



CUSHMAN &  
WAKEFIELD

SUBJECT

364

PAGE AVE

RIVER VALLEY DR

MARYLAND HEIGHTS EXPY

141



# LAND FOR SALE 25.54 ACRES

15189 RIVER VALLEY DRIVE  
MARYLAND HEIGHTS, MO 63043

**Asking Price: \$3,893,828 (\$3.50/SF)**

**Keith Ziercher**  
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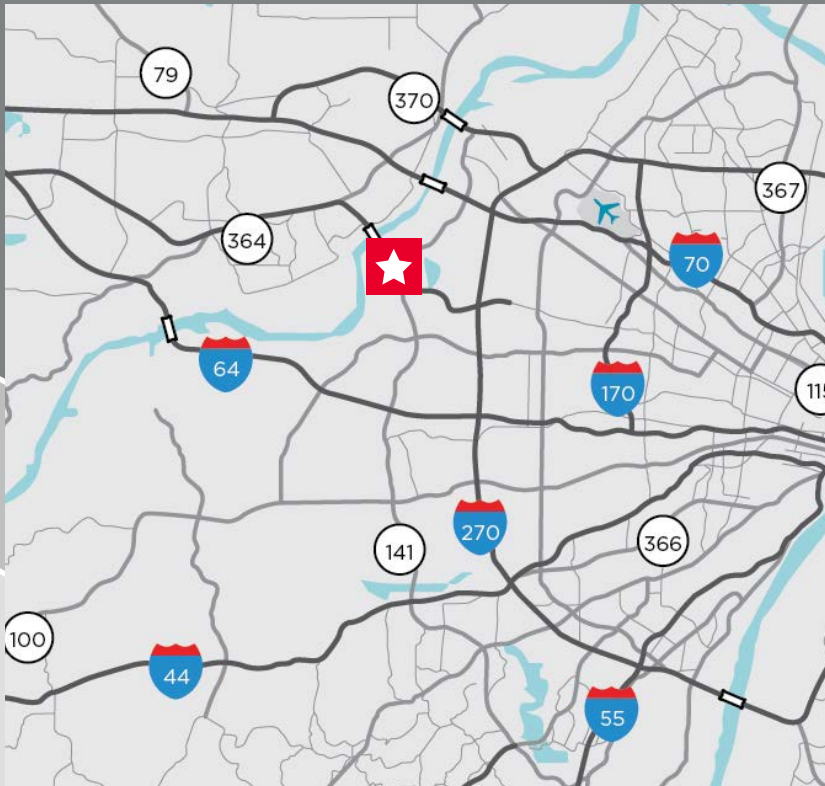
# PROPERTY HIGHLIGHTS

Immediate Access to Hwy 141 and Hwy 364

In the heart of the rapidly developing Maryland Heights corridor

## HIGHLIGHTS

- All utilities (natural gas, water, sewer, and electric) located at the site
- Brand New 500 CFS storm water lift station nearby
- Currently Zoned "NU" – All uses will require rezoning
- Proposed commercial amenities nearby
- 932' of Frontage to River Valley Dr.
- Accepted Uses - Office Distribution, Office Flex, Office Campus, Mixed Use
- Conditionally Accepted Uses: Light Industrial, Institutional, Recreation, Entertainment, Regional Retail, Service Retail, Multi-Family Residential, Agriculture
- Howard Bend Levee District - 500 year levee protected area
- Less than 1/4 Mile to Hwy 364/ Page Extension

