

LAND PROPERTY FOR SALE

LOT 7 OLYMPIC WAY

Lot 7 SE Corner Olympic Way & Executive Centre Pkwy.
Saint Peters, MO 63376

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PROPERTY HIGHLIGHTS

- Sale Price \$474,368
- Zoned SD-RC
- Utilities at site
- Close Proximity to: Barnes Hospital, Menards, Costco, and Mid Rivers Mall

OFFERING SUMMARY

Sale Price:	\$474,368
Lot Size:	1.21 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,935	24,541	57,638
Total Population	7,183	62,564	147,566
Average HH Income	\$78,219	\$78,786	\$78,320

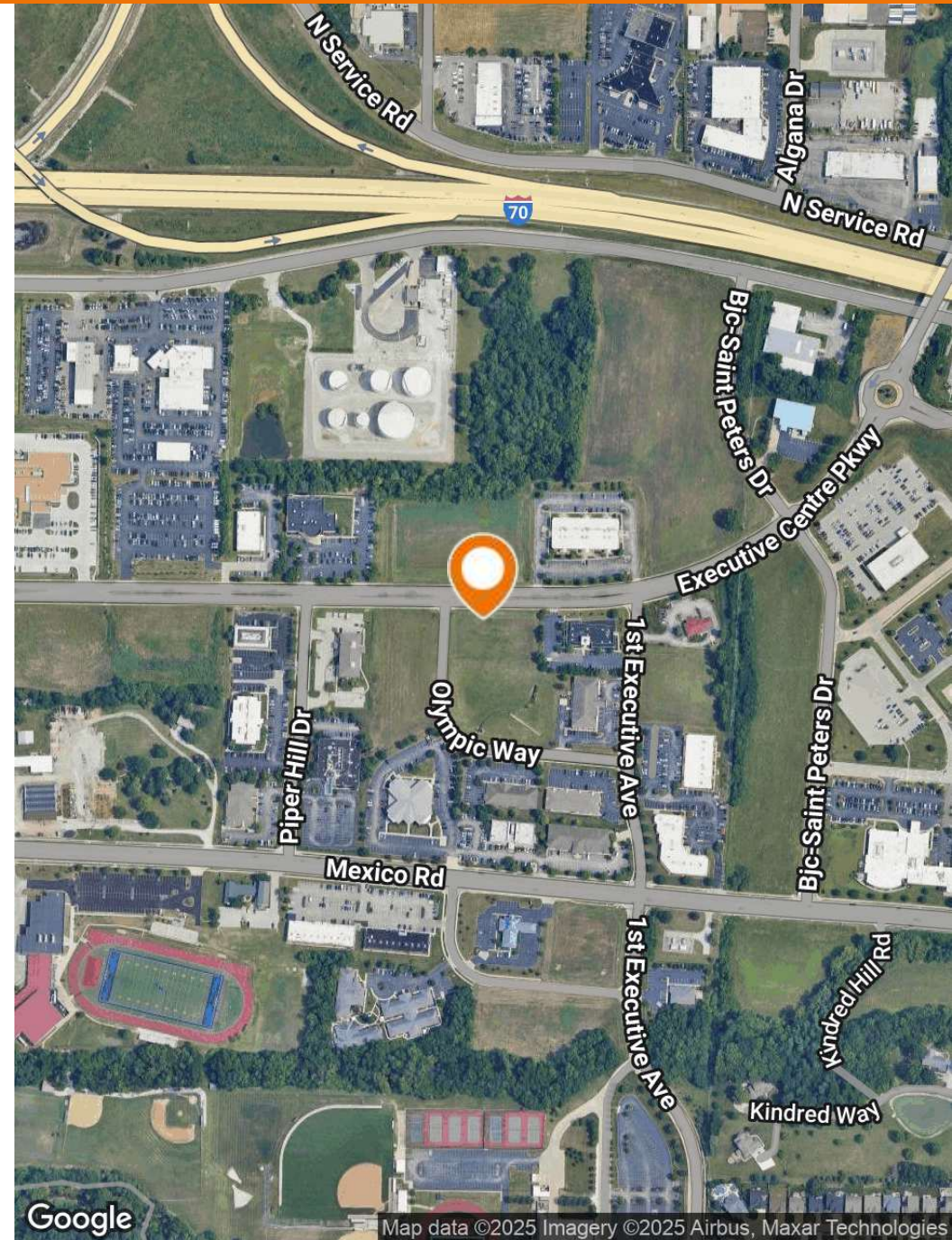
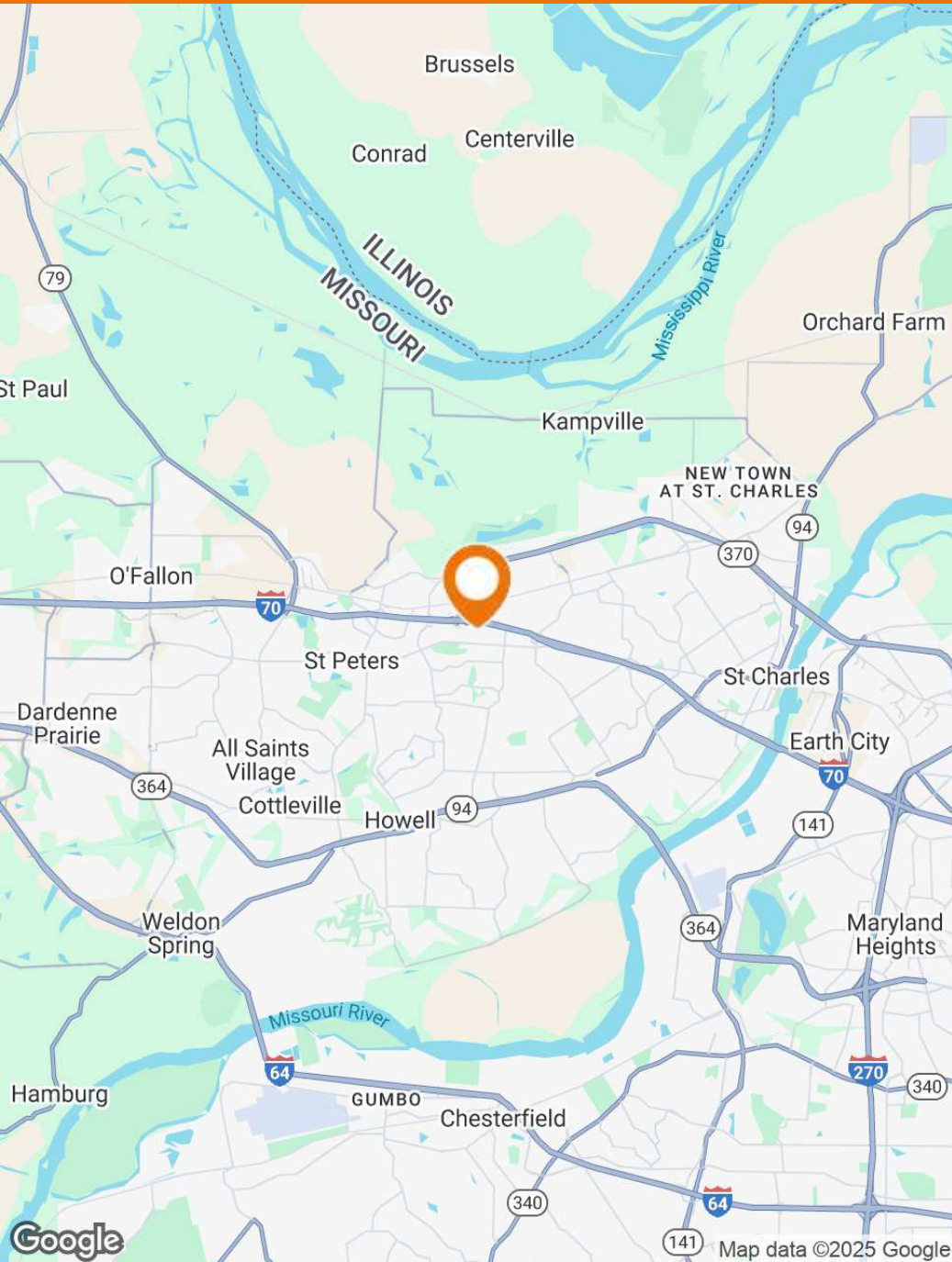


PROPERTY DESCRIPTION

Holman Partners is pleased to present 1.21 acre parcel located at the SE corner of Olympic Way and Executive Centre Parkway in St. Peters MO. St. Peters is a young, vibrant, forwarding thinking, community that is continually growing to improve both residential and business environments. In close proximity to this site are 2 high schools, an expanding Barnes Jewish Hospital, a university styled Recreational Facility (Rec-Plex) St. Peters City Hall and public parks. This area is also teaming with Office/Medical uses as well as many national retailers near Mid Rivers Mall, the areas Regional indoor mall. Access is quick and easy with two Interstates, 70 and 370, via updated interchanges. Customers are then connected by Mexico Road, Spencer Road, Veterans Memorial Parkway as main artery thoroughfares. With traffic counts high, good access, a friendly and safe surrounding, and affordable land prices, what more could a retail tenant ask for?

