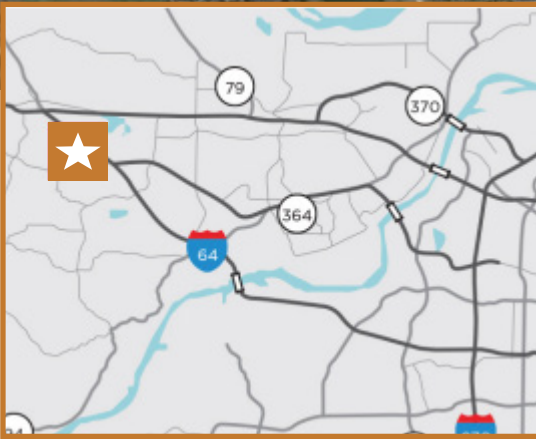
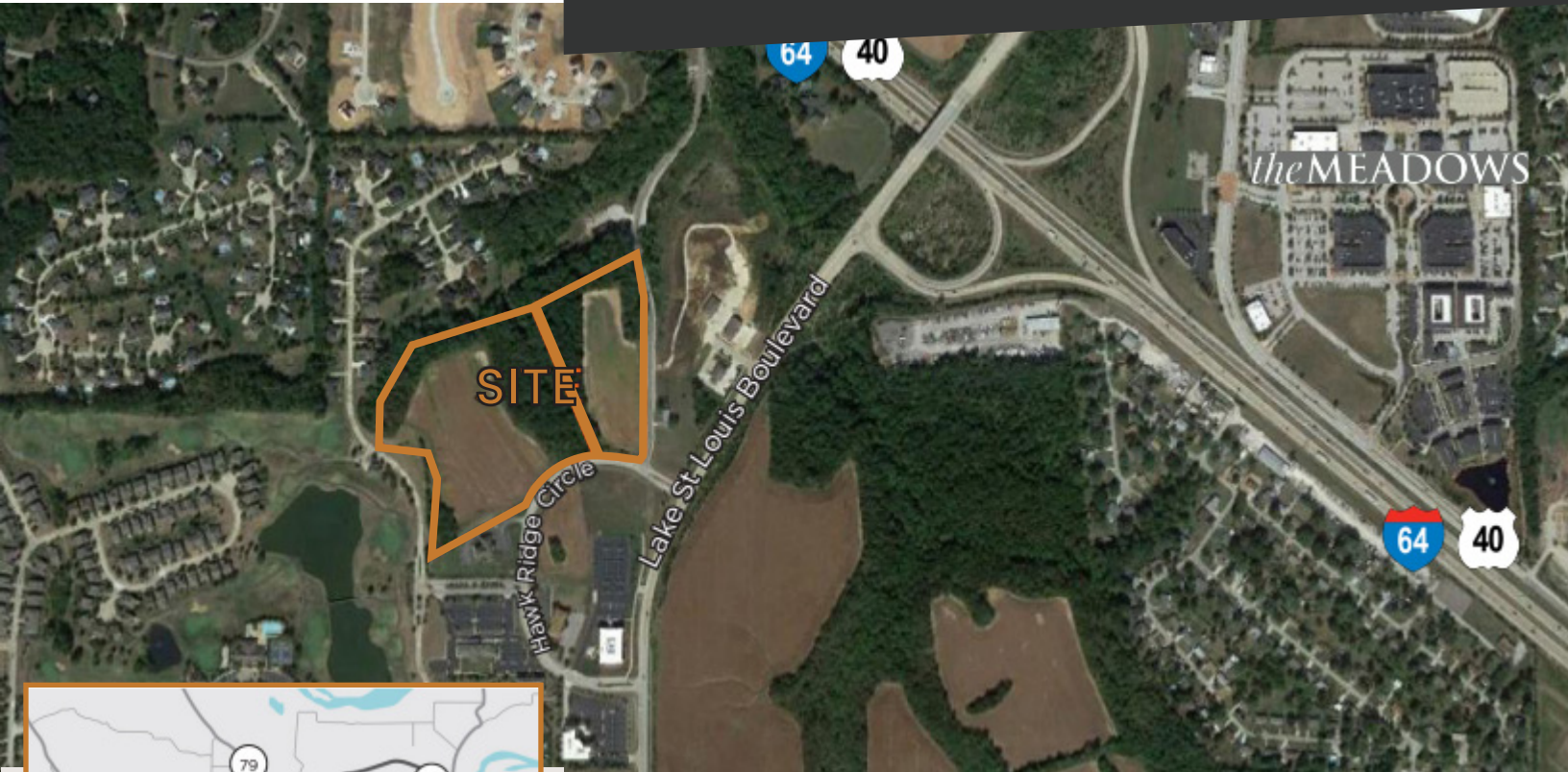


