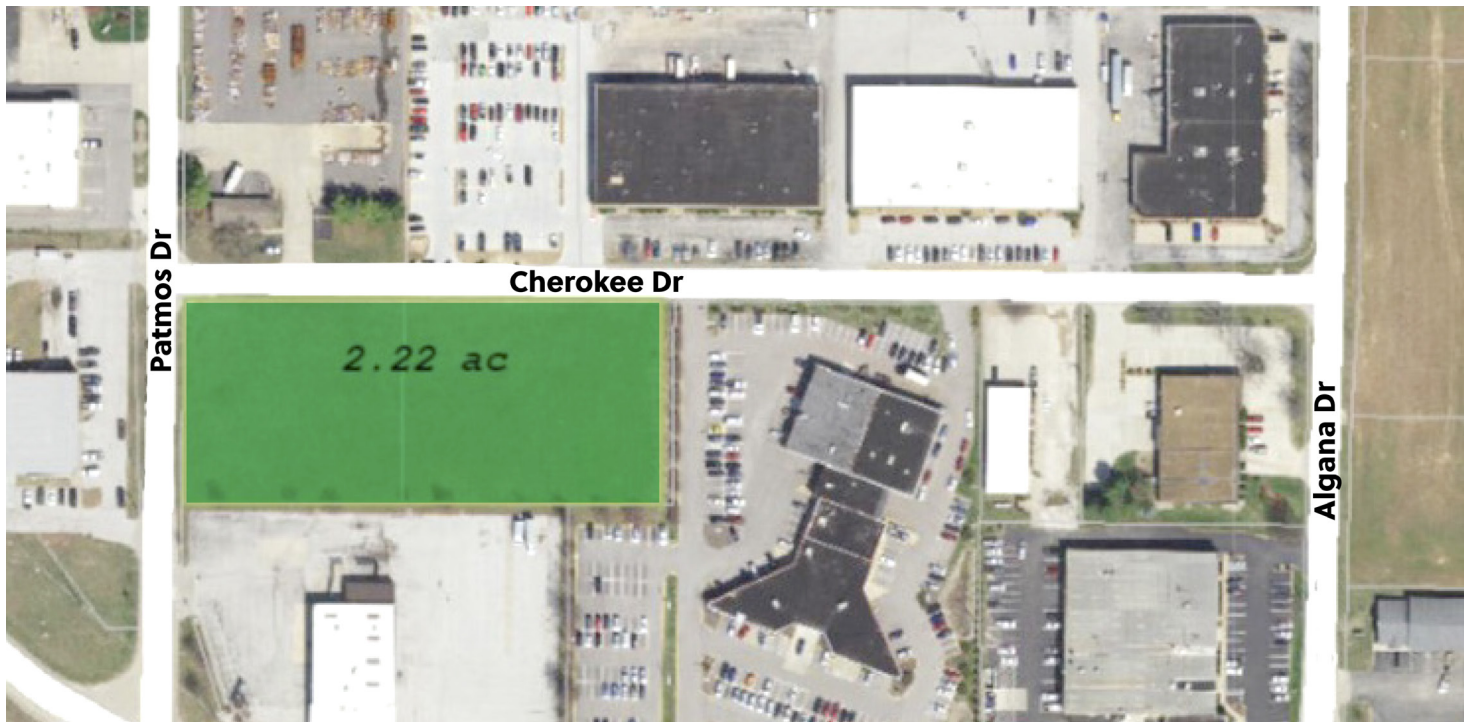


For Sale

0 Cherokee Drive
St. Peters, Missouri 63376

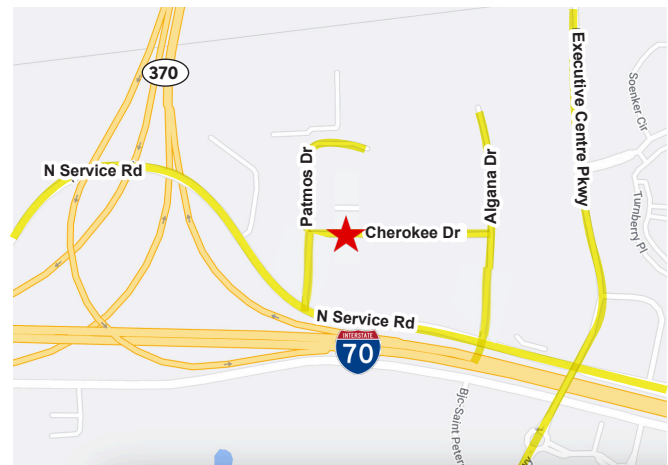
2.2 Acre Parcel in St. Peters



**0 Cherokee Drive
St. Peters, MO 63376**

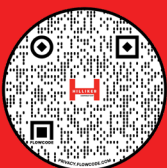
For Sale: \$695,000

- Zoned "C-2" General Commercial
- Conveniently Located Near I-70 at 370
- Level Site
- Ready To Be Developed
- Corner Location
- Adjacent To Cherokee Industrial Park



**Contact: Ashley Bowersox at
abowersox@hillikercorp.com**

Office Industrial Retail Institutional Investment Management



Hilliker Corporation
Commercial Real Estate
