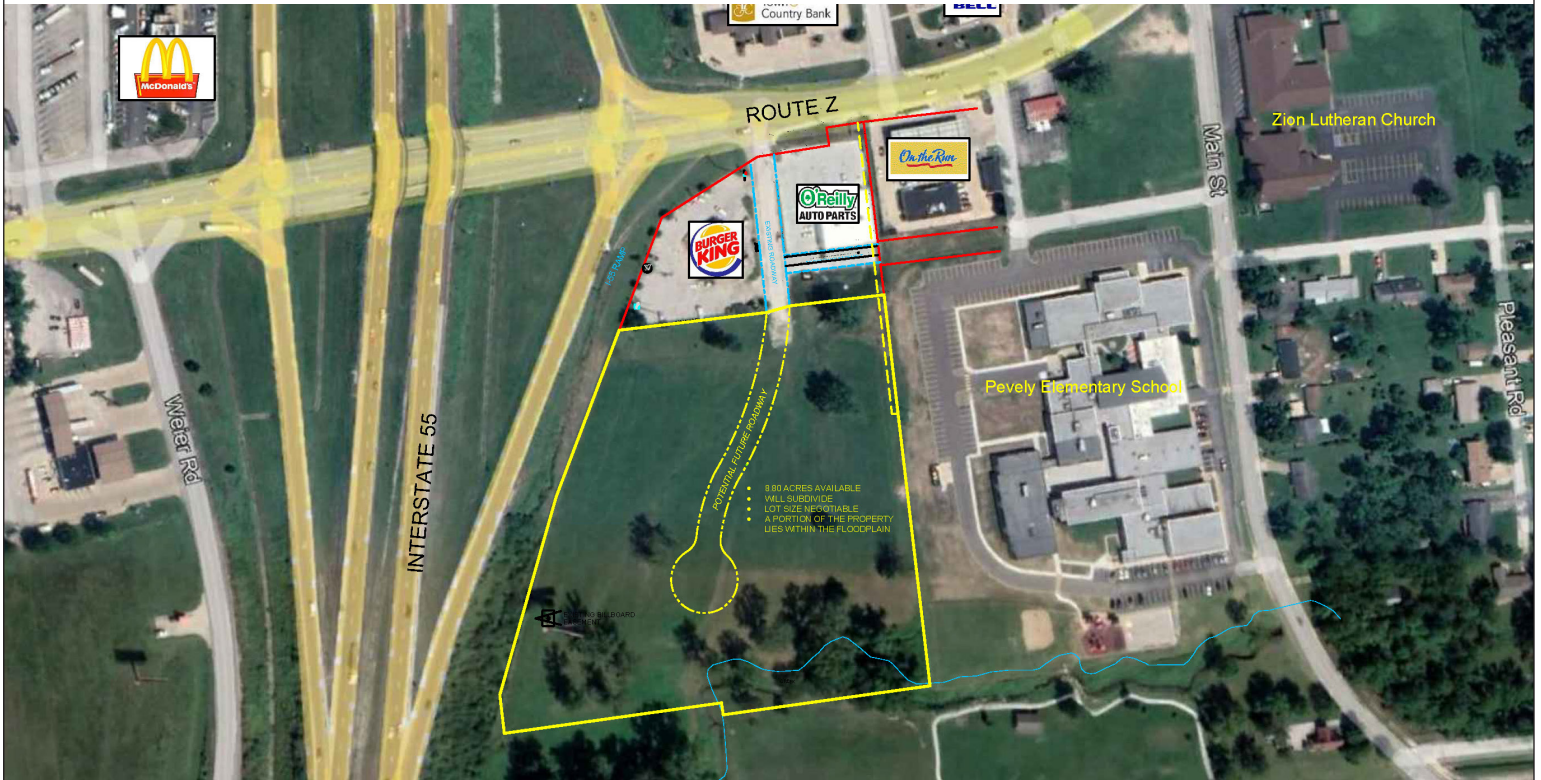


## M0740 - Route Z & I-55, Pevely, MO 63070



Neighboring Businesses: Burger King, O'Reilly Auto Parts, Mobil, Pevely Elementary

### Property Overview & Info

- High visibility from Interstate 55 (SE Quadrant)
- Conveniently located and accessible from Route Z
- Property can be subdivided and lot size is negotiable
- Great for QSR, retail or office development
- Land Size: 8.8 Acres Commercial Tract
- Water: City of Pevely
- Sewer: City of Pevely
- Electric: Ameren Missouri
- Gas: Laclede Gas
- Zoning: Commercial B-2
- Daily Traffic Counts (2022):
  - Interstate 55 - 79,752
  - Route Z - 8,122

### Community Data (63070)

- Population Est.: 7,438
- Households: 3,119
- Median Household Income: \$68,141
- Median Property Value: \$120,800

### Prime Location

Up to 8.8 acres  
Excellent visibility located  
SE of I-55 / Exit 180

### Contact



**Diane Drury Janet**  
Midamerica Hotels Corporation  
diane.drury@midamcorp.com  
(573) 334-0546 x215