

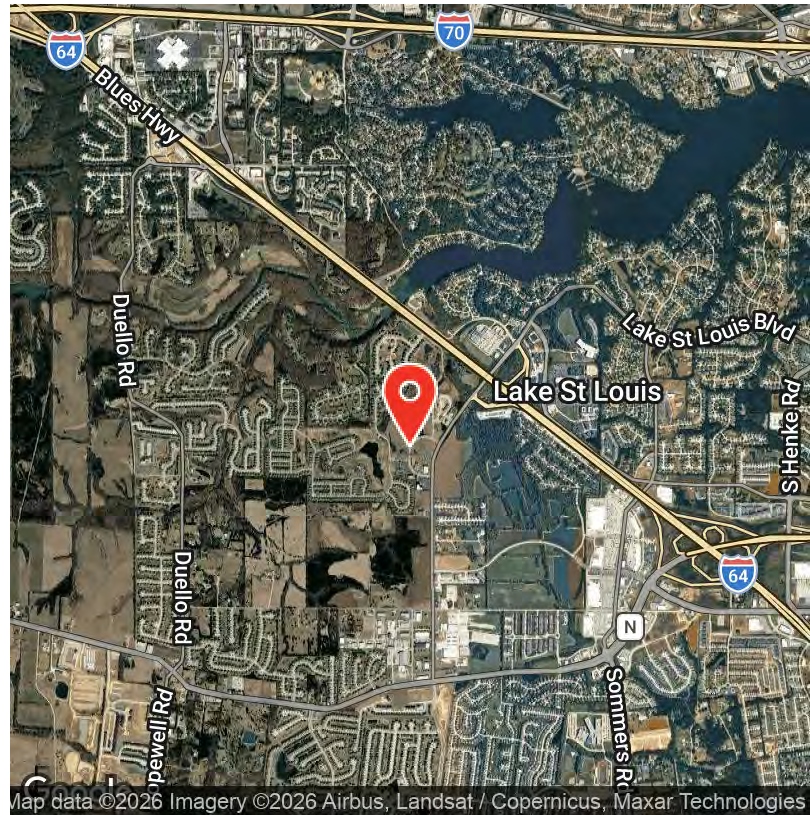


PROPERTY HIGHLIGHTS

- +/- 12.69 Acres
- Planned Costco Development across Lake St. Louis Blvd
- Zoned CO (Commercial Office)
- Permitted Uses: Professional Office, Hotel, R&D, Data Center, School, Church/Assembly, Treatment Facility, Laboratories, Recreational Indoor Facilities, Restaurant/Bar/Lounge, Microbrewery, Bank or Financial Institution
- Special Uses Include: Warehousing, Distribution, Light Manufacturing, Daycare, Retail Sales (Residential Potential)
- Utilities to Site
- Exceptional Highway Accessibility to I-64 & I-70
- Primarily Level Topography
- 2025 Real Estate Tax: \$84.85

OFFERING SUMMARY

Sale Price:	\$5.00/SF
Lot Size:	12.69 Acres
Price Per Acre:	\$217,800/AC
Frontage:	334 Feet



4400 CHOUTEAU AVE | ST. LOUIS, MO 63110
SALIENTREALTYGROUP.COM

TYLER ALMS

314.451.7897

TALMS@SALIENTREALTYGROUP.COM
SENIOR ASSOCIATE

No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other listing conditions imposed by the principals.

Property Name	Lot 7 Hawk Ridge Cir
Property Type	Land
Property Address	Lot 7, Hawk Ridge Circle Lake St. Louis, MO 63367
Lot Size	12.69 Acres
Property Subtype	Office/Hospitality/R&D
Number of Lots	1
APN	4-0060-7378-00-0007.0000000
Zoning	CO (Commercial Office)
Utilities	On Site
Highway Accessibility	I-64 & I-70
Square Footage	552,776 SF
Median Home Value	\$366,000.00

12.69-acre development site in Lake St. Louis, MO, located directly across Lake St. Louis Boulevard from the planned **Costco Wholesale**, with construction set to begin in **Spring 2026**. The development is expected to serve as a key retail anchor, driving consumer traffic and elevating the commercial profile of the corridor.

