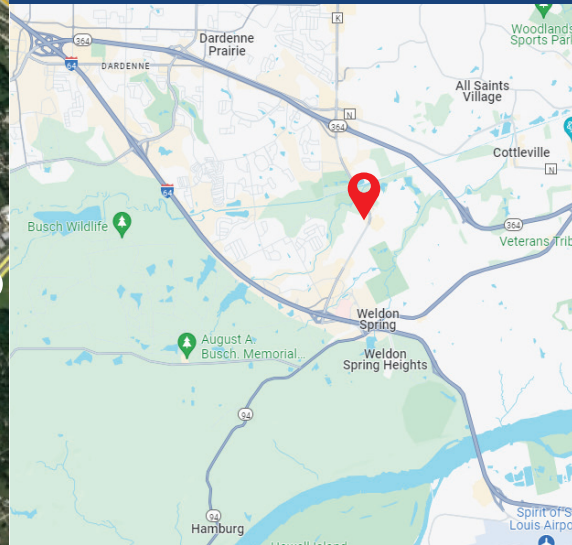


REDUCED PRICE!

FOR SALE

**Build-to-Suit,
Pad Ready Site**



Market Center and Hwy K Outlot | O'Fallon, MO 63366

PROPERTY HIGHLIGHTS

- Lot 4 - 1.76+/- Acres - **Design Build Lease Opportunity!**
- Approved for traffic signal
- Average Daily Traffic on Highway K: 44,883 VPD
- Zoned C-2, Pad Ready
- Close proximity to many retail and office users
- **REDUCED SALE PRICE: ~~-\$8.50 PSF~~ \$7.50 PSF**



Dean Burns

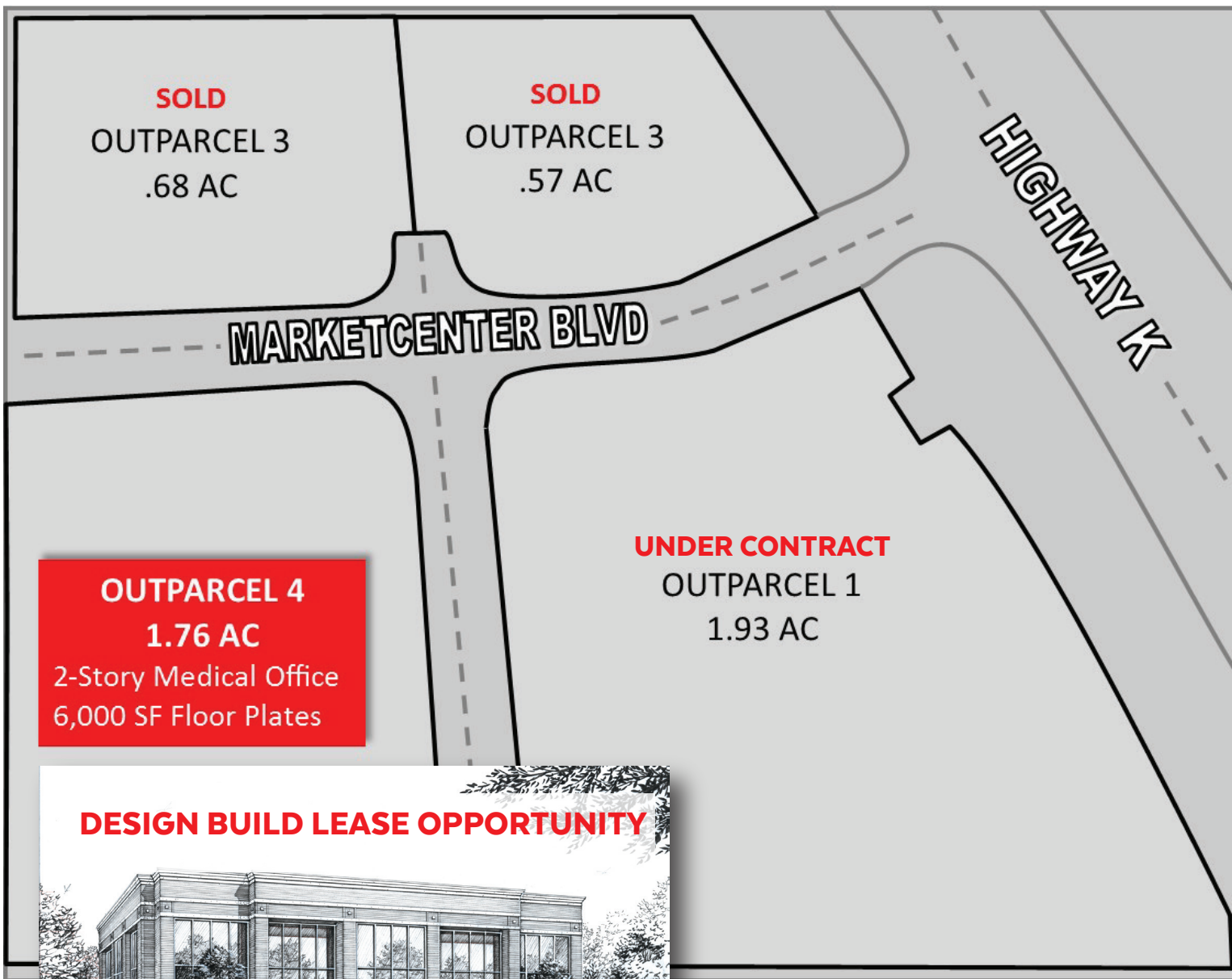
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DESIGN BUILD LEASE OPPORTUNITY



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