



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Franklin County Missouri—1110 Highway AT, Villa Ridge Real Estate Auction

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



BIDDING ENDS WEDNESDAY, AUGUST 27TH AT 9:00 AM
SEE FULL TERMS & CONDITIONS AT WWW.TROPHYPA.COM



PROPERTY ADDRESS:

1110 Highway AT
Villa Ridge, MO 63089

ACRES: 4.5±

COUNTY: Franklin

AUCTION DETAILS:

Bidding Ends Wednesday, August 27th at 9AM.

High-Traffic Location - 4.5± Acres in Growing Franklin County Market

4.5± acres located at 1110 Highway AT in Villa Ridge, MO, offering direct frontage along a well-traveled corridor just minutes off I-44. With Highway AT visibility and access, this property sits in a strategic location for small business development or a live/work setup.

The parcel is mostly open with a gentle lay, making it highly usable. County water and electric are available nearby, reducing upfront costs for site prep and infrastructure. Whether you're considering a storage facility, contractor shop, or mixed-use structure, this location supports a variety of commercial uses. The parcel is currently zoned Commercial Activity 3. Call Franklin County Planning and Zoning for additional information at 636-583-6369.

Located just 6 miles from Pacific and less than 10 miles from Sullivan, this stretch of Franklin County continues to see steady growth in both residential and light commercial activity.

Property Highlights

- ☒ Highway frontage and visibility
- ☒ 4.5± acres—usable layout
- ☒ Electric and water nearby
- ☒ Parcel ID: 18-5-220-0-000-021100
- ☒ 38.4532, -90.8959



PRESENTED BY:

PHIL BROWN

Broker/Partner

M: (314) 753-7444

P: (855) 573-5263 x700

E: pbrown@trophyapa.com

Trophy Properties and Auction

640 Cepi Drive

Suite 100

Chesterfield, MO 63005

www.Trophyapa.com

leads@trophyapa.com



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