



Woods Mill Center

14302-14450 S Outer 40 Rd
Town and Country, MO 63017

11.58-ACRE REDEVELOPMENT OPPORTUNITY AT WOODS MILL RD & S OUTER 40 RD



**11.58-Acre
Redevelopment
Site**

Introduction

Offered for sale is a 100% fee interest in a prime redevelopment site located in Town and Country, Missouri, a municipality just outside of Chesterfield in St. Louis County. The site is being sold as an 11.58-acre redevelopment site (504,425 SF), zoned Commercial Use (C-8). The redevelopment site is situated at the southwest corner of S Outer 40 and S Woods Mill Roads. There is currently an 86,075 SF, multi-tenant, neighborhood center on this site.

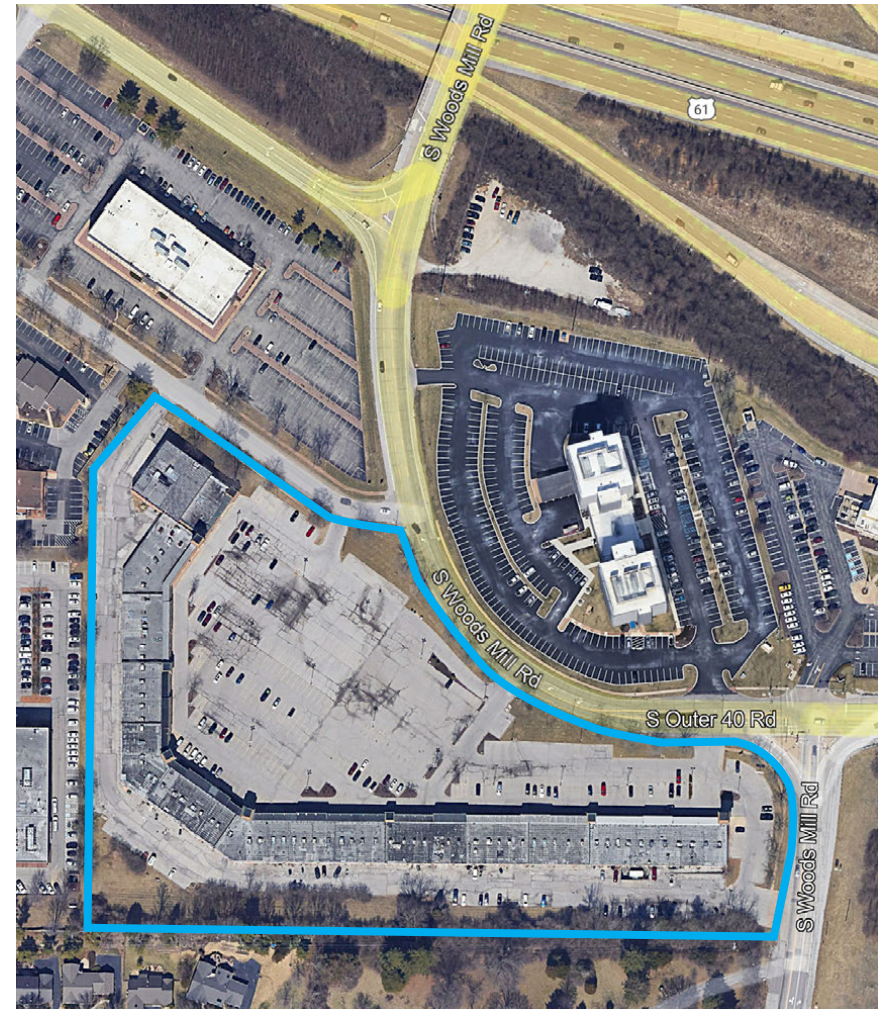
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Property Summary

Parcel #	Address	Zoning	Acreage (Per County)	Land SF (Approx.)
19Q-13-0471	14302-14450 S Outer 40 Rd	Commercial Use (C-8)	11.58	504,425






The Opportunity

- 11.58 Acre Redevelopment Site
- Accessible to I-40/Hwy 141
- Currently has a 85,571 SF Multi-Tenant Building on Site
- 10,330+ VPD on S Woods Mill Rd
- 133,025 Employee Population within 5 Miles
- Zoned Commercial
- 2022 Taxes: \$110,851
- Potential for Redevelopment
- Contact Broker for Details

Town and Country

Town and Country is a prestigious municipality located in St. Louis County. With its tranquil and rural atmosphere, Town and Country provides residents with a peaceful escape from the bustling city. Boasting an abundance of delightful restaurants, cozy coffee shops, and scenic parks, this community offers a vibrant and engaging lifestyle. The highly-rated public schools in Town and Country ensure a top-notch education for families. Major employers in Town and Country include Energizer and Missouri Baptist Medical Center.


