

60+ACRE MULTI-FAMILY DEVELOPMENT SITE



Property Lines are Estimated

SCAN HERE!



BEN CHERRY, CCIM

Phone: 314.647.6611 ext. 115
Ben@ManorRealEstate.com

EDDIE CHERRY, CCIM

Phone: 314.647.6611 ext. 113
Eddie@ManorRealEstate.com

**HWY 30 AT CAROL PARK RD.
HOUSE SPRINGS, MO 63049**

61.52 ACRES

PARCEL 1: \$4,412,628 (\$2.00/S.F.)

PARCEL 2: \$550,000 (\$1.18/S.F.)

PROPERTY INFORMATION

CONCEPTUAL RENDERING



- PUD APPROVED SITE ON PARCEL I FOR 40 MULTI-FAMILY BUILDINGS COMPRISING 320 UNITS
- 4 PARCELS CONSISTING OF 61.52 ACRES IN HOUSE SPRINGS
- LOCATED AT HIGHWAY 30 & CAROL PARK ROAD
- SEWER LINE EXPANSION NEARBY (BEAR CREEK WATERSHED)
- JEFFERSON COUNTY SUBMARKET HAS A 5.3% APARTMENT VACANCY RATE
- ONLY 3,500 MULTI-FAMILY UNITS FOR A POPULATION OF 230,000 IN JEFFERSON COUNTY

