

FOR SALE

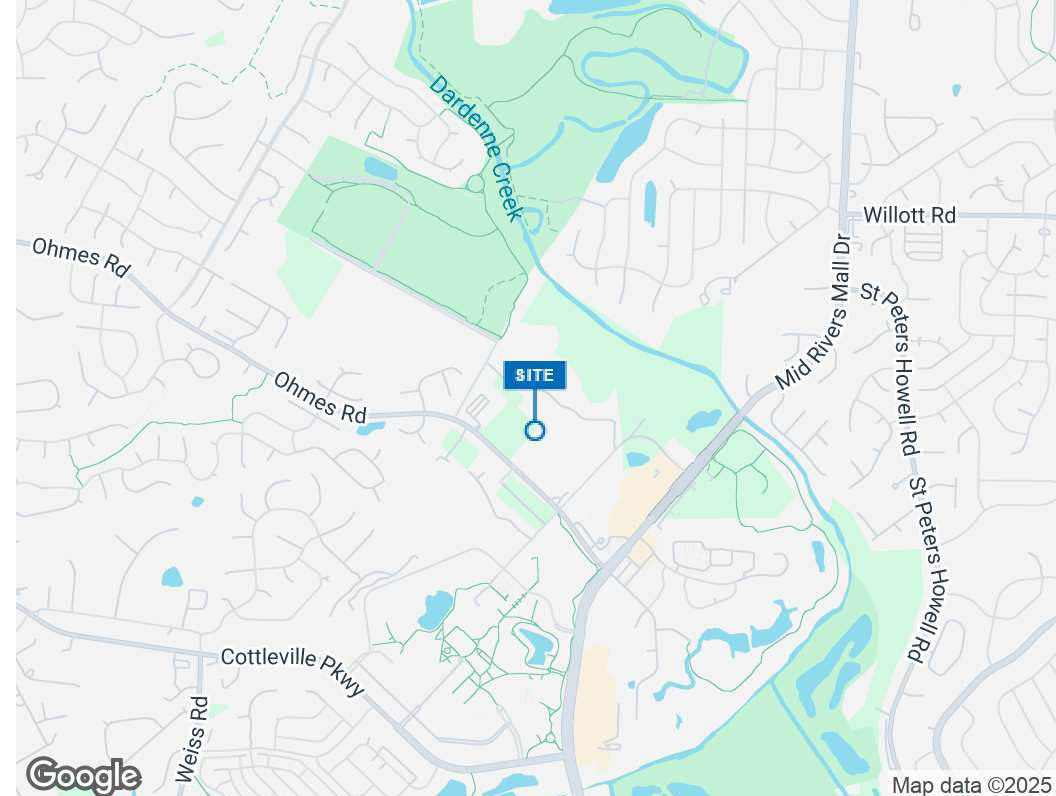
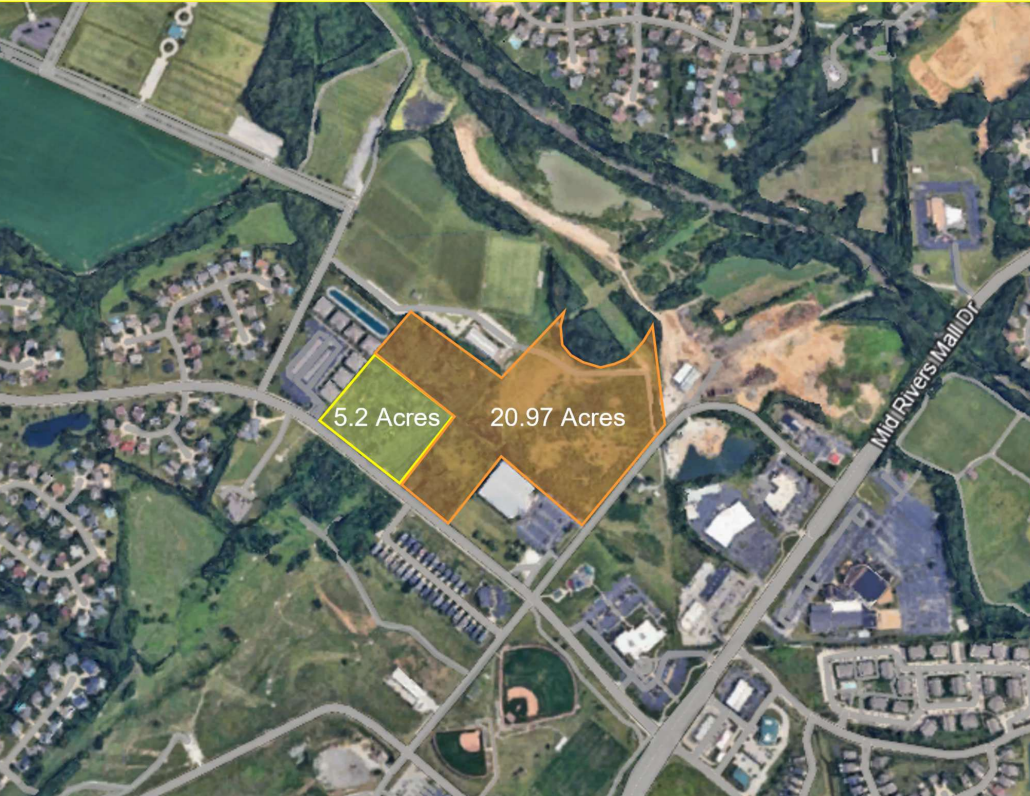
OHMES RD

