# For Sale

## **NAIDESCO**





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:



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#### **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



#### **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

#### **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]

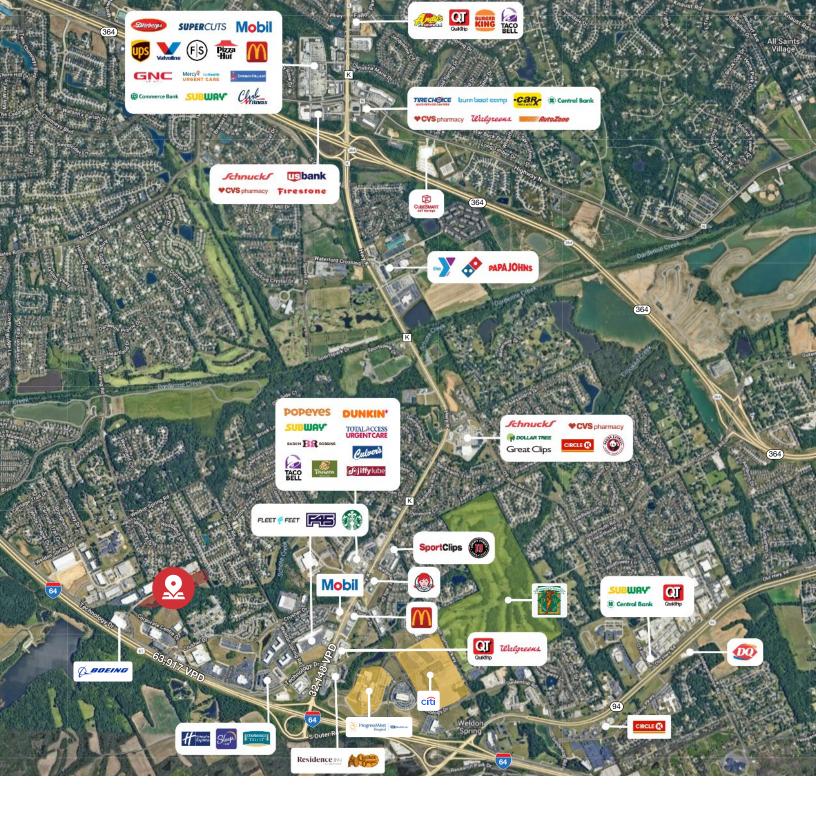
### **Conditional Uses**

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.







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