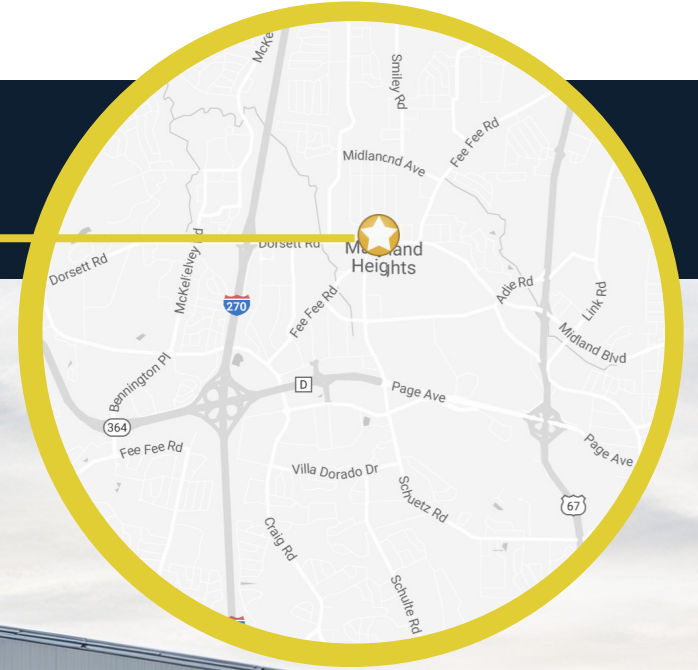


PRIME LOCATION

SALE | LEASE | BUILD

High Traffic Location | Newly Graded Lot | Ready for Sale, Lease or Build to Suit

11737 Dorsett Road
MARYLAND HEIGHTS, MO 63043



Property Features

11737 Dorsett Road

- ±2.71 AC available for sale or build to suit
- Owner has rezoned to M-1 with site plans for ±27,000 SF multi-tenant building
- Site has been cleared with some grading completed, ready for development
- ±1 mile from I-270 to the West and Lindbergh/67 to the East
- Flat site with excellent visibility from Dorsett Road



SALE PRICE:
\$600,000 FOR LAND

BUILD TO SUIT:
CONTACT BROKER FOR DETAILS

Area Demographics

Population	1 Mile	3 Miles	5 Mile
Total Population	6,886	75,428	159,253
Average Age	38.3	39.6	39.6
Average Age (Male)	36.5	36.9	37.6
Average Age (Female)	39.3	42.2	41.5

Households & Income	1 Mile	3 Miles	5 Mile
Total Households	3,030	34,329	70,628
# Of Persons per HH	2.3	2.2	2.3
Average HH Income	\$66,107	\$65,448	\$72,677
Average House Value		\$184,077	\$212,989

** Demographic data derived from 2020 ACS - US Census*



DAN MERLO | CCIM

Principal
(314) 270-5993 | dmerlo@intcre.com



GARY PARKER | SIOR

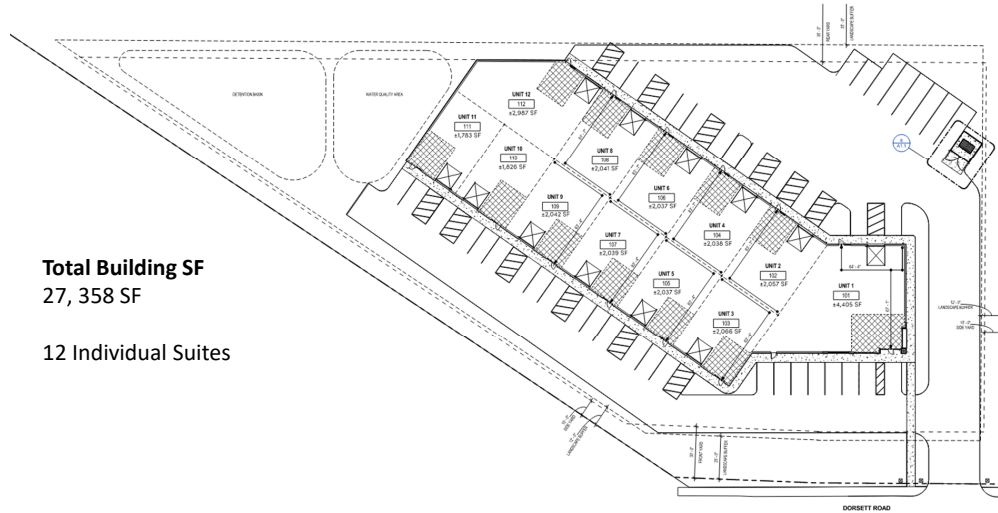
Founding Principal
(314) 270-5994 | gparker@intcre.com