1401 S. Brentwood Blvd. Suite 650
St. Louis, MO 63144

www.hillikercorp.com

314-781-0001

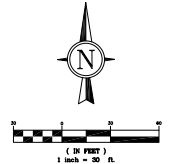


INDIVIDUAL MEMBERSHIPS
IN THE SOCIETY OF INDUSTRIAL
AND OFFICE REALTORS®

ALTA/NSPS LAND TITLE SURVEY COMPLETE AUTO BODY

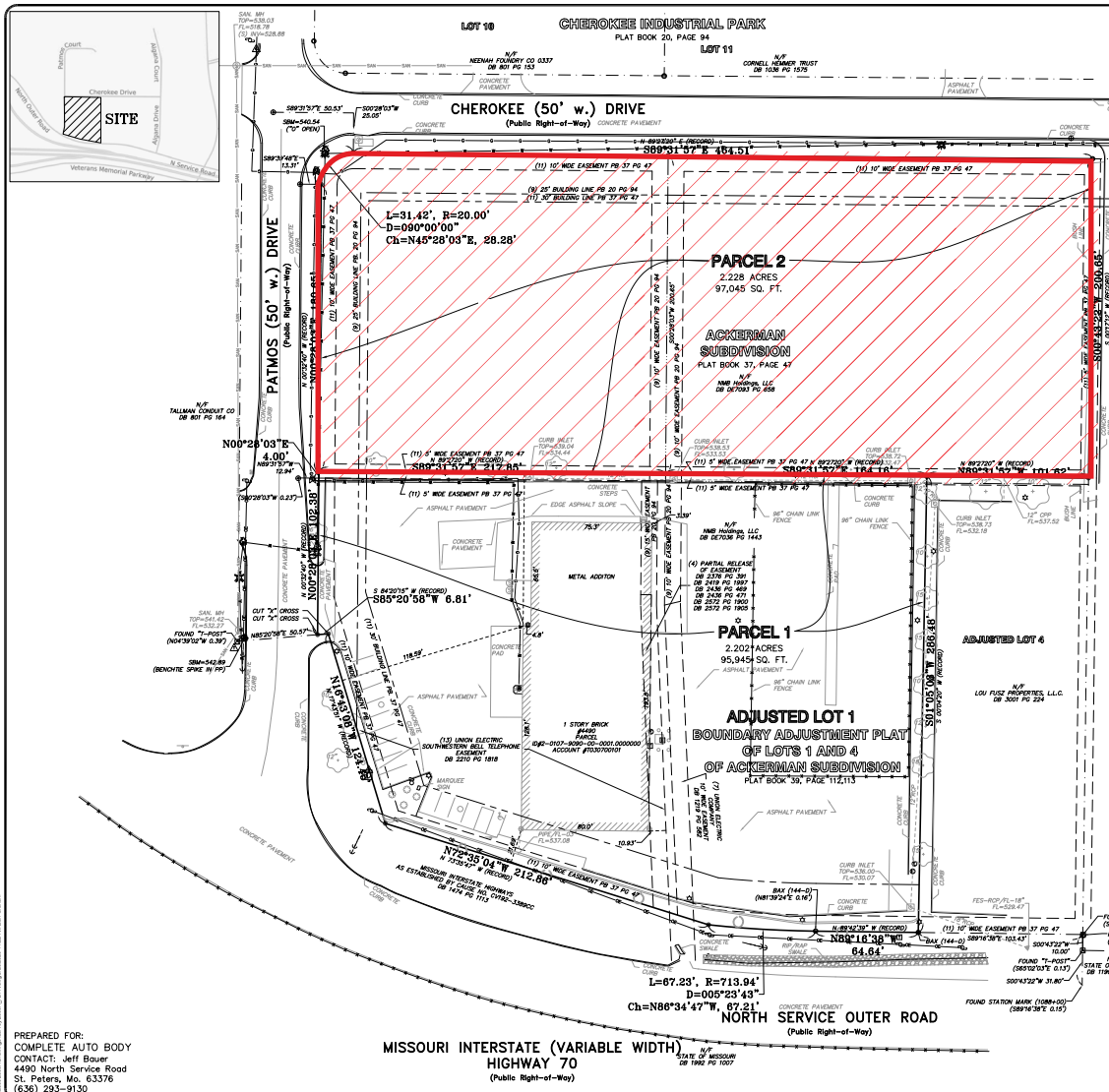
A TRACT OF LAND BEING ALL OF LOTS 2 AND 3 OF ACKERMAN SUBDIVISION, ALSO ALL OF ADJUSTED LOT 1 OF BOUNDARY ADJUSTMENT PLAT OF LOTS 1 AND 4 OF ACKERMAN SUBDIVISION IN PART OF U. S. SURVEY 735, AND FRACTIONAL SECTION 28, TOWNSHIP 47 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPAL MERIDIAN, ST. CHARLES COUNTY, MISSOURI