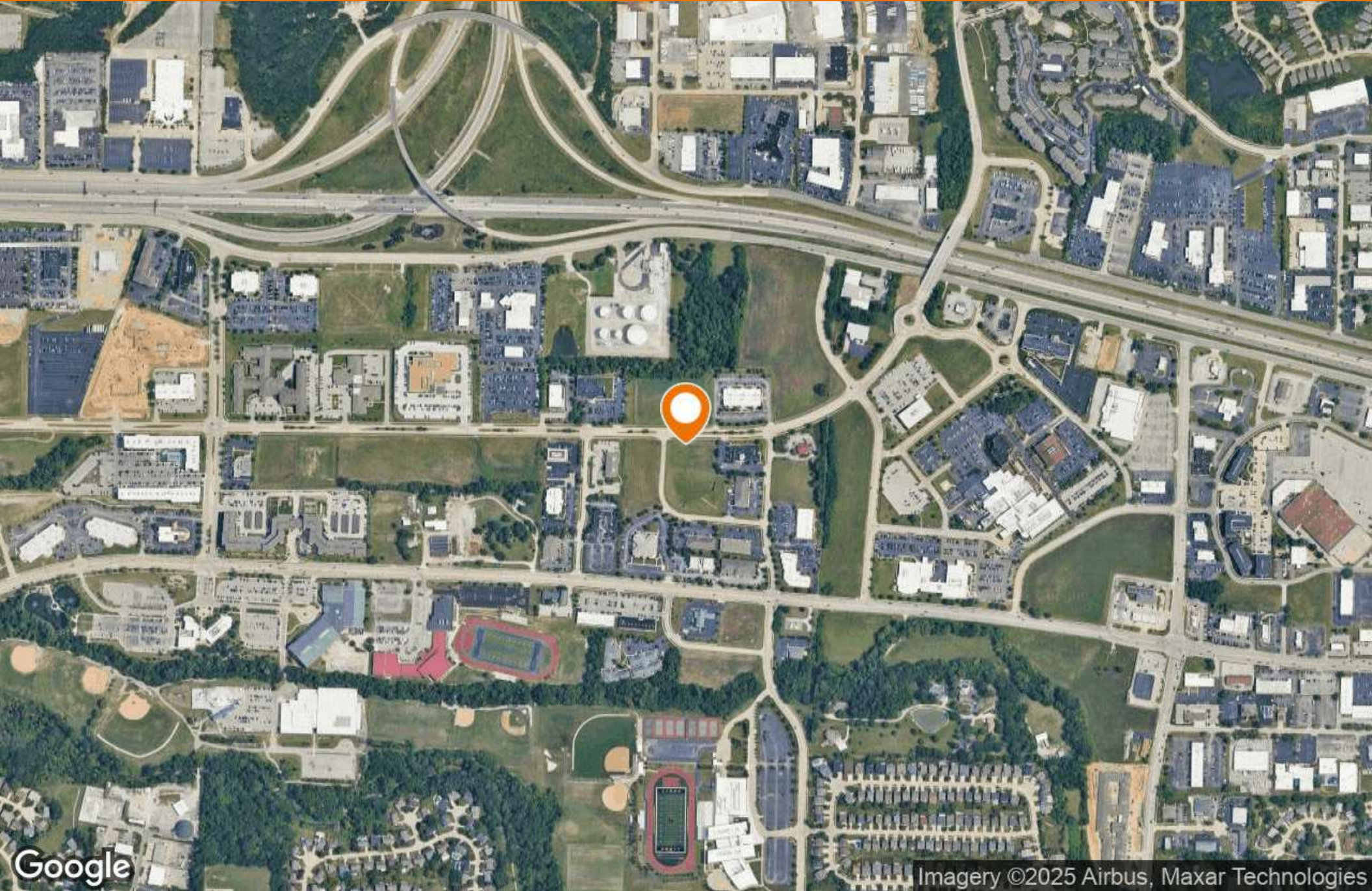
LOCATION DESCRIPTION

Holman Partners is representing multiple Retail Development parcels in St. Peters Missouri. These parcels are well located at signalized intersections with high traffic flows on main arteries. Most of these sites offer off site detention, utilities located at the site, and preliminary grading is complete on most sites. The owner/developer will consider ground lease or build-to-suit for credit tenants. The sites are all located within approximately ¾ of a mile of St Peters City Campus. The city campus offers a large and popular park complex along with the Rec Plex indoor community center. The area has a strong mix of Medical and Professional Office, Education, Retail and City/Public Service.