COTTLEVILLE, MO 63304



NEWMARK

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Sale Price

\$1,950,000

OFFERING SUMMARY

Tract 1: 5.2 Acres @ 226,512 SF
(APN: 3-0006-S001-00-0009.6000000)

Lot Size: **Tract 2:** 20.97 Acres @ 913,453 SF
(APN: 3-0006-S001-00-0009.5000000)

Total: 26.17 Acres @ 1,139,965 SF

Price: \$1,950,000
± \$1.71/SF

PROPERTY OVERVIEW

Unique opportunity to develop a parcel of vacant land in one of Cottleville's most vibrant and modern areas. Positioned strategically amidst a thriving community, this land offers unparalleled advantages for residential, commercial, or mixed-use development.

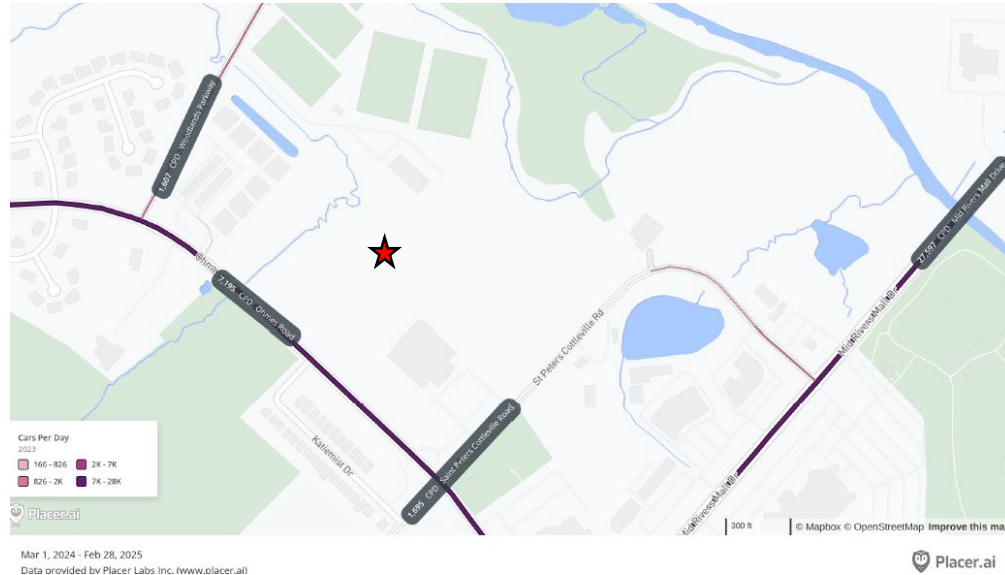
Why this Location is Perfect for Your Next Project:

- Dynamic Shopping & Dining
- Convenient Grocery Access
- Educational Excellence
- Recreation & Parks
- Healthcare Proximity