DEMOGRAPHICS

**1
MILE**

**3
MILES**

**5
MILES**

POPULATION



23,970

160,404

385,349

HOUSEHOLDS



12,058

76,011

173,704

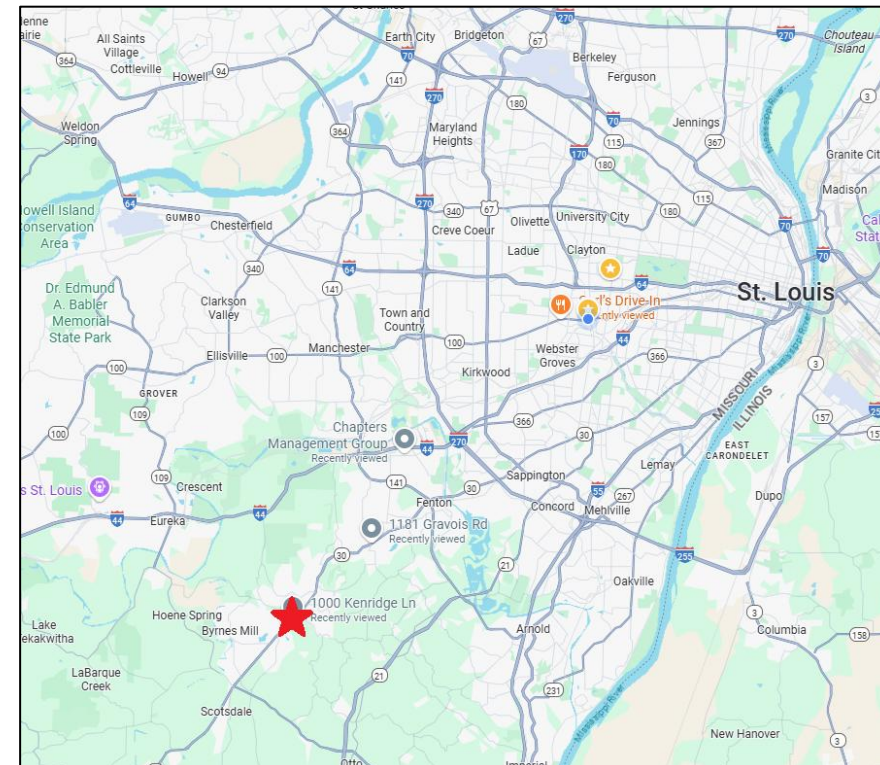
AVERAGE HH
INCOME



\$85,563

\$79,360

\$86,152



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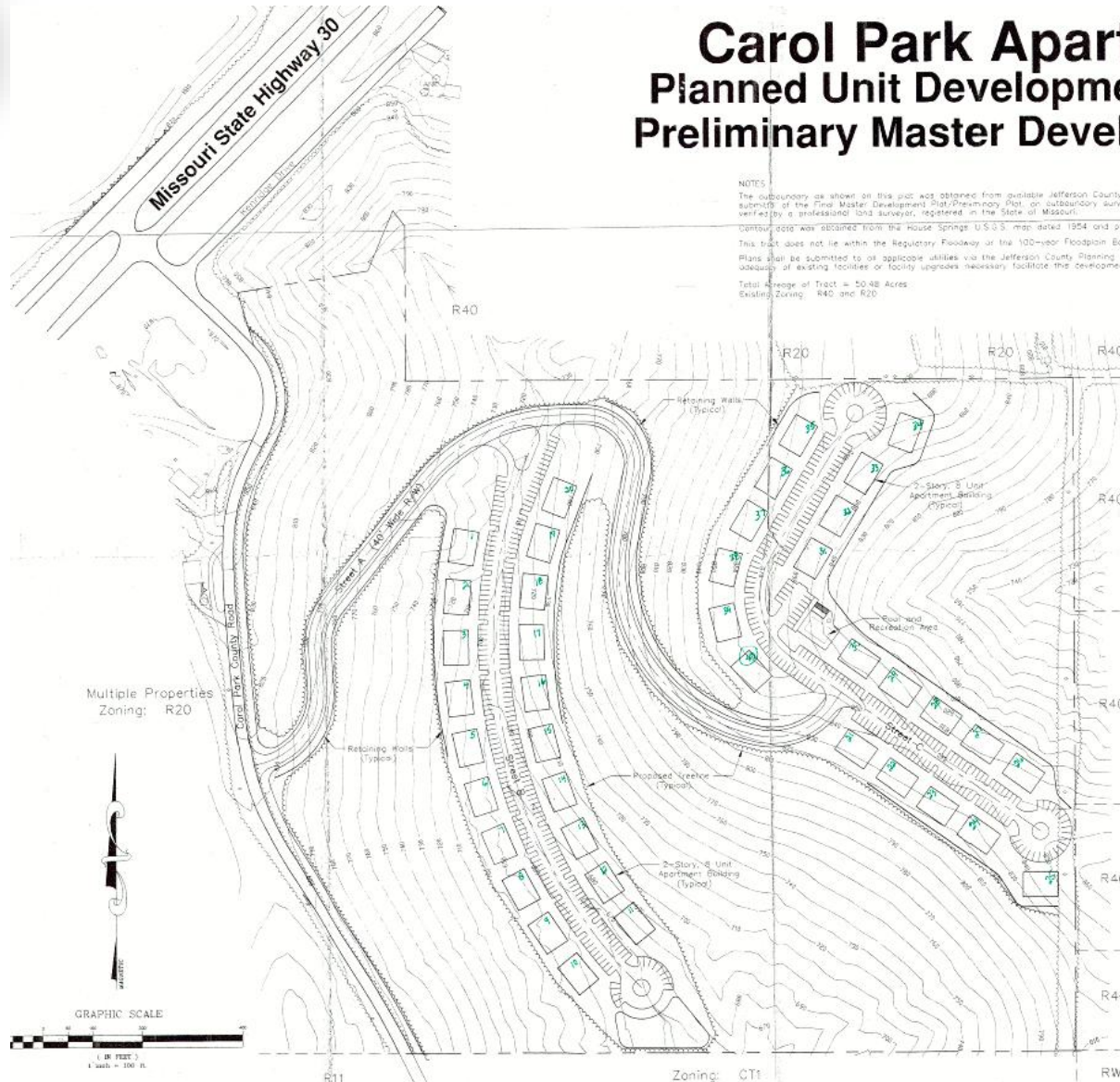
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APPROVED
PUD PLAN

Carol Park Apartments Planned Unit Development (P.U.D.) Preliminary Master Development Plan



NOTES

The subboundary as shown on this plan was obtained from available Jefferson County Assessor's records. Prior to submission of the Final Master Development Plan/Preliminary Plan, an outboundary survey shall be performed, and/or verified by a professional land surveyor, registered in the State of Missouri.
Contour data was obtained from the House Springs U.S.G.S. map dated 1954 and photorevised in 1982.
This tract does not lie within the Regulatory Floodway or the 100-year Floodplain Boundary.
Plans shall be submitted to all appropriate utilities via the Jefferson County Planning Department for comment on the adequacy of existing facilities or facility upgrades necessary to facilitate this development.
Total Acreage of Tract = 50.48 Acres
Existing Zoning: R40 and R20

