



# SmartEquity

Commercial Real Estate and Property Management



**FOR SALE**  
**Land for development**

**3332 Patterson Rd, Florissant, MO**

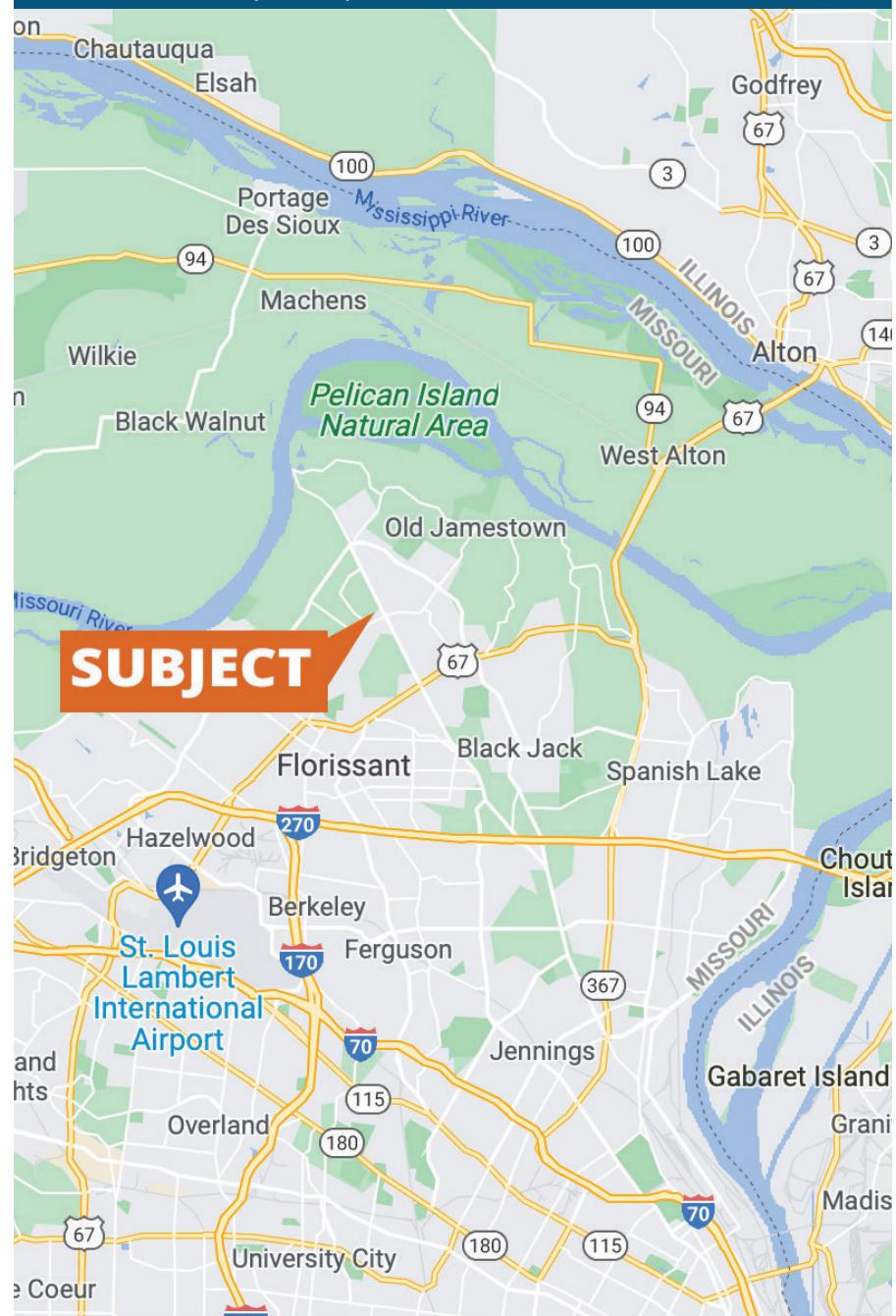
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# EXECUTIVE SUMMARY

- 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, FLORRISANT

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**

# MAP



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**PARCEL 2**

**1.1 ACRES**

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