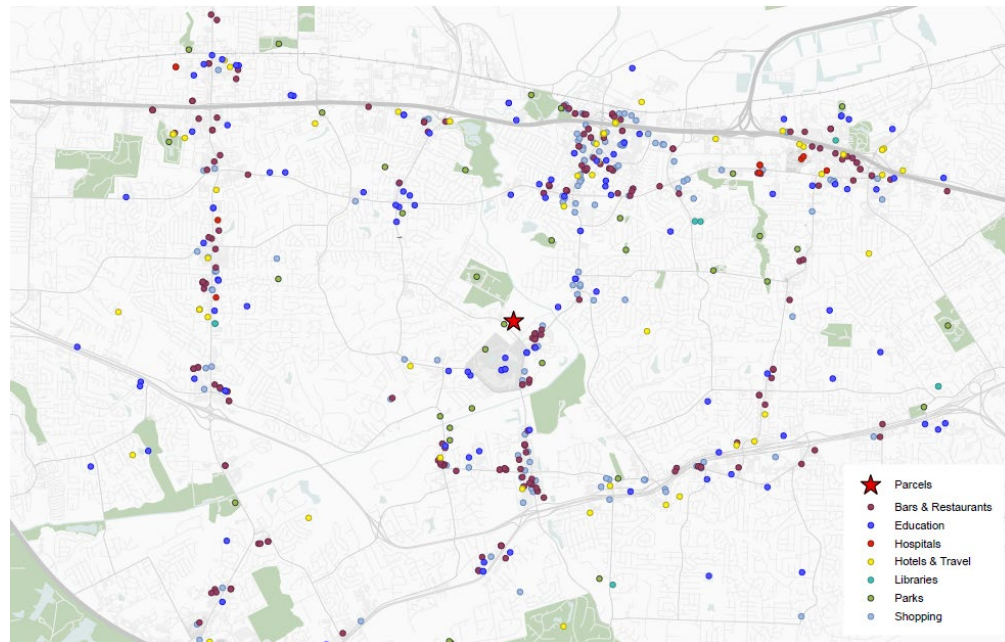
PROPERTY HIGHLIGHTS

- High visibility
- Easy access to major roads
- Utilities nearby
- Located in growing area
- Proximity to amenities
- Suburb of St. Louis
- Site restrictions due to environmental remediation

CLOSE-UP TRAFFIC COUNTS



OVERVIEW OF AREA AMENITIES



OHMES RD, COTTLEVILLE, MO 63304

AREA HIGHLIGHTS

Why this Location is Perfect for Your Next Project:

- **Dynamic Shopping & Dining:** Capture the attention of a lively customer base with access to Streets of St. Charles and Mid Rivers Mall, both renowned for their wide array of shops and restaurants.
- **Convenient Grocery Access:** Convenience is key with Schnucks and Dierbergs Markets nearby, drawing residents who appreciate easy access to daily necessities.
- **Educational Excellence:** Attract families with proximity to St. Charles Community College and excellent local schools, enhancing the area's reputation for educational quality.
- **Recreation & Parks:** Offer a lifestyle enriched by Legacy Park and Cottleville Golf Club, ideal for outdoor enthusiasts and leisure seekers alike.
- **Healthcare Proximity:** Ensure peace of mind for future residents with easy access to BJC Medical Group and SSM Health St. Joseph Hospital.