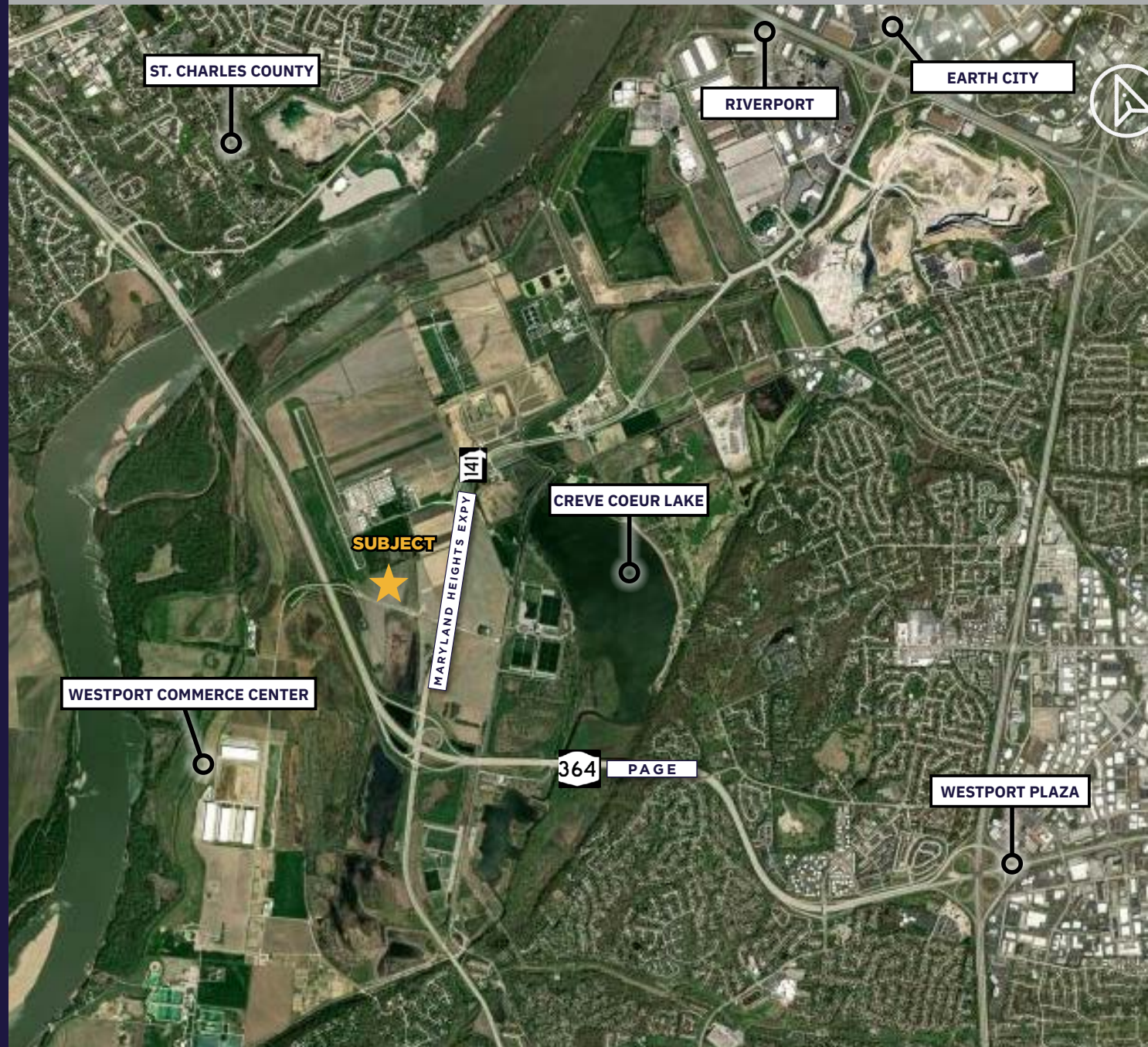




# AERIAL MAP

## MARYLAND HEIGHTS STATISTICS

- \$1.7 Billion in capital investment and new development from 2022-2024
- 2,200,000 Square Feet of New Construction since 2022
- 6,500,000 Square Feet of Planned New Construction Approved







CUSHMAN &  
WAKEFIELD



St. Charles - 1 Mile

364  
PAGE AVE

764 FT.

1,245 FT.

SUBJECT

1,425 FT.

945 FT.

Westport - 1 Mile

141  
MARYLAND HEIGHTS EXPY

For more information,  
please contact:

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