11737 Dorsett Road

MARYLAND HEIGHTS, MO 63043

SITE PLAN



Total Building SF
27, 358 SF

12 Individual Suites

**SITE CAN ACCOMMODATE
15K SF+ SINGLE TENANT**



BUILD TO SUIT PROPOSED 27K SF MULTI-TENANT BUILDING



DAN MERLO | CCIM

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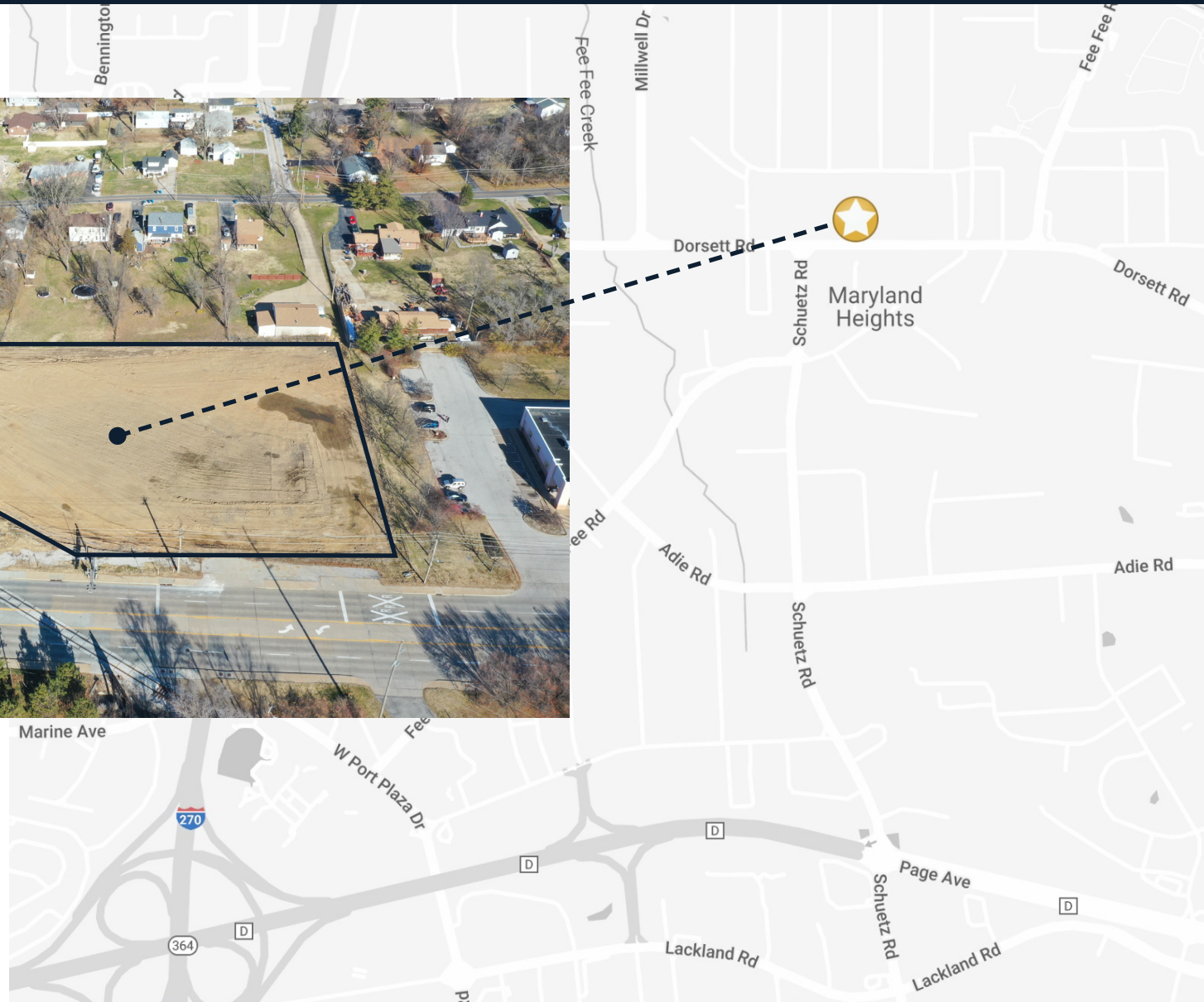
GARY PARKER | SIOR

Founding Principal
(314) 270-5994 | gparker@intcre.com



Property Approved for 27K SF+ Multi-Tenant or Single Tenant Build to Suit

ZONING: M1



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