11,704
Total Population


25,190
Daytime Population


\$723,536
Median Home Value


\$200,001
Median Household Income

Greater St. Louis Metropolitan Area

The Greater St. Louis metropolitan is the nation's 21st largest metro and is one of the largest regional economies in the US, with a gross metro product of \$173 billion. Made up of 15 counties, the bi-state area comprises 2.8 million residents, 1.4 million workers and 93,000 business establishments. Over the years St. Louis grew into a manufacturing powerhouse, expanded its service sector, developed into a major tech hub, and ranks third-most economically diverse US metro area. St. Louis has competitive strengths in technology start ups, agricultural science, bioscience, health innovation, financial services, business services, mobility and transportation, along with the educational and cultural amenities of a world-class city.

The area is one of the largest education markets in the United States with 30 four-year and 10 two-year colleges and universities. This includes Saint Louis University and Washington University, which offer world-class degree and research opportunities attracting students, faculty and researchers from around the world.

Greater St. Louis sits within 500 miles of nearly one-third of the nation's population, and is a major national transportation hub. Located at the intersection of three major rivers, five interstate highways (I-44, I-55, I-64, I-70 & I-270), five airports and six Class I railroads, its strategic central location provides efficient access to national and global markets. The five the airports and their tenants combined employ 36,500 individuals, a number that is set to grow in the coming year as major tenants such as Gulfstream and West Star Aviation expand their operations in the region.

The region has a perfect balance of convenience and affordability, with the advantages of a broadly talented workforce, exceptional educational and cultural institutions, and superb recreational opportunities. This blend, along with our central location and extraordinary transportation assets, makes the region an ideal home for progressive companies competing in and connected to the global economy. The region is home to 14 Fortune 1000 companies, eight of which are in the Fortune 500, along with 8 of Forbes' largest private companies in America. In 2019, Bunge, with \$41 billion in revenue, relocated their headquarters to St. Louis.

There are plenty of new developments/redevelopments happening in the region. St. Louis recently completed CITYPARK stadium, home for major league soccer team St. Louis CITY SC. Union Station added a 200' Ferris wheel and \$45 million aquarium as part of a \$160 million redevelopment. The National Geospatial-Intelligence Agency is currently building their new \$2 billion western headquarters downtown St. Louis which will employ nearly 3,100 people, mostly civilians. Phase one of America's Center Convention Complex has begun which will add 72,000 square feet of exhibit space, double the number of loading docks, and make a new entrance for the facility. Gateway South has been announced as a \$1.2 billion, 80-acre project that would improve the south St. Louis riverfront, while another potential project could bring the city's first marina to the riverfront which would include a hotel, water park, and indoor trampoline park on a 70-acre plot of land north of Interstate 270.



Site Plan

 VACANT



Tenants Currently Remaining*

- Cottage Care
- Dave’s World Famous Bar & Restaurant
- Rob Ross Pro Golf
- Employer Solutions
- American Family Insurance
- Classic Red Hots
- Miss Kim’s Dance
- Access Funding
- Kwik Kopy
- Division 6 Hwy
- St. Louis Arc
- Career Education

**All tenants are month-to-month or have a redevelopment clause and can be terminated.*

Demographics

1 Mile

Total Population: 6,353
 Daytime Population: 17,807
 Median Home Value: \$489,119
 Median Household Income: \$106,130

3 Miles

Total Population: 58,759
 Daytime Population: 76,391
 Median Home Value: \$400,864
 Median Household Income: \$128,122

5 Miles

Total Population: 154,309
 Daytime Population: 203,674
 Median Home Value: \$381,422
 Median Household Income: \$112,693



THE DISTRICT OF ST. LOUIS

Chesterfield Commons

Under Construction
Terraces at Wildhorse Village

Proposed Wildhorse Village

Proposed Downtown Chesterfield

Westwood Country Club

WOODS MILL CENTER REDEVELOPMENT OPPORTUNITY

Westminster Christian Academy

Missouri Baptist Medical Center
BJC HealthCare

Plaza Frontenac

Edward Jones Headquarters

West County Center Mall

DRIVE TIMES

St. Charles County: 10 Minutes
 Interstate 44: 12 Minutes
 Downtown Clayton: 14 Minutes
 St. Louis Lambert International Airport: 17 Minutes
 Downtown St. Louis: 20 Minutes



FOR MORE INFORMATION CONTACT:

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