Zoned for a broad range of commercial, institutional, and light industrial uses, the property offers flexible development potential for office, medical, hospitality, recreational, or specialized operations. This versatility, combined with high visibility and strong traffic generated by the upcoming Costco, positions the site as a prime opportunity for a variety of development strategies in one of St. Charles County's most active growth markets.



Location Description:

The subject property is located in Lake St. Louis, Missouri, one of the most desirable and fastest-growing communities in the St. Charles County market. Positioned within the western corridor of the St. Louis metropolitan area, Lake St. Louis benefits from strong population growth, rising household incomes, and sustained residential and commercial development.

Lake St. Louis offers excellent regional connectivity, with convenient access to Interstate 64 & I-70 providing efficient east-west travel to St. Louis, Chesterfield, and other major employment centers. This accessibility has made the area attractive for residential expansion, retail demand, and service-oriented commercial development.



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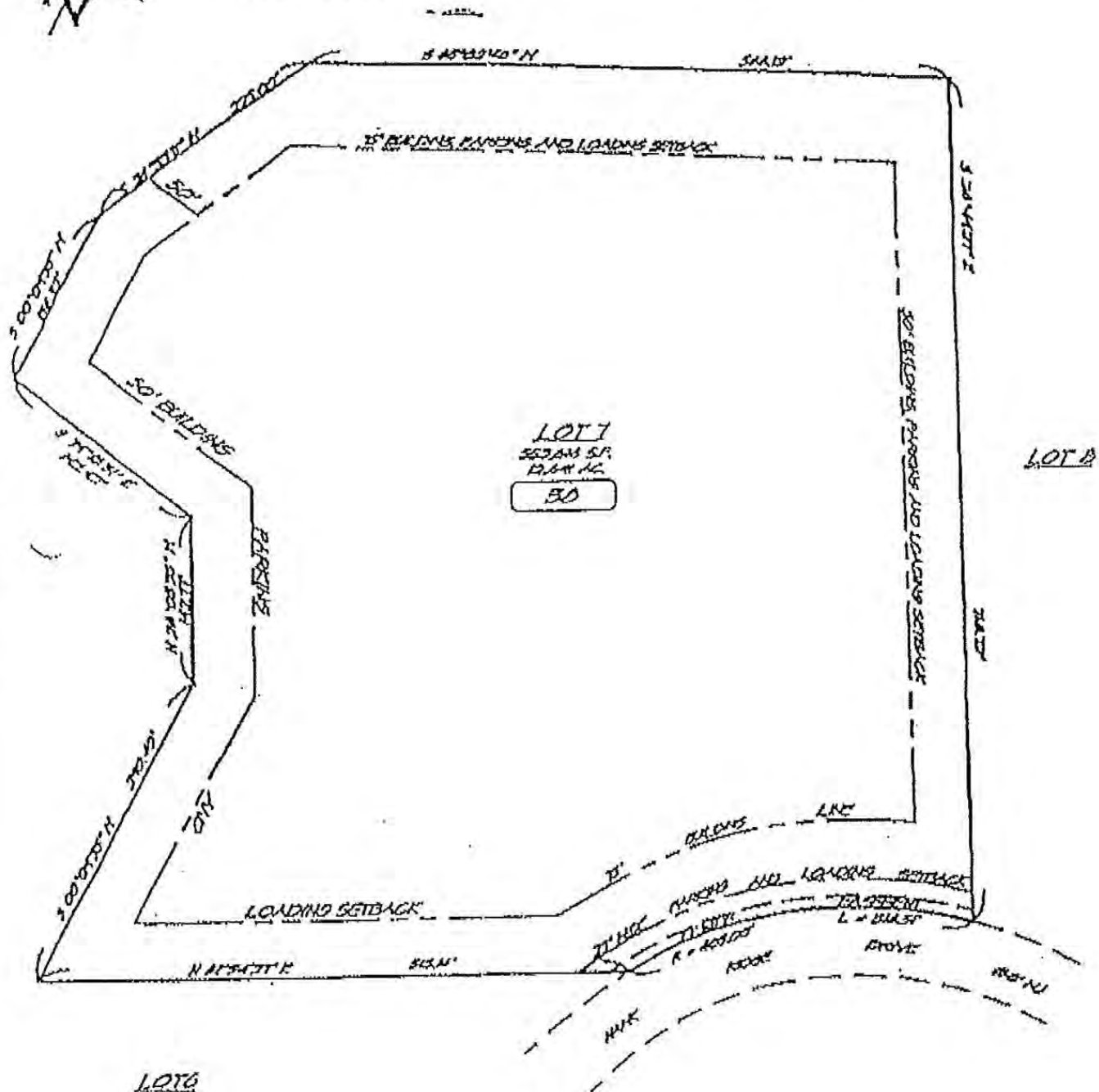
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BOUNDARY SURVEY LOT 7 HAWK RIDGE BUSINESS PARK AND GOLF COURSE

