

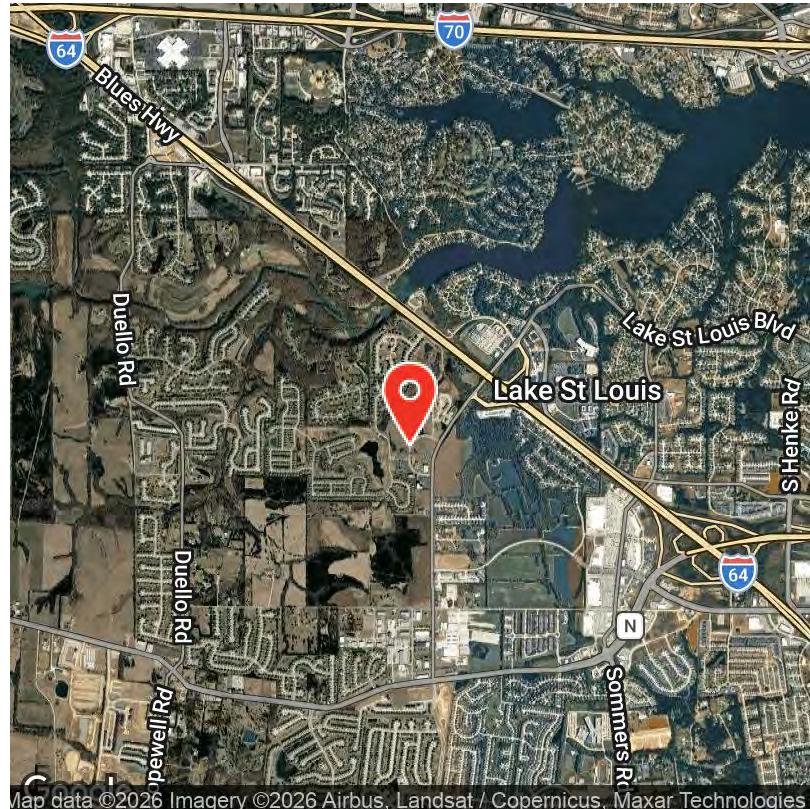


## PROPERTY HIGHLIGHTS

- +/- 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

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.

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SENIOR ASSOCIATE

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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## ADDITIONAL PHOTOS

## HAWK RIDGE CIR



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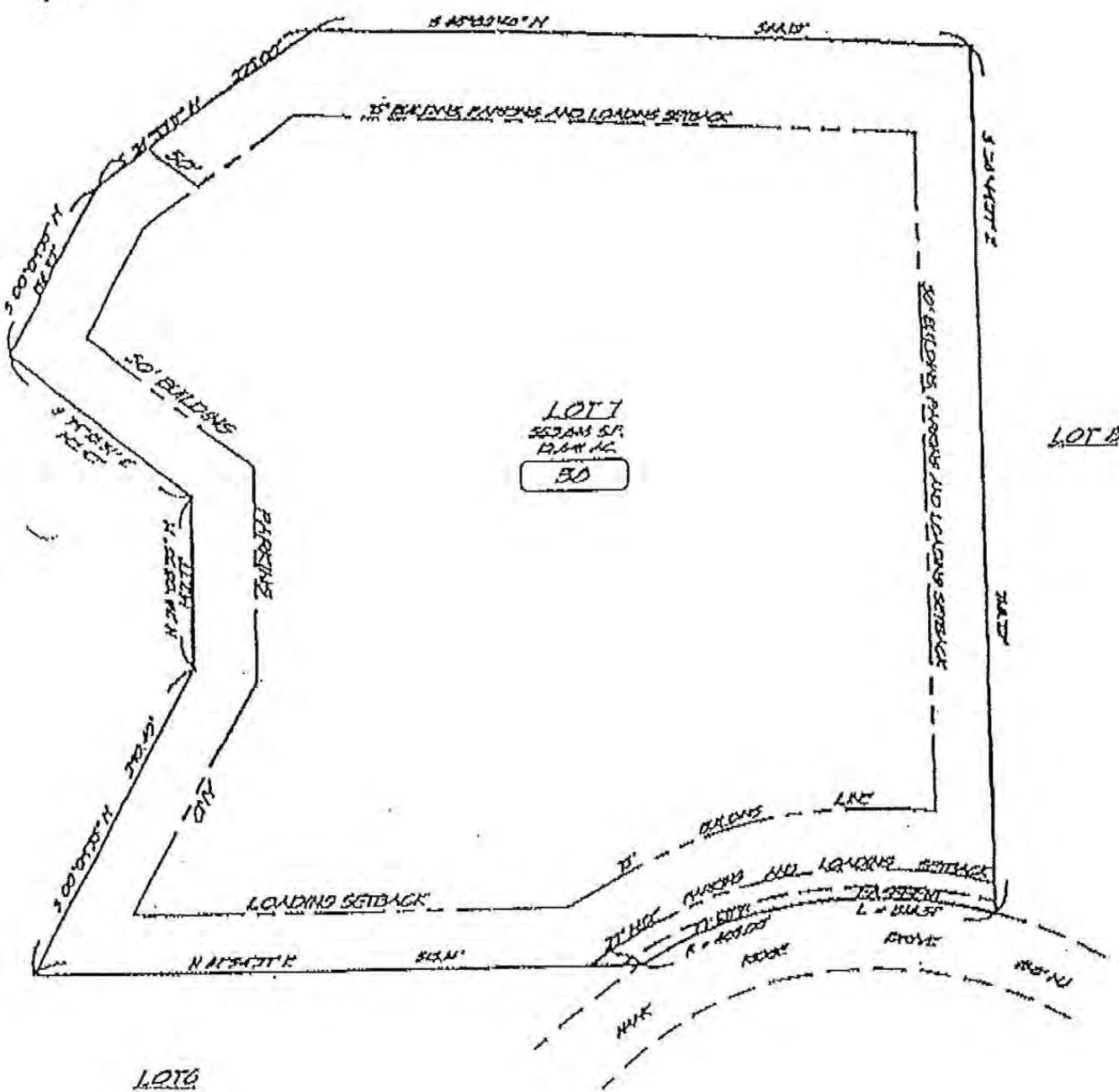
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BOUNDARY SURVEY  
 LOT 7 HAWK RIDGE BUSINESS PARK  
 AND GOLF COURSE