FOR SALE

8.37–21.06 Acres Commercial/ Industrial Lots



Lots 7 & 8 Hawk Ridge Business Park Lake St. Louis, MO

Property Highlights

- Lots 7 & 8 Hawk Ridge Business Park, 12.69 Acres and 8.37 Acres, Respectively
- Can be purchased separately or together
- Zoned CO-Commercial Office (Link to Zoning Ordinance [Here](#))
- Permitted Uses include: Office, Medical/ Dental, Hotel, Microbrewery, Recre-ational Facility, R&D, Data Center, School Church/Assembly, Treatment Fa-cility. Special Uses Include: Warehousing, Distribution, Light Manufacturing, Congregate Care, Daycare.
- Level and Gently Rolling Topography
- Utilities on Site
- High-Growth Area with Strong Area Demographics
- Excellent Access to I-64 and I-70
- 2024 Real Estate Taxes: \$113.62 (combined)

SALE PRICE \$3.95/SF

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Aerial



Demographics

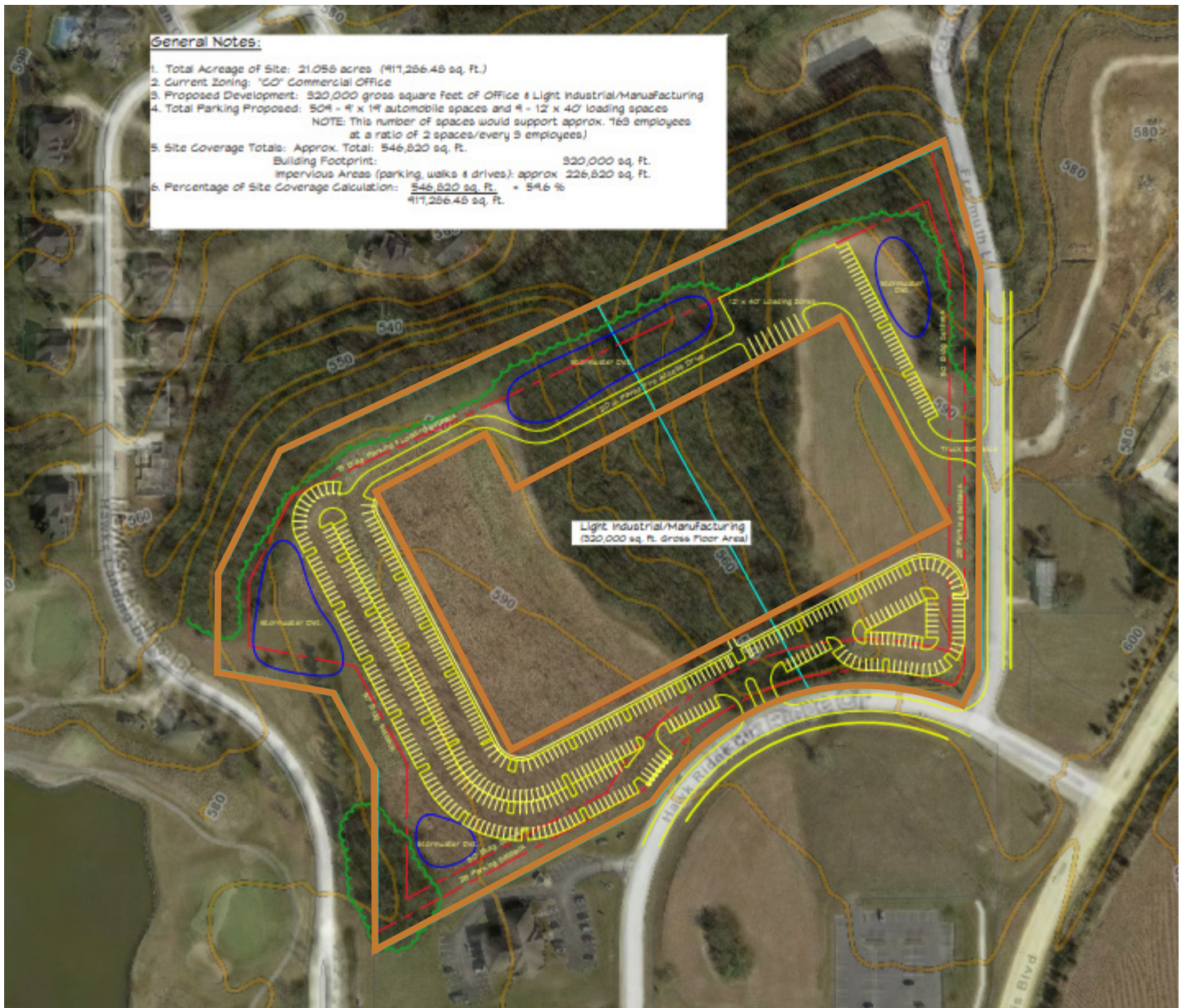
	1 Mile	3 Mile	5 Mile
Population	3,697	46,319	101,173
Average HH Income	\$127,907	\$126,279	\$120,116
Households	1,429	16,904	36,610

