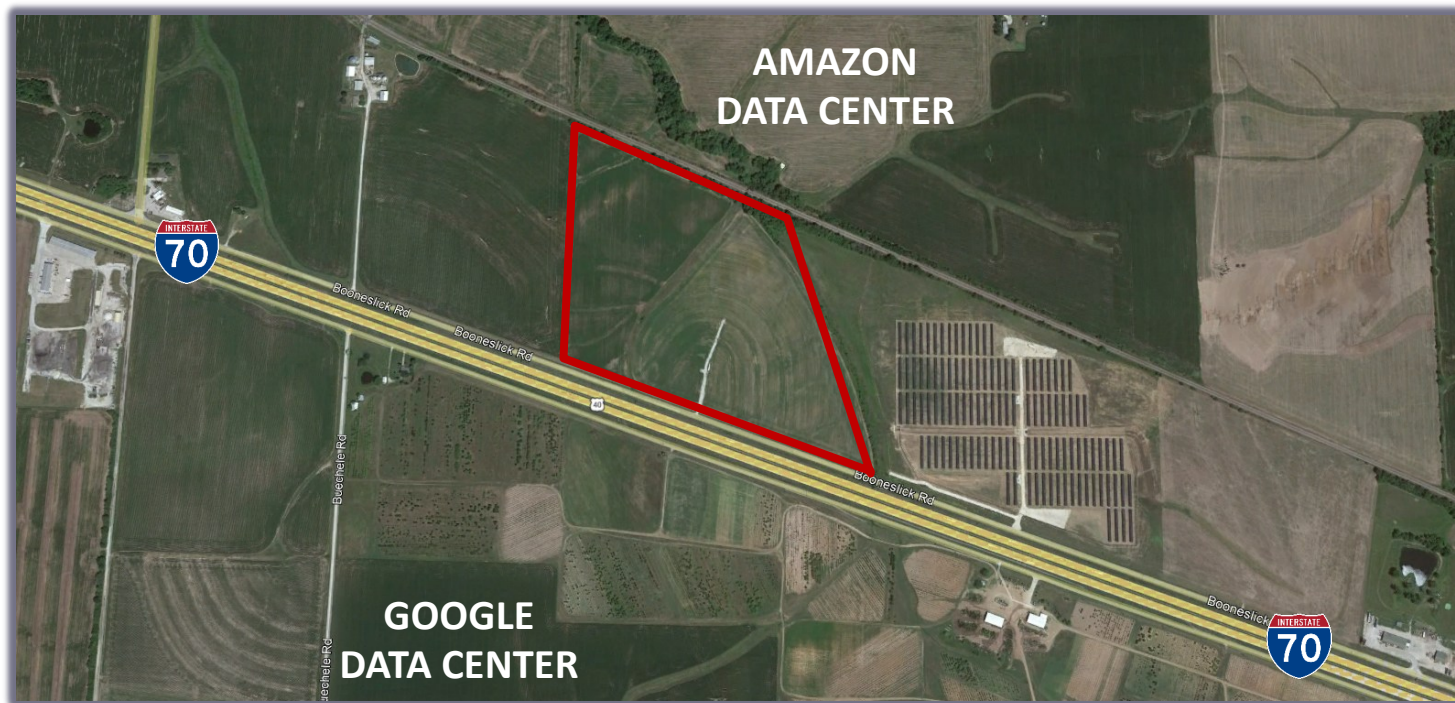


For Sale

Land

591 Booneslick Rd.
New Florence, MO 63363



- 53.02 acres, Parcel ID: 117025000000007001
- Excellent Redevelopment Opportunity
- Average Vehicles per Day (I-70): 37,080
- Frontage on I-70 with easy access to I-70 via Exit 175 - Hwy. 19
- Current Zoning: Agricultural/Rural (A)
- Possible Zoning (if approved): Advanced Industrial Manufacturing
- Located within Access StL West/Heart of America Mega Site (accessstlwest.com); highly incentivized development planning areas targeting: Advanced Industrial Manufacturing (AIM), Food Production, Logistics & Distribution, Agricultural Technology, Data Centers
- Situated between Columbia and St. Charles Missouri
- Rail adjacent; Norfolk Southern Railroad indicates the site connectivity could be a possibility
- Sale Price: \$3,685,000

Robert D. Cissell, CCIM

Managing Owner/Broker

Phone: (636) 970-0330

bobcissell@cissellmueller.com



CISSELL MUELLER
COMPANY, L.L.C.

For Sale

Land

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New Florence, MO 63363



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