



LOCATION.
commercial real estate



22,771 (2022)

100



POND
ELEMENTARY
SCHOOL

SITE

MO-109

Manchester Rd

Taylor Rd



ST. LOUIS
COMMUNITY
COLLEGE
WILDWOOD

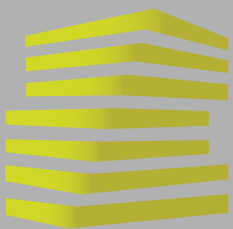
Lindell
Bank



**2521
MO-109**

LAND FOR SALE

WILDWOOD, MO



2521 HIGHWAY 109

NEIGHBORHOOD VIBE

BEN WEIS

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314.629.6532 (MOBILE)

Ben@LocationCRE.com



INCOME MAP

TRADE AREA OVERVIEW

Wildwood, Missouri is an affluent suburb of 68 square miles featuring beautiful panoramic views and scenery. Nestled in the foothills of the Ozark Mountains, Wildwood blends a touch of city and country living. Wildwood is home to Rockwoods Reservation and Babler State Park, and is situated near Six Flags St. Louis and Hidden Valley Ski Resort. Wildwood's goal is "planning tomorrow today." The city created a planning process for all aspects of its government to ensure that its assets would be retained, so that future growth, development and improvements would be preserved with the unique character of the community.

Wildwood ranked #2 on the 2017 NICHE.com list of "Best Places to Raise a Family in Missouri", and #4 on their "Best Places to Live in Missouri" list. Wildwood is a growing community with exceptional green space, located in the western region of St. Louis County, Missouri. The City's Town Center is a master-planned vision with New Urbanist retail and office space that attracts some of the most affluent residents and tourists in the region.

Wildwood is served by Rockwood School District, St. Louis County's largest school district. Rockwood School District is AAA-rated by Standard & Poor, and ranked #4 by NICHE.com for "Best School District in Missouri."

DEMOGRAPHICS

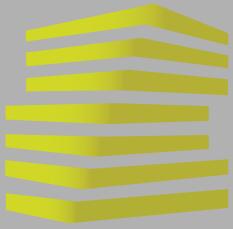
	3 miles	5 miles	7 miles
POPULATION	4,626	27,721	67,153
HOUSEHOLDS	1,899	10,396	25,090
EMPLOYEES	822	7,844	21,239
MED HH INCOME	\$118,178	\$140,926	\$146,429

AREA RETAIL | RESTAURANTS



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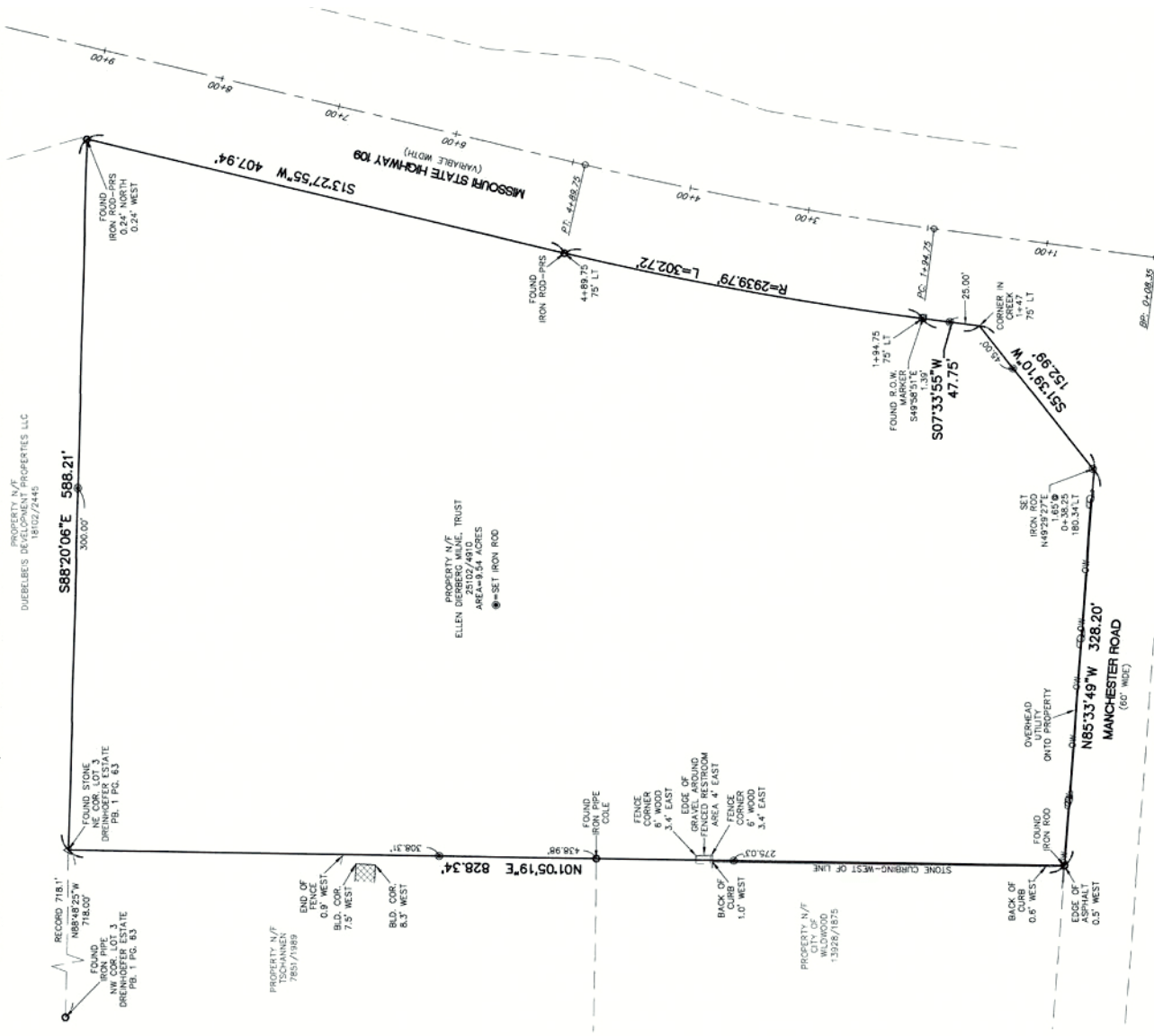
SURVEY + DETAILS