BASIS OF BEARING
MISSOURI STATE PLANE GRID NORTH FROM STATIC GPS TIES TO GEOGRAPHIC REFERENCE SYSTEM MONUMENTS



- LEGEND**
- UTILITY POLE
 - GUY WIRE
 - LIGHT POLE
 - ELECTRIC BOX
 - ELECTRIC METER
 - ELECTRIC MANHOLE
 - TELEPHONE BOX
 - TELEPHONE MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER MANHOLE
 - GAS METER
 - GAS VALVE
 - GAS DRIP
 - STREET SIGN
 - BOLLARD OR POST
 - PARKING METER
 - MALIBOX
 - YARD DRAIN
 - CLEANOUT
 - FLARED END SECTION
 - STORM DRAIN W/GRADE INLET
 - STORM DRAIN W/AREA INLET
 - SHOWER SIEVE W/MANHOLE
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - WATER LINE
 - GAS LINE
 - FENCE, CHAIN LINK OR WIRE
 - BUSH OR SHRUB
 - TREE W/APPROX. DIAMETER

- LEGEND**
- FOUND 1/2" IRON PIPE
 - FOUND 1/2" IRON ROD
 - FOUND ROD MARKER
 - SET 1/2" IRON ROD UNLESS OTHERWISE NOTED



IN WITNESS WHEREOF, we hereunto set our firm name at our office in St. Louis County, Missouri on this _____ day of _____, 2020.

GRIMES CONSULTING, INC. LS-343-D

By EARL E. GRAHAM PLS-2262 MISSOURI PROFESSIONAL LAND SURVEYOR



PREPARED FOR:
COMPLETE AUTO BODY
CONTACT: Jeff Bower
4490 North Service Road
St. Peters, Mo. 63376
(636) 293-9130

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