RECEIVED

JUL 31 2013
Planning Department

Legal Description



Typical Parking Lot Cross-Section
Not to Scale



Location Map
Not to Scale

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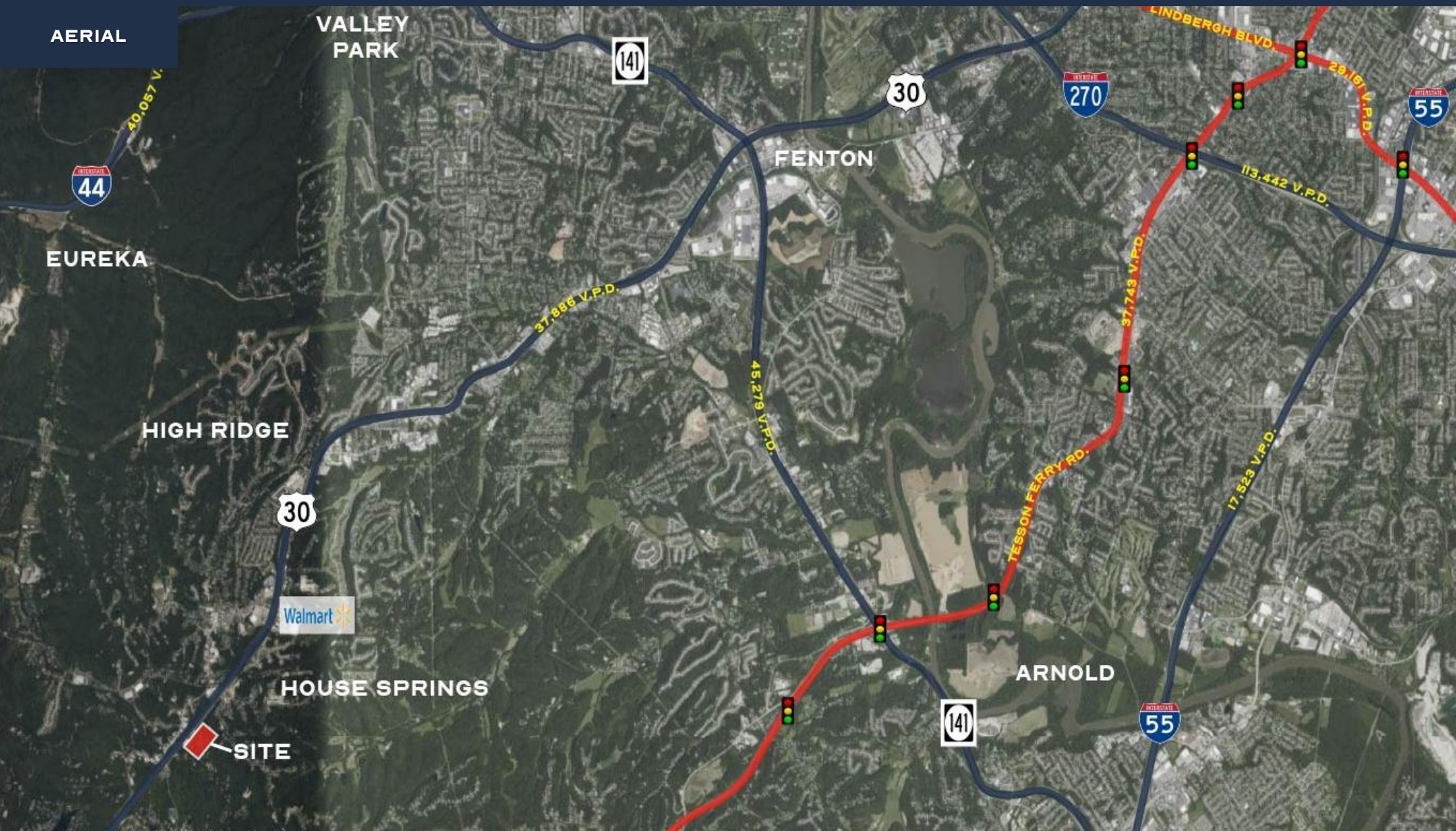
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**HWY 30 AT CAROL PARK RD.
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581.62 ACRES

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Information is from appropriate sources but is not guaranteed. No representation is made of environmental or other conditions of the property. We recommend Purchaser investigate fully.