



SmartEquity

Commercial Real Estate and Property Management



FOR SALE

Land for development

3332 Patterson Rd, Florissant, MO

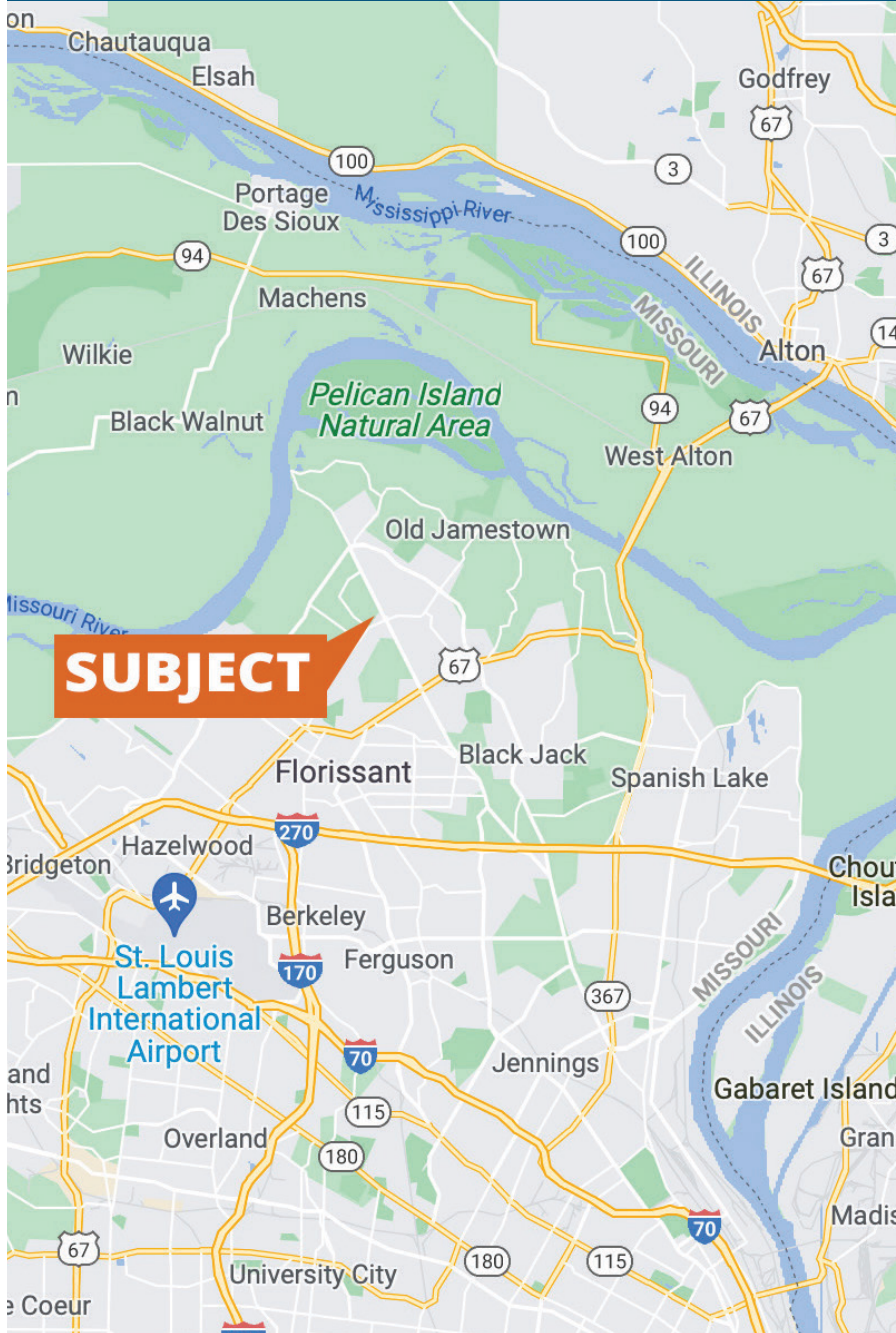
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EXECUTIVE SUMMARY

- Infill undeveloped land surrounded by dense residential neighborhoods and commercial development.
- Area retailers include Lowe's, Home Depot, Walmart, Target.
- Clean soil per U.S Army Corps of Engineers. Report available upon request.



3332 PATTERSON RD, FLORISSANT

Address

LAND

Property Type

28.59 ACRES

Size

1,245,380

Lot SF

R2 & R6

Zoning

20,300

vehicles per day on Patterson

11,194

vehicles per day on New Halls Ferry

\$700,000
Price

THE NEIGHBORHOOD



13

Sq Miles



52,533

Total Population



1,140

Businesses

Florissant is a city in St. Louis County, Missouri, within Greater St. Louis. It is a middle-class, second-ring northern suburb of St. Louis. Based on the 2020 United States census, the city had a total population of 52,533. It is the largest city in St. Louis County. Florissant was ranked in the top 100 Best Places to Live by Money Magazine in 2012. As of the 2010 United States census, the population was just over 52,000, which made Florissant the 12th largest city in Missouri.

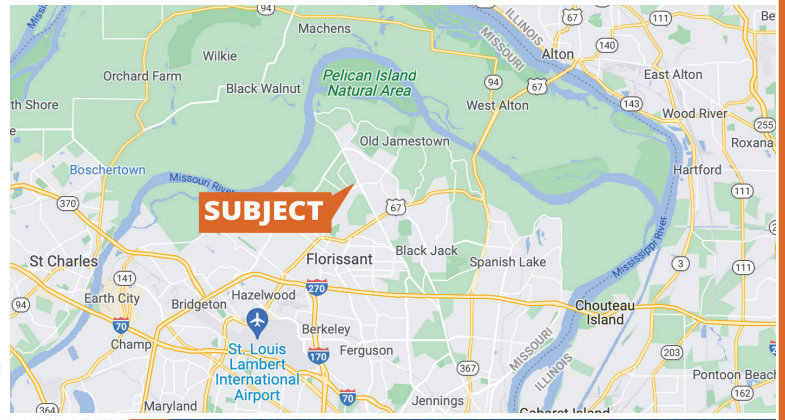


“ In 2012 CNN Money listed Florissant among the “Best 100 Places To Live” at 76th and in 2014, Florissant was voted the best city in America to retire and was also the second safest city in the state

CNNMoney

Florissant

MO



RETAIL MAP





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