

For Sale

Two Parcels

1201 Veterans Memorial Pkwy.
1208 Clearview Dr.
St. Charles, MO 63303



- 4.71 acres with Frontage on Veterans Memorial
- Visible from I-70 (I-70 and Convention Center Blvd. is the closest exit from I-70 East)
- 132,908 Vehicles Per Day on I-70 and Convention Center Blvd.
- Rare Opportunity, Two Parcel Sale
 - 1201 Veterans Memorial Pkwy.
 - ◆ 2.21 acre lot
 - ◆ Includes Billboard Lease that provides additional income or Lease can be terminated with 90 days notice by either party
 - 1208 Clearview Dr.
 - ◆ 2.50 acre lot
- Located next to The St. Charles Convention Center
- Great for Hotel, National Restaurant Chain, Multi-Use Redevelopment
- Sale Price: \$3,000,000

Robert D. Cissell, CCIM

Managing Broker/Owner

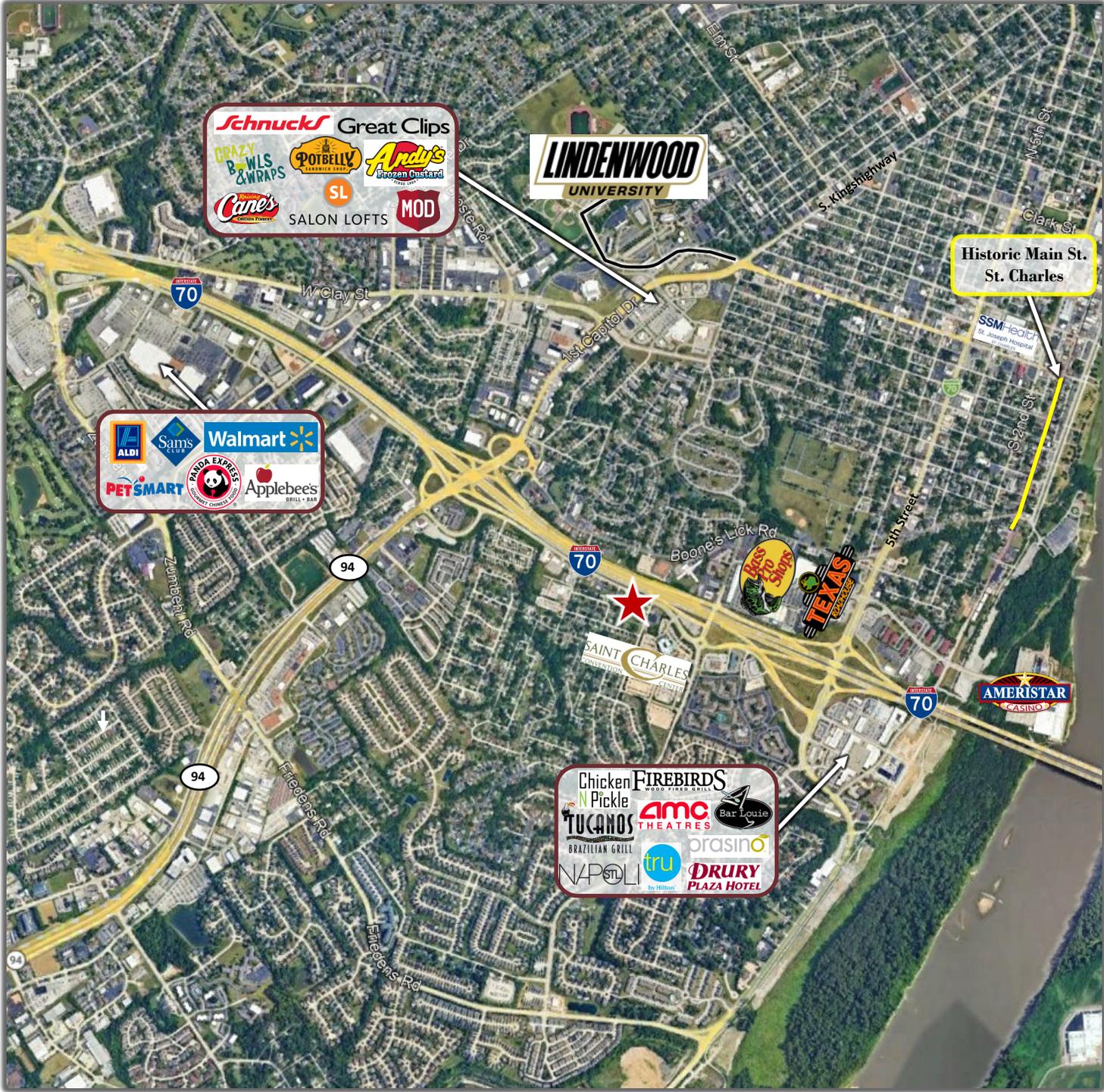
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CISSELL MUELLER
COMPANY, L.L.C.

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