A TRACT OF LAND IN ILSE, SURVEYS 025 & 100, SECTION 4 AND 28,
TOWNSHIP 48 AND 49 NORTH, RANGE 3 EAST, CITY OF LAKE ST. LOUIS,
RECORDED IN PLAT BOOK 32 PAGE 307, ST. CHARLES COUNTY, MISSOURI.



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PROJECT DATA

CLIENT:	COSTCO WHOLESALE 730 LAKE DRIVE ISSAQUAH, WA 98027
PROJECT ADDRESS:	SEC OF LAKE ST. LOUIS BLVD & HAWK RIDGE CIR. LAKE ST. LOUIS, MO
SITE DATA:	
COSTCO SITE AREA:	26.93 ACRES (1,173,165 SF)
INCLUDES:	3.37 ACRES (146,767 SF)
JURISDICTION:	CITY OF LAKE ST. LOUIS
CURRENT ZONING:	CO - COMMERCIAL OFFICE
PROPOSED ZONING:	C2 - COMMERCIAL 2

BUILDING DATA:

TOTAL BUILDING FOOTPRINT AREA:	194,974 SF
INCLUDES:	
NET WHSE BUILDING	161,824 SF
NET MDO FLOOR	24,891 SF
GROSS MECHANICAL RM	1,415 SF
GROSS FIRE, MSB RMS, & FLEET RR	1,188 SF
NET ENCLOSED CANOPY	3,559 SF
BUILDING ENVELOPE	2,117 SF

TOTAL OVERHEAD DOORS

WHSE RECEIVING DOORS	23
MDO RECEIVING DOORS	4
MDO SHIPPING DOORS	2
MDO HAIL AWAY DOOR	14
MDO COMPACTOR	1
SHARED AT GRADE DOOR	1

PARKING DATA:

TOTAL PARKING:	940 STALLS
INCLUDES:	
10' WIDE STALLS	877 STALLS
MDO EMPLOYEE STALLS	43 STALLS
ACCESSIBLE STALLS	20 STALLS
NUMBER OF STALLS PER 1000 SF OF BUILDING AREA:	4.82 STALLS
OVERNIGHT MDO TRUCK STALLS:	26 STALLS

NOTES:
EXISTING CONDITIONS TO BE FIELD VERIFIED.