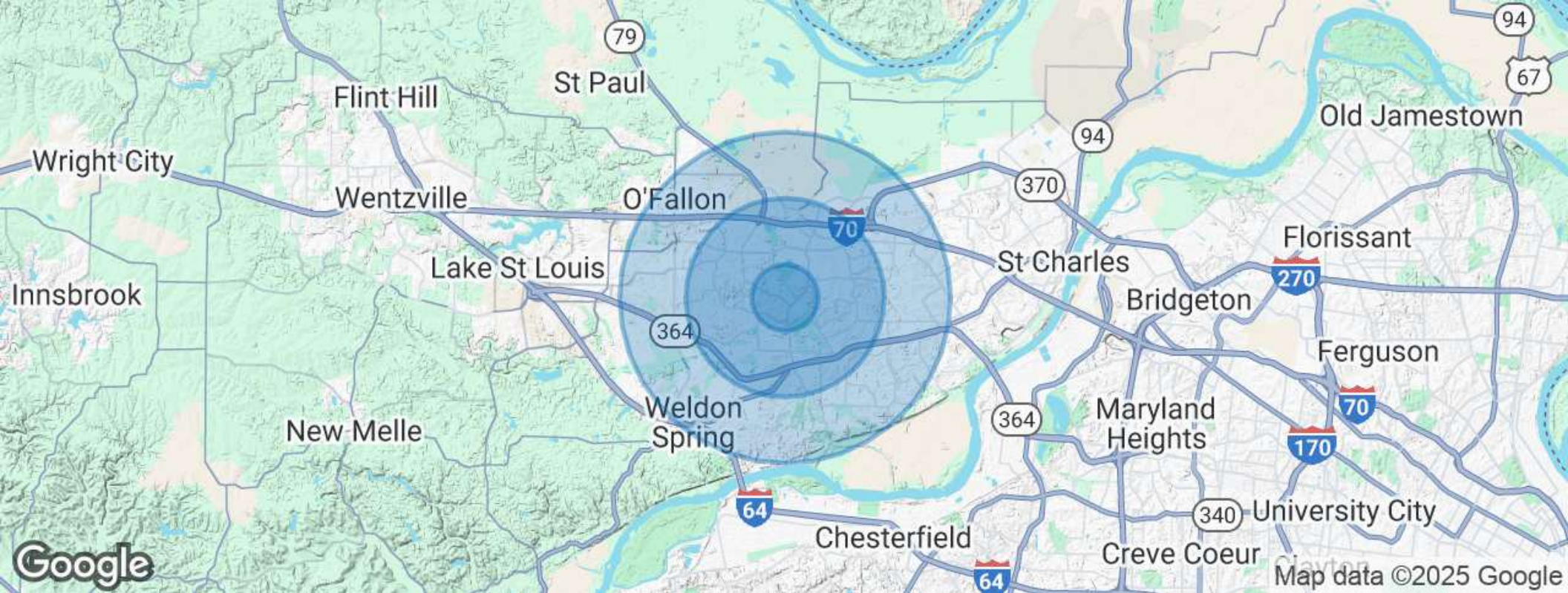
This property is enveloped by a thriving residential landscape, featuring over 10,000 rooftops within a 3-mile radius. It is anchored by major subdivisions renowned for their unique characteristics:

- **Magogé:** Celebrated for its welcoming atmosphere and comprehensive community amenities.
- **Colony at Cottleville:** Offers picturesque settings complemented by vibrant neighborhood events.
- **Pinewoods Estates:** Features quiet streets adorned with spacious and elegant homes.
- **Chestnut Meadows:** Known for its lush, scenic green spaces that enhance the living environment.
- **Spring Mill:** Provides a mix of single-family homes and villas, appealing to diverse lifestyle needs.

The average home price in this desirable area is approximately \$400,000, reflecting the high demand and value associated with living in these premium neighborhoods.

Amenities in Immediate Vicinity





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,789	80,888	189,798
Projected 2029 Total Population	8,076	82,890	193,826
Total Daytime Population	6,661	68,468	167,624
Average Age	40	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,970	30,876	73,104
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$142,408	\$125,034	\$130,027
Average House Value	\$365,376	\$328,261	\$349,258

Demographics data derived from Esri and AlphaMap



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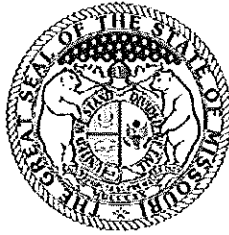
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MISSOURI BROKER DISCLOSURE FORM



This disclosure is to enable you, a prospective buyer, seller, tenant or landlord of real estate, to make an informed choice BEFORE working with a real estate licensee.

Missouri law allows licensees to work for the interest of one or both of the parties to the transaction. The law also allows the licensee to work in a neutral position. How the licensee works depends on the type of brokerage service agreements involved. Since the sale or lease of real estate can involve several licensees it is important that you understand what options are available to you regarding representation and to understand the relationships among the parties to any transaction in which you are involved.

