



**SUBJECT  
PROPERTY**

**2175 CREVE COEUR MILL ROAD**  
**MARYLAND HEIGHTS, MO 63043**

**OFFERING MEMORANDUM**

**EXCLUSIVELY LISTED BY:**



**DANIEL FLAIZ**

INVESTMENT SALES AND LEASING  
BROKER

17280 N Outer 40 Rd, Suite 201  
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**McKELVEY  
PROPERTIES**

17280 N Outer 40 Rd, Chesterfield, MO 63005

**HIGH TRAFFIC DEVELOPMENT OPPORTUNITY | 24.44 ACRES | ASKING PRICE: \$990,000**



# EXECUTIVE SUMMARY

## PROPERTY OVERVIEW

Located in a high-traffic area with excellent visibility, 2175 Creve Coeur Mill Road offers a prime development opportunity for residential, commercial, or mixed-use projects. With generous acreage and flexible zoning, this site is perfect for developers looking to take advantage of the area's growth and demand for new construction. Surrounded by established neighborhoods, key amenities, and major transportation routes, this property provides unmatched potential. Don't miss the chance to transform this prime parcel into a thriving new development.



<b>Sale Price:</b>	\$990,000
<b>Property Address:</b>	2175 Creve Coeur Mill Road
<b>City, State, Zip Code:</b>	Maryland Heights, MO 63043
<b>Property Type:</b>	Commercial Development Land
<b>Lot Size:</b>	24.44 Acres





# LOCATION OVERVIEW

Maryland Heights, Missouri, is a vibrant and rapidly growing suburban community located just west of St. Louis, offering a perfect balance of urban convenience and suburban tranquility. Known for its prime location, the city provides easy access to major highways, including Interstates 270 and 70, making it a central hub for businesses, residents, and visitors alike.

The area is home to a diverse mix of residential neighborhoods, office parks, and retail centers, making it an attractive destination for both families and professionals.

Maryland Heights is also known for its abundant green spaces, including Creve Coeur Park, which offers residents and visitors access to trails, lakes, and recreational activities. Additionally, the city's proximity to the Missouri River enhances its appeal for outdoor enthusiasts.

With a thriving business environment, Maryland Heights is home to several major employers, and its proximity to the St. Louis Lambert International Airport adds to its appeal for businesses and residents alike. The area also boasts excellent schools, shopping centers, dining options, and entertainment venues, ensuring that everything is within reach.

Whether you're seeking a vibrant community to live in or a strategic location for your business, Maryland Heights offers an ideal mix of connectivity, amenities, and quality of life.



# DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2020 Population	1,652	42,120	147,904
2024 Population	1,550	41,967	147,213
2029 Population Projection	1,511	42,143	149,325
Median Age	42.6	38.2	39.9
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2020 Households	715	18,622	64,169
2024 Households	670	18,578	63,843
2029 Households Projection	653	18,668	64,742
Average Household Size	2.3	2.2	2.2
INCOME	1 Miles	3 Miles	5 Miles
Average Household Income	\$101,613	\$98,196	\$97,784
Median Household Income	\$83,390	\$80,827	\$74,222



**147,904**   **\$97,784**   **\$74,222**

2024 POPULATION  
(5 Miles)

AVERAGE HH  
INCOME  
(5 Miles)

MEDIAN HH  
INCOME  
(5 Miles)



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