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- 9.54 ACRES +/-
- SITE INCLUDED IN TOWN CENTER MASTER PLAN
- LOCATED AT THE INTERSECTION OF MP-109 AND MANCHESTER RD WITH A COMBINED AVERAGE TRAFFIC COUNT OF 20,086 VEHICLES PER DAY
- ZONED "WORKPLACE"
- CONTACT BROKER FOR PRICING AND ADDITIONAL INFORMATION



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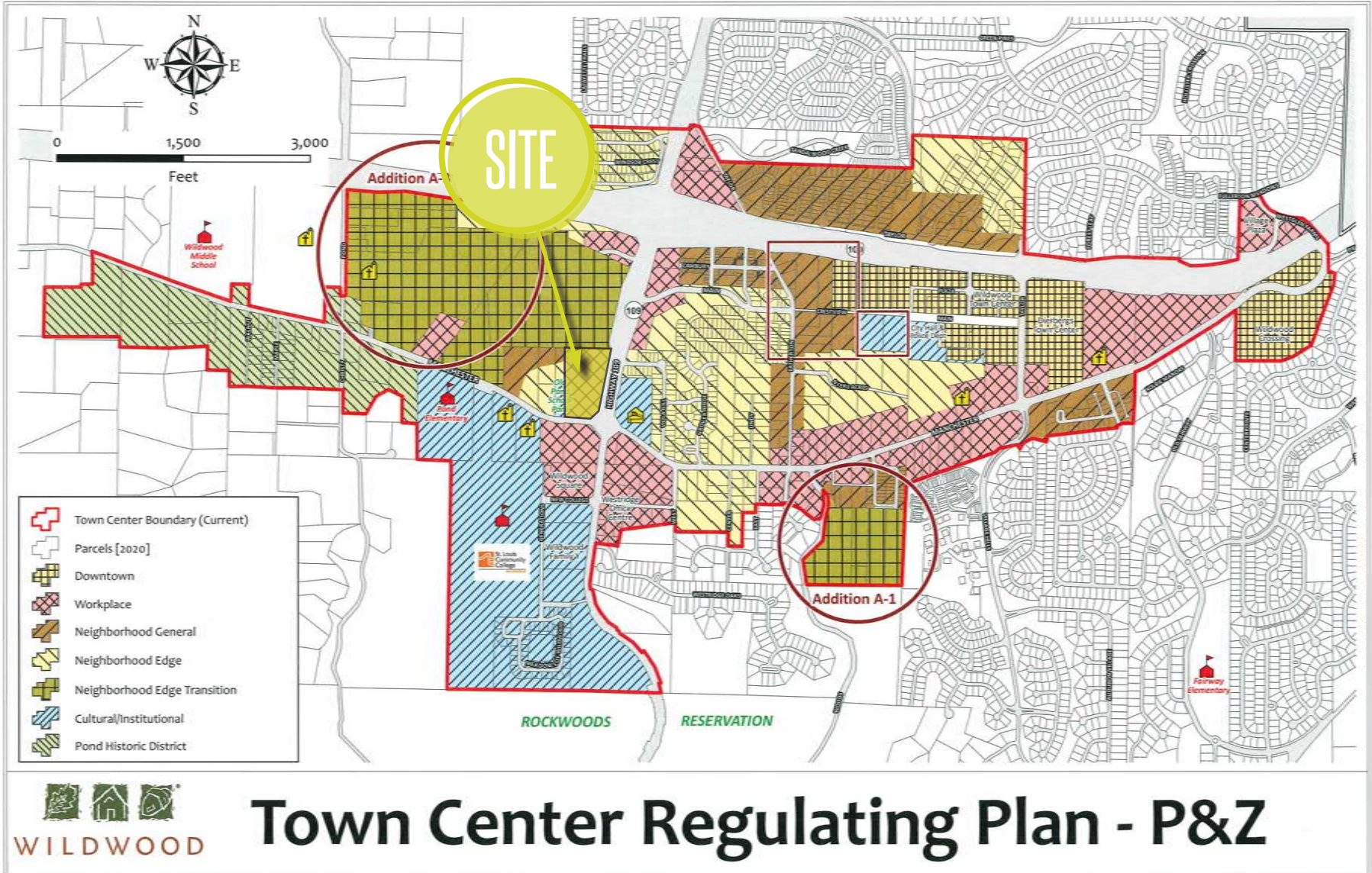
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2521 HIGHWAY 109 REGULATING PLAN

