

13622 BARRETT OFFICE DR | 1.43 AC



13622 barrett office
ballwin, mo 63021

1.43 acre lot
in ballwin



PROPERTY DESCRIPTION

Salient Realty Group is pleased to present this exceptional development opportunity located in unincorporated West St. Louis County. The property consists of 1.43 acres and has had substantial site work done to bring the property out of the flood zone. Please inquire with the brokers for more information.

This property is located in Unincorporated West County along Manchester Road; situated between Town and Country and Des Peres to the East and the Manchester/Ballwin/Ellisville corridor to the West, with their respective North-South traffic arteries of Interstate 270 and Missouri Route 141.

Vacancy in the West County office submarket is 2.6% and has decreased 1.8% over the past 12 months. During this period, 34,000 SF has been absorbed, and nothing has been delivered.

Rents are around \$20.00/SF, which is a 1.1% increase from where they were a year ago. In the past three years, rents have increased a cumulative 6.0%. West County has been and continues to be a highly desirable part of St. Louis.

PROPERTY HIGHLIGHTS

- Potential Office/Warehouse Development
- 1.43 AC
- Recently Lifted Out of Flood Plain Status
- Utilities In Place
- 57,000± VPD at Manchester and Barrett Station Rd.
- Centrally Located Near I-270, MO 141, & Manchester Rd

OFFERING SUMMARY

Sale Price:	\$449,000
Lot Size:	1.43 Acres
Price Per AC SF	\$313,986/AC \$7.21/SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,521	26,411	67,680
Total Population	6,112	62,424	161,786
Average HH Income	\$160,078	\$132,740	\$139,428



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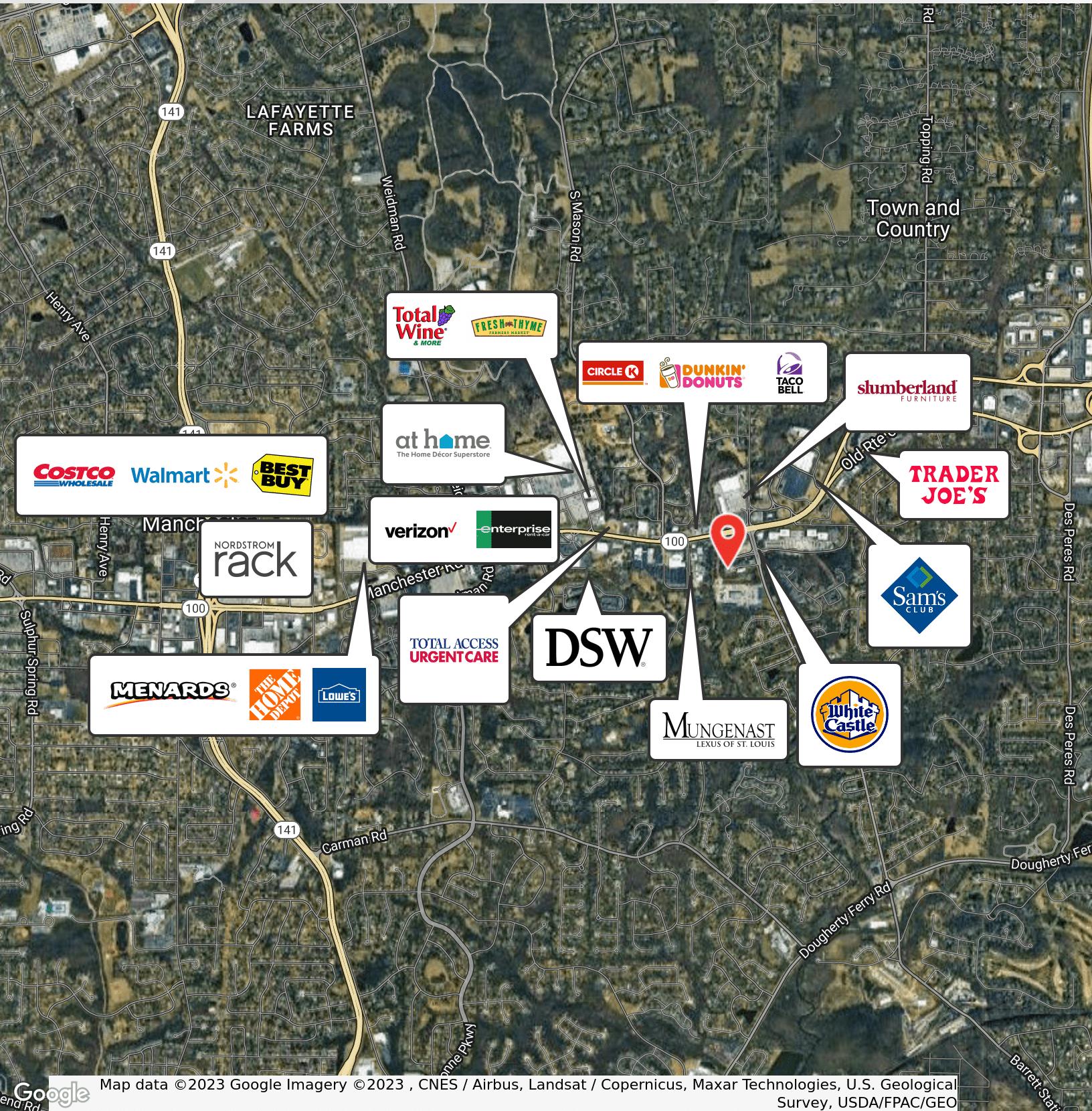
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No expressed or implied warranty or representation is made as to the accuracy of the information contained herein. This property is submitted subject to errors, omissions, change of price, withdrawal without notice, prior lease or sale and any other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