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Conceptual Site Plan – 320,000 SF R&D or Light Manufacturing

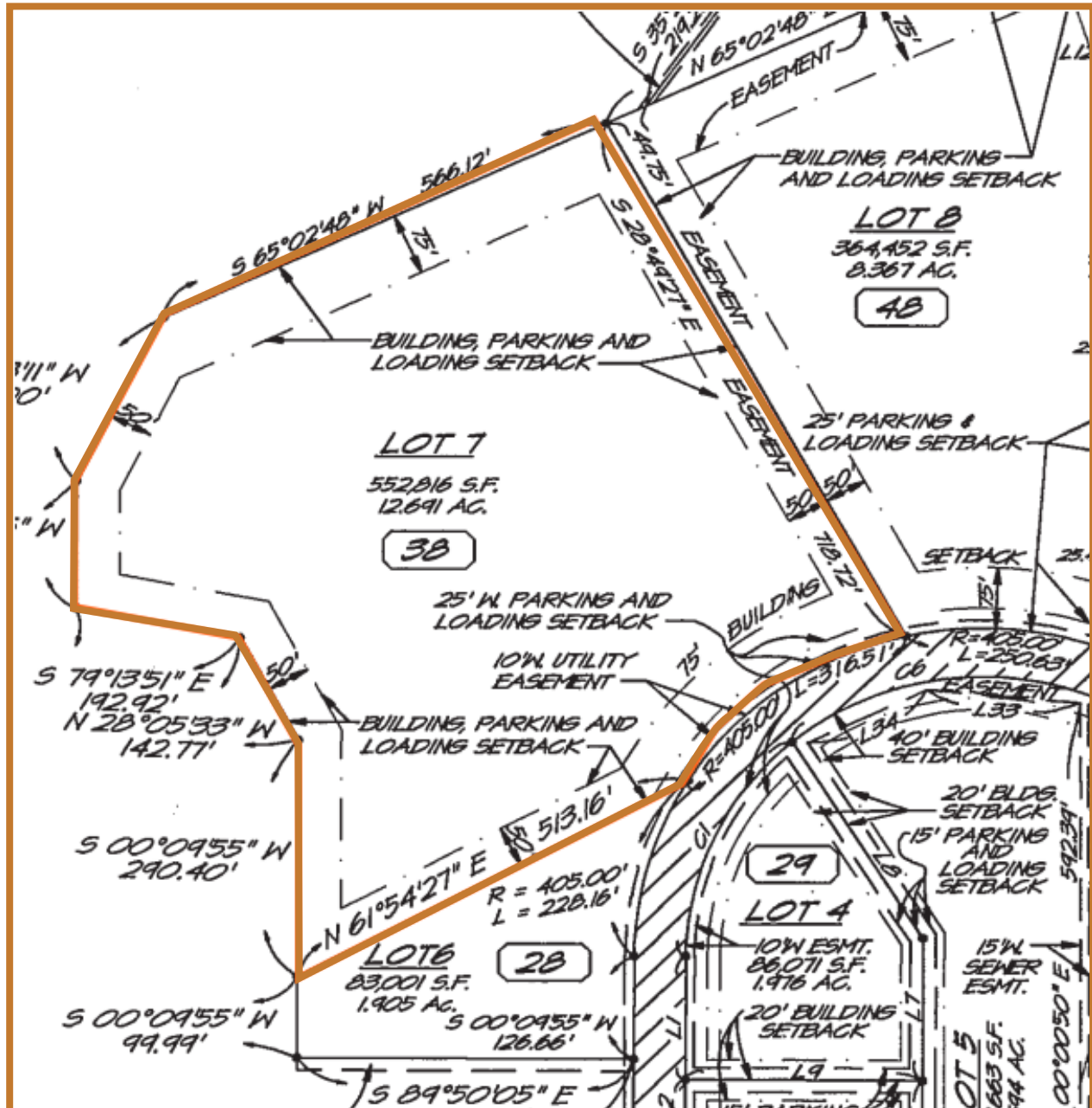


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Plat - Lot 7

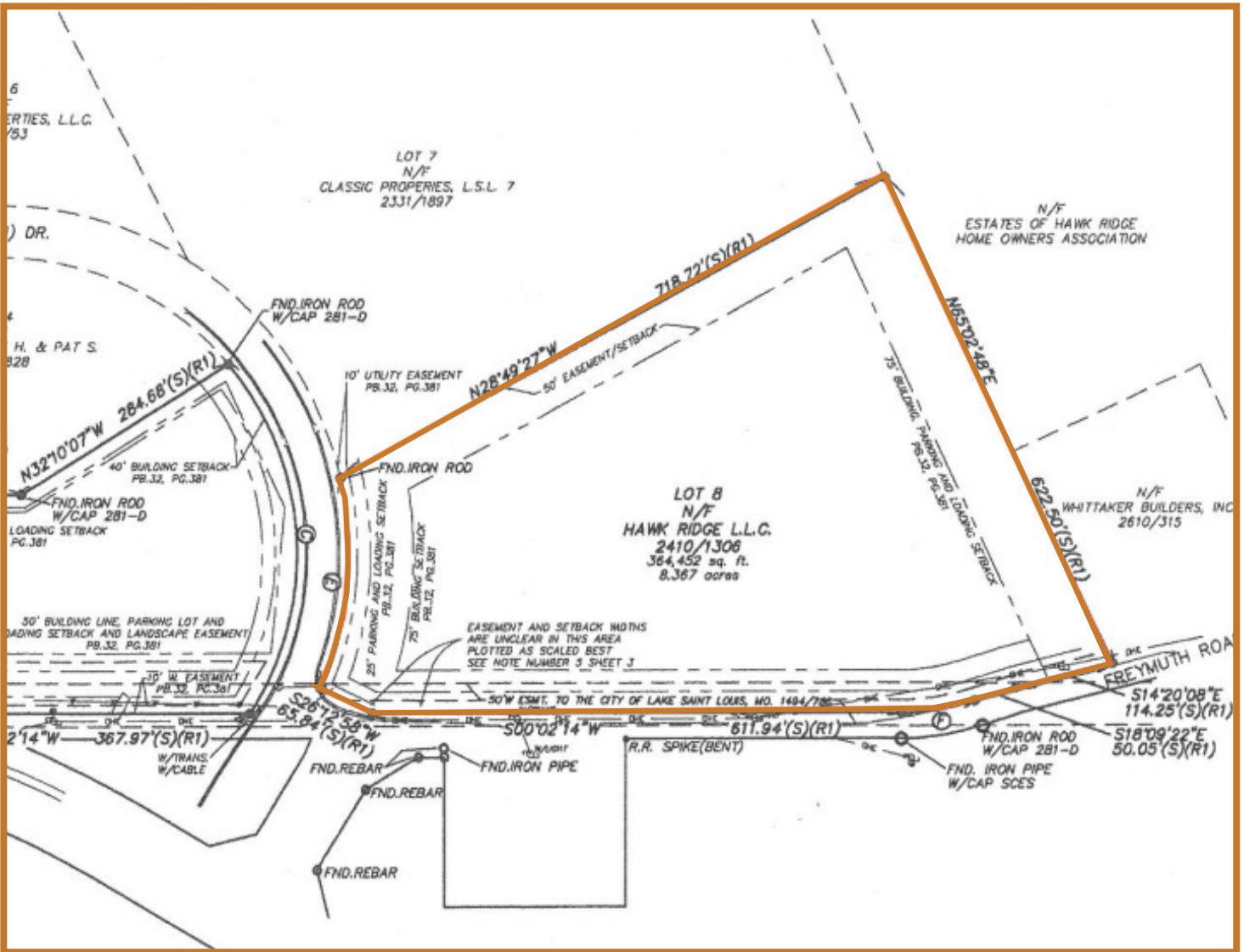


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Plat - Lot 8



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