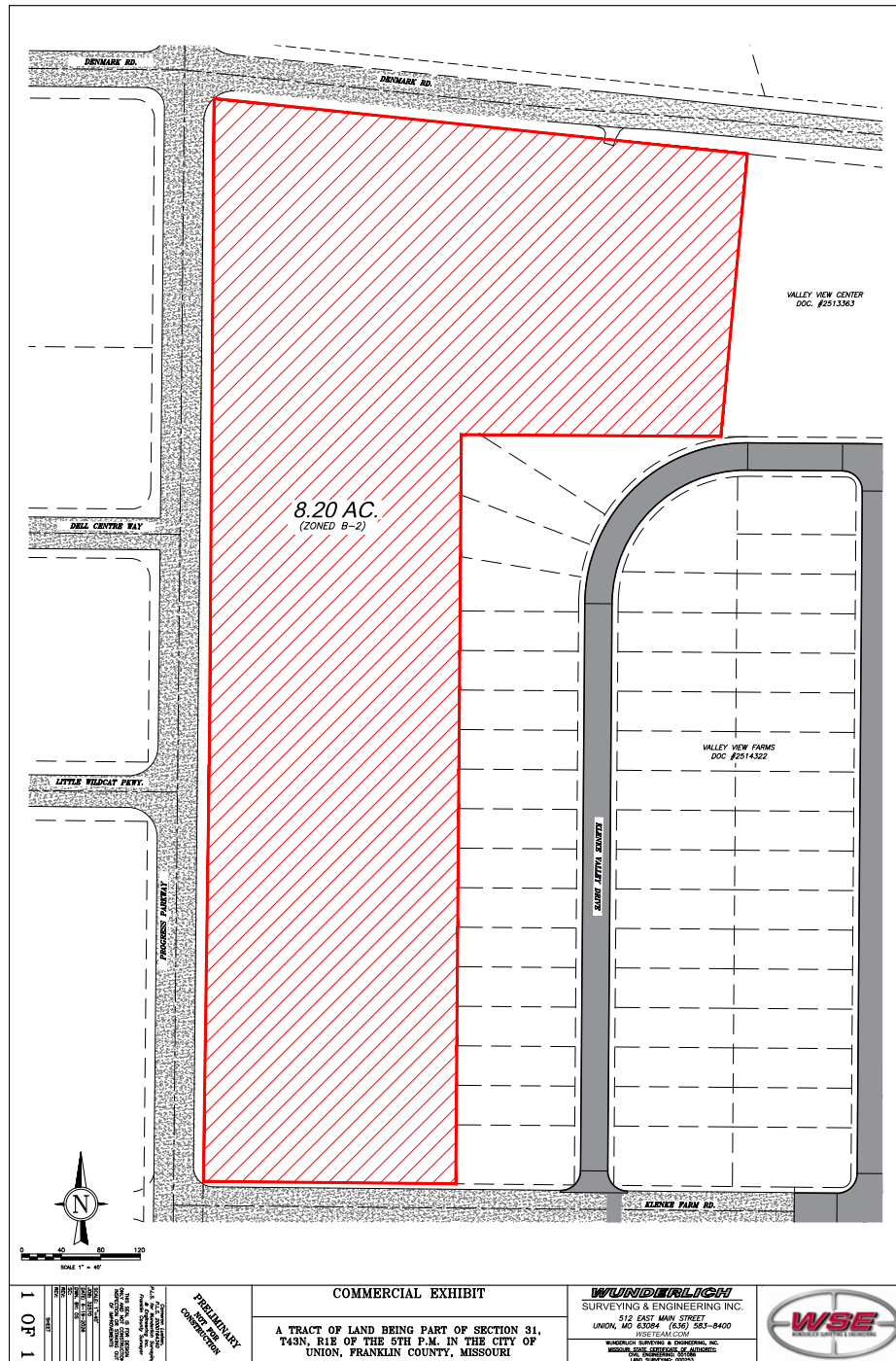
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Information contained herein has been obtained from the owner of the property or other sources. The Brokers do not guarantee the accuracy of this information. Sellers and Brokers make no representation as to the environmental or other conditions of the property and recommend that Purchaser(s) investigate fully.





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