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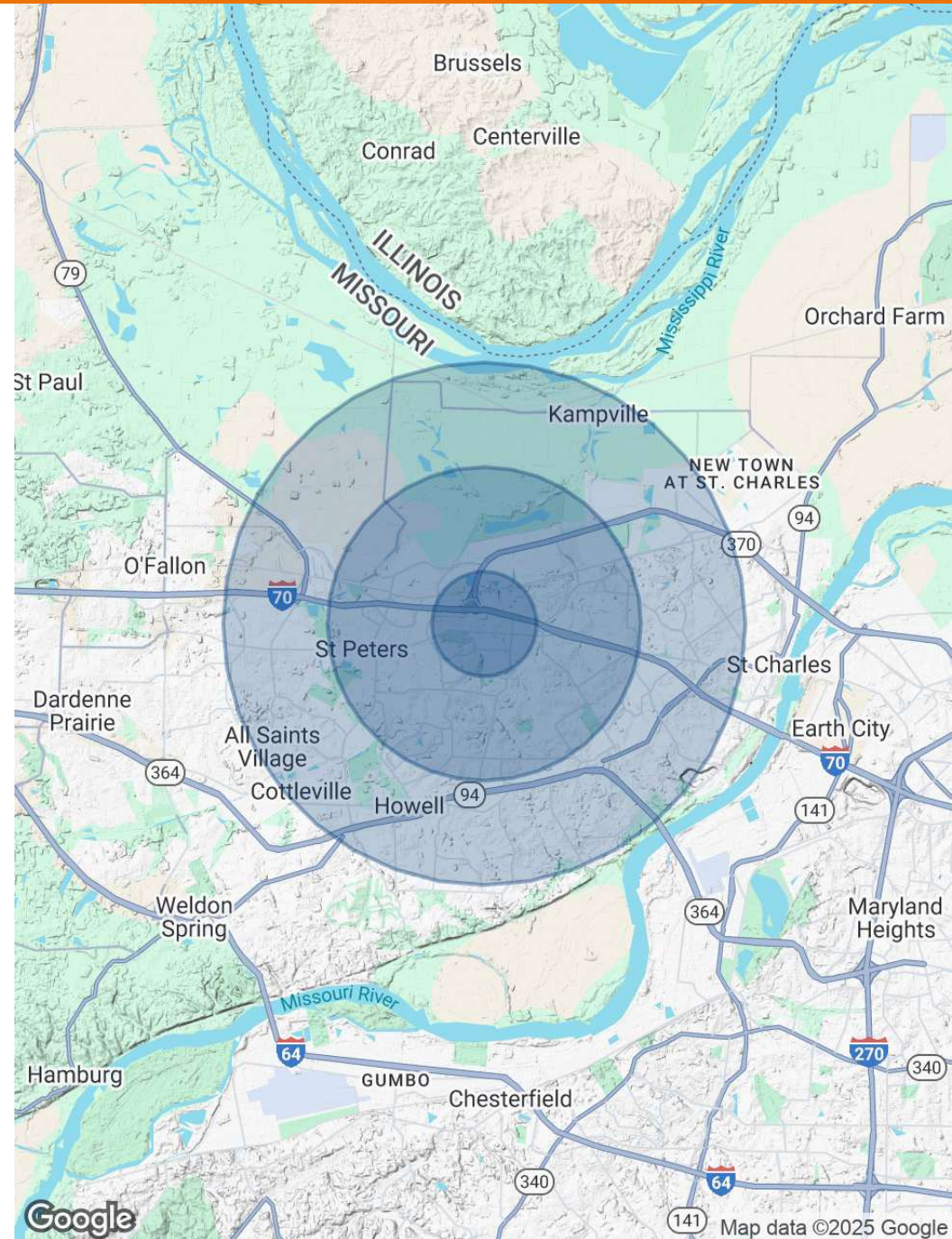
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Imagery ©2025 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,183	62,564	147,566
Average Age	39.5	38.0	37.9
Average Age (Male)	38.2	35.9	36.3
Average Age (Female)	40.5	39.9	39.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,935	24,541	57,638
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$78,219	\$78,786	\$78,320
Average House Value	\$195,013	\$187,466	\$195,374

2020 American Community Survey (ACS)





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