A TRACT OF LAND IN U.S. SURVEYS 025 1 100L SECTION 4 AND 5, T4, R40, AND 41 NORTH, RANGE 7 EAST, CITY OF LAKE ST. LOUIS, ST. CHARLES COUNTY, MISSOURI, RECORDED IN PLAT BOOK 312 PAGE 502, ST. CHARLES COUNTY, MISSOURI.



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## COSTCO WHOLESALE

LAKE ST. LOUIS, MISSOURI

## AERIAL SITE PLAN

OCTOBER 24, 2025

1161 Second Ave, Ste 100  
Seattle, WA 98101  
206.952.6500  
MG2.comMG2  
LAKE ST. LOUIS, MO25-5737-01  
OCTOBER 24, 2025  
PRELIMINARY  
SITE PLAN

DD13-09

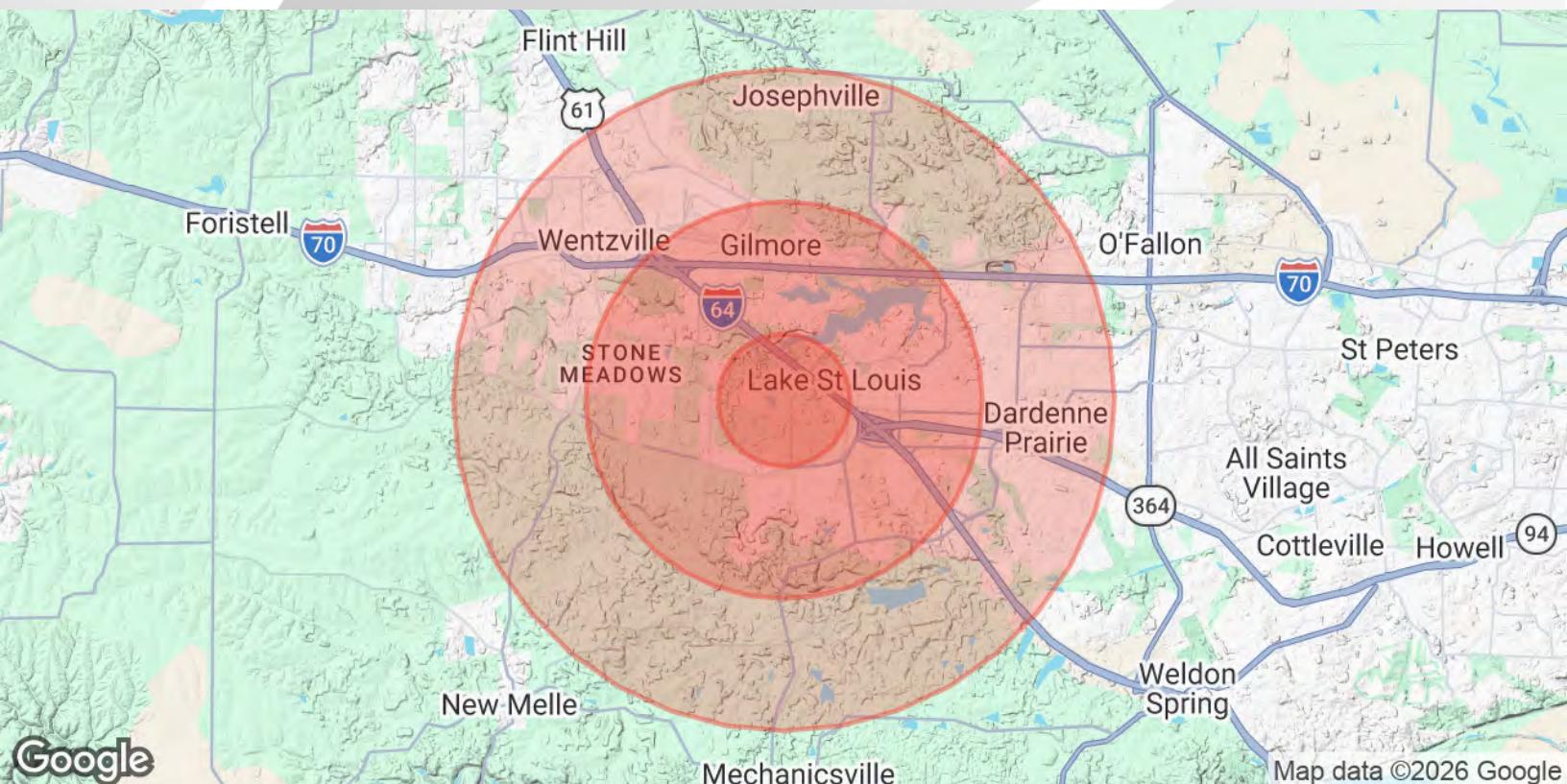
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Google

Map data ©2026 Google

**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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