Missouri laws require that if you want representation, you must enter into a written agreement. This may or may not require you to pay a commission. You do not need to enter into a written agreement with a transaction broker unless you intend to compensate this licensee. These agreements vary and you may also want to consider an exclusive or nonexclusive type of relationship.

If you choose not to be represented by an agent, the licensee working with you may be working for the other party to the transaction.

CHOICES AVAILABLE TO YOU IN MISSOURI

Seller's or Landlord's Limited Agent

Duty to perform the terms of the written agreement made with the seller or landlord, ***to exercise reasonable skill and care for the seller or landlord, and to promote the interests of the seller or landlord*** with the utmost good faith, loyalty and fidelity in the sale, lease, or management of property.

Information given by the buyer/tenant to a licensee acting as a Seller's or Landlord's Limited Agent will be disclosed to the seller/landlord.

Buyer's or Tenant's Limited Agent

Duty to perform the terms of the written agreement made with the buyer or tenant, ***to exercise reasonable skill and care for the buyer or tenant and to promote the interests of the buyer or tenant*** with the utmost good faith, loyalty and fidelity in the purchase or lease of property.

Information given by the seller/landlord to a licensee acting as a Buyer's or Tenant's Limited Agent will be disclosed to the buyer/tenant.

Sub-Agent (Agent of the Agent)

Owes the same obligations and responsibilities as the Seller's or Landlord's Limited Agent, or Buyer's or Tenant's Limited Agent.

Disclosed Dual Agent

With the written consent of all parties, represents both the seller and the buyer or the landlord and the tenant.

A Disclosed Dual Agent may disclose any information to either party that the licensee gains that is material to the transaction.

A dual agent may not disclose information that is considered confidential, such as:

- Buyer/Tenant will pay more than the purchase price or lease rate
- Seller/Landlord will accept less than the asking price or lease rate
- Either party will agree to financing terms other than those offered
- Motivating factors for any person buying, selling or leasing the property
- Terms of any prior offers or counter offers made by any party.

Designated Agent

Acts as your specific agent, whether you are a buyer or tenant, or seller or landlord. When the broker makes this appointment, the other real estate licensees in the company do not represent you.

There are two exceptions with both resulting in dual agency or transaction brokerage:

1. The agent representing you as a buyer or tenant is also the agent who listed the property you may want to buy or lease.
2. The supervising broker of two designated agents becomes involved in the transaction.

Transaction Broker

Does not represent either party, therefore, does not advocate the interest of either party.

A transaction broker is responsible for performing the following:

- Protect the confidences of both parties
- Exercise reasonable skill and care
- Present all written offers in a timely manner
- Keep the parties fully informed
- Account for all money and property received
- Assist the parties in complying with the terms and conditions of the contract
- Disclose to each party of the transaction any adverse material facts known by the licensee
- Suggest that the parties obtain expert advice.

A transaction broker shall not disclose:

- Buyer/Tenant will pay more than the purchase or lease price
- Seller/Landlord will accept less than the asking or lease price
- Motivating factors of the parties
- Seller/Buyer will accept financing terms other than those offered.

A transaction broker has no duty to:

- Conduct an independent inspection of, or discover any defects in, the property for the benefit of either party
- Conduct an independent investigation of the buyer's financial condition.

Other Agency Relationships

Missouri law does not prohibit written agency agreements which provide for duties exceeding that of a limited agent described in this pamphlet.

This brokerage authorizes the following relationships:

- ☐ Seller's Limited Agent
- ☐ Landlord's Limited Agent
- ☐ Buyer's Limited Agent
- ☐ Tenant's Limited Agent
- ☐ Sub-Agent
- ☐ Disclosed Dual Agent
- ☐ Designated Agent
- ☐ Transaction Broker
- ☐ Other Agency Relationship

Broker or Entity Name and Address

Scout Realty Group, LLC
Chris Zoellner
13100 Manchester Rd - Ste 235
St. Louis, MO 63131

Prescribed by the Missouri Real Estate Commission as of January, 2005. This additional format prescribed October 2007 and April 2018.



3/1/2025