

For Sale

NAIDESCO

3848 - 3856 Corporate Centre Dr
O'Fallon, MO 63368

3856 Corporate Centre Dr
O'Fallon, MO 63368

3848 Corporate Centre Dr
O'Fallon, MO 63368

Property Highlights



For Sale
9.52 AC (Divisible)



Two Land
Parcels



Located in O'Fallon Corporate
Centre Business Park



Sale Price:
\$1,690,000

For more information, please contact:



Meghan Donovan

d (314) 994 - 2320

c (314) 810 - 9213

mdonovan@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

Demographics



	Population	Daytime Population	Avg. HH Income	Households
1 Mile	6,453	5,171	\$171,027	2,232
3 Miles	35,706	24,582	\$167,981	13,066
5 Miles	105,642	54,864	\$164,166	38,827

Property Features

- Two parcels totaling 9.52 acres (3.15 AC & 6.37 AC)
- Parcels can be sold individually or combined
- Zoned “HTCD” – High Tech Corridor District
- Located within O’Fallon Corporate Centre Business Park
- Utilities available to site

 **Sale Price: \$1,690,000**

Permitted Uses

The uses allowed in this “HTCD” High Tech Corridor District shall be:

- Agricultural uses, provided no sales are made on the property.
- Federal, State, County, City or public utility owned and operated buildings and uses.
- Office buildings.
- Precision and research instruments and engineering laboratories.
- Educational, scientific and research organizations.
- Research and development and light manufacturing supported by research and development.
- Educational facilities.
- Computer programming and other software services.
- Full-service dine-in restaurants.
- Recreational facilities used for health, fitness and/ or physical therapy/rehabilitation activities.
- Banks, savings and loans and credit unions.
- Buildings for the storage of documents, records, testing and research equipment, experimental models and/or other personal property related to a permitted use.
- Administrative offices related to a permitted use.
- Hospitals.
- The co-location of wireless telecommunication antennas on existing wireless telecommunication support structures.
- Disguised telecommunication facilities.
- Mounted antenna telecommunication facilities.
- Marijuana cultivation facility entirely within an enclosed building.
- Marijuana-infused products manufacturing facility.
- Marijuana testing facility.
- Marijuana dispensary facility.
- Electric vehicle charging lot as the primary use of a property. [Ord. No. 7118, 6-27-2024]

Conditional Uses

The following conditional uses, which support and/or are adjunct to the permitted uses, will be allowed contingent upon the granting of a conditional use permit:

- Airfield.
- Bus shelters, taxi stands, and/or any other mass transit pick-up/drop-off points.
- Wireless telecommunication facilities that include new or modified wireless telecommunication support structures.
- Living quarters for custodians and caretakers of a building or facility that houses a permitted use.
- Hotels and extended stay facilities.
- Churches, synagogues and temples.
- Daycare facilities.
- Indoor Sales Or Service. Indoor sales and service shall be allowed as a conditional use subject to the supplemental requirements set forth elsewhere in this Section.
- Helipads or helistops to service hospitals.





Meghan Donovan

d (314) 994 - 2320

c (314) 810 - 9213

mdonovan@naidesco.com

NAIDESCO

8112 Maryland Ave, Suite 300

St. Louis, MO 63105

(314) 994 - 4800

naidesco.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, changes in price, rental, or other conditions, prior sale, lease, or financing, or withdrawal without notice, and any special listing conditions imposed by our principals. No warranties or representations are made as to the condition of the property or any hazards contained therein, nor are any to be implied.