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Town Center Regulating Plan - P&Z



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List of Land Use Activities - 2020	Land Use Classifications						
	D	W	NG*	NE	NET	C/I	POND
Commercial							
Animal Hospitals & Veterinary Clinics	P	P					C
Art or Photo Studios or Galleries	P	P	C			P	P
Personal Services, including Barber/Beauty Shops, Spas	P	P	C				P
Dry Cleaning, Pick-Up Stations Only	P	P					
Coffee Shops	P	P	C			C	P
Department or Discount Stores	P	C					
Filling Stations for Automobiles	P	C					
Financial Institutions w/ Drive-Thru Facilities	P						
Financial Institutions w/o Drive-Thru Facilities	P	P	C				
Flower or Plant Stores	P	P	C				
Hotels	P	C					
Music or Dancing Academies	P	C				C	
Office/Warehouse Facilities	C	C	C				
Parking Areas	C	C					C
Parking Garages	P	P				C	
Professional Offices including Medical and Dental	P	P	C				
Professional Offices, not Medical or Dental	P	P	C			C	P
Recreational Facilities, including indoor theaters and outdoor activities		C	C				C
Recreational Facilities (no indoor theater or outdoor activities)	P	C				C	
Research Laboratories & Facilities	P	C					
Restaurants, including Fast Food, w/ Drive-Thru Facilities	P						C
** Restaurants, including Fast Food, but w/o Drive Thru Facilities	P	P	C			C	C
Restaurants, no Fast Food	P	P	C			C	P
Sewage Treatment Facilities				C	P		C
Stores, Shops, and Open-Air Markets for Retail Purposes	P	P	C	C			
Taverns, Cocktail Lounges, Night Clubs, or Micro-Breweries	P	C					
Vehicle Service Centers, not Repair	P	C					

List of Land Use Activities - 2020	Land Use Classifications						
	D	W	NG*	NE	NET	C/I	POND
Cultural/Institutional							
Cemeteries, Mausoleums					C		
Child Care Centers	P	P	C	C			C
Churches	P	P	P	P	P	P	P
Civic Buildings(government)	P	P	C	C	C	P	
Colleges, Universities	P					P	
Libraries	P	P	C	C	C	P	
Museums	P	C				P	
Skilled and Assisted Care Facilities	C		C				C
Park & Open Spaces; Scenic Areas	P	P	P	P	P	P	P
Philanthropic Institutions and Other Not-For-Profits	C	C					C
Post Offices	P	P		C			C
Public and Other Utility Facilities	C	C	C	C	C	C	C
Schools	P	P	C	C	C	P	
Housing	D	W	NG*	NE	NET	C/I	POND
Multi-Family Residential(live/work units, rowhouses, and apartments)	C		P				C
Single-Family Attached			P				C
Single-Family Detached			P	P	P		P
Other Housing	D	W	NG*	NE	NET	C/I	POND
Accessory Dwelling Units			C				C
Bed and Breakfasts	C	C	C	C	C		C

P Uses permitted by right
C Uses requiring conditional use permit
Limited to properties with direct frontage on State Routes 100 and 109

* See Neighborhood General District text for a detailed explanation of permitted uses within the context of building types
** Any building footprints within the Workplace districts exceeding 10,000 sq. ft. require conditional approval
** Any building footprints within the Commercial districts exceeding 40,000 sq. ft. require conditional approval
*** Identical uses as Neighborhood Edge District, except required minimum lot sizes (unless otherwise site-specific)

Permitted and conditional uses and specific site requirements shall be subject to further definition or qualification as provided by ordinance

Regulating Plan Abbreviations Key

D - Downtown
W - Workplace
NG - Neighborhood General
NE - Neighborhood Edge
NET - Neighborhood Edge Transition
C/I - Cultural/Institutional overlay
Pond - Pond Historic District



2521 HIGHWAY 109

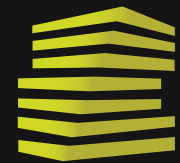
MARKET AERIAL

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