25-5737-01
OCTOBER 24, 2025

PRELIMINARY
SITE PLAN

DD13-09

COSTCO WHOLESALE

LAKE ST. LOUIS, MISSOURI

AERIAL SITE PLAN

OCTOBER 24, 2025



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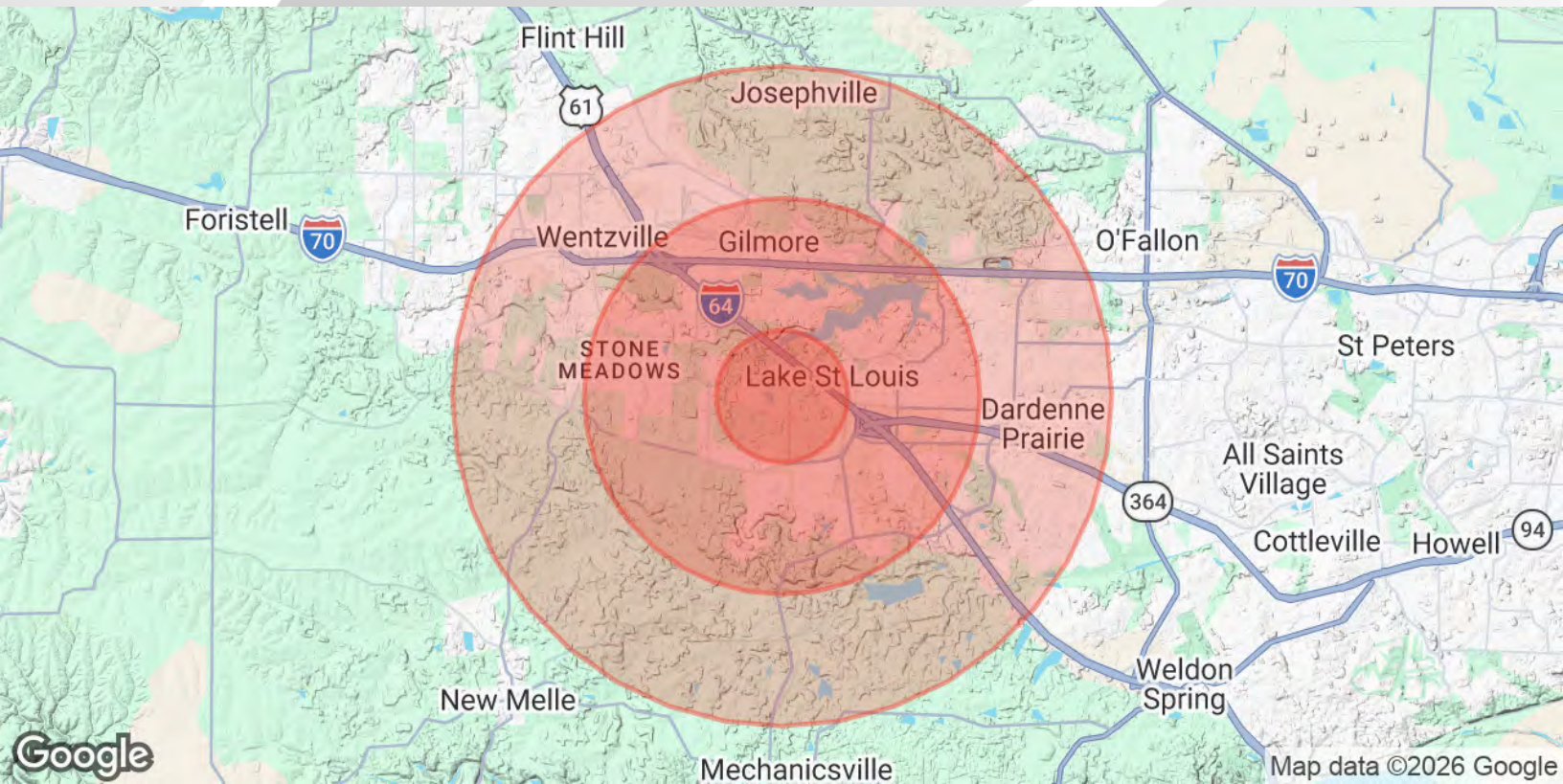
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**POPULATION****1 MILE****3 MILES****5 MILES**

Total Population	3,338	50,692	100,779
Average Age	43	38	39
Average Age (Male)	42	37	38
Average Age (Female)	44	39	39

HOUSEHOLDS & INCOME**1 MILE****3 MILES****5 MILES**

Total Households	1,297	18,127	36,447
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$151,427	\$146,537	\$138,337
Average House Value	\$479,069	\$414,182	\$391,646

Demographics data derived from AlphaMap



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