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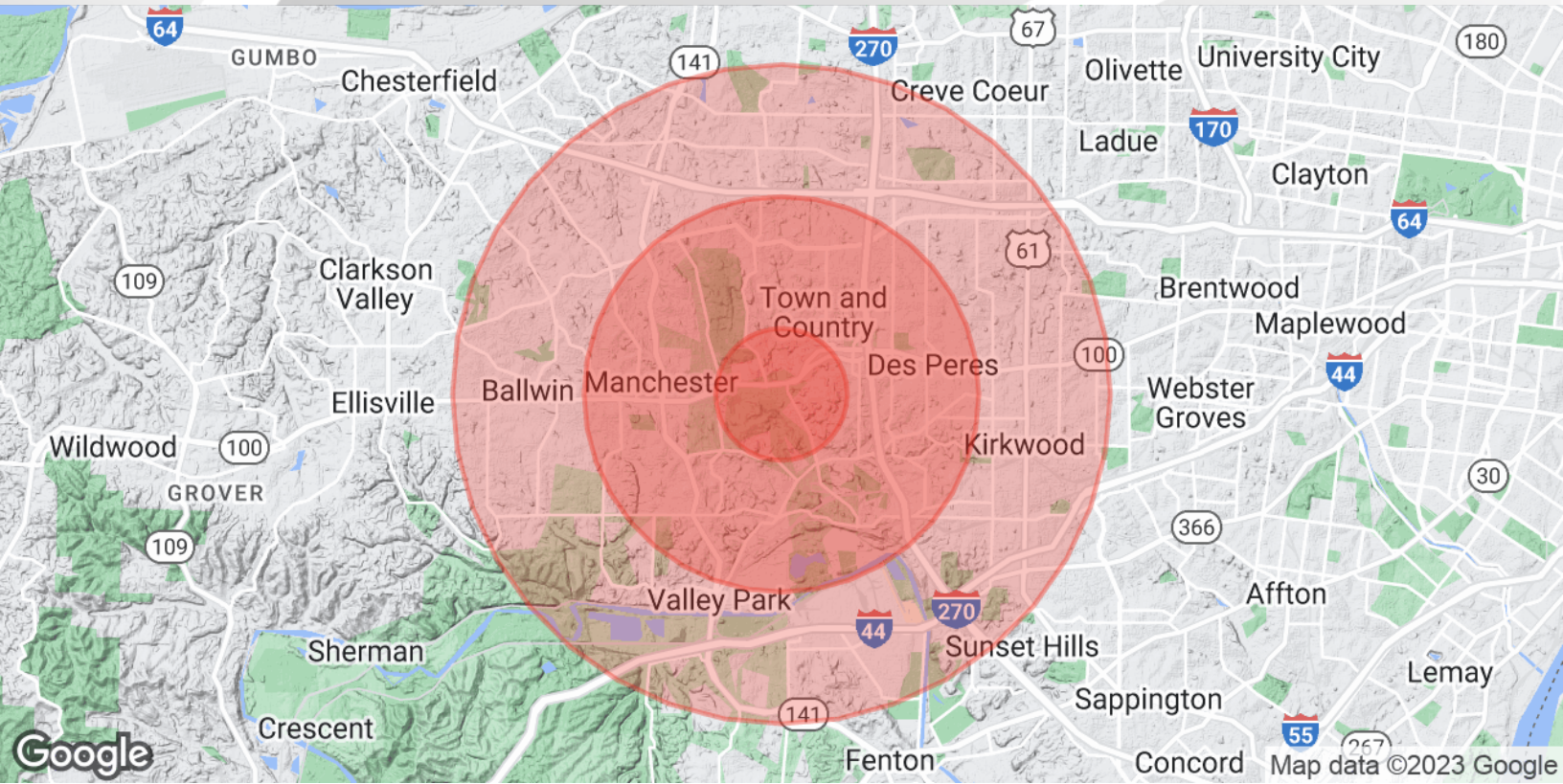
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	6,112	62,424	161,786
Average Age	49.0	43.3	44.6
Average Age (Male)	47.8	41.7	42.9
Average Age (Female)	50.0	44.7	46.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,521	26,411	67,680
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$160,078	\$132,740	\$139,428
Average House Value	\$436,447	\$361,292	\$374,929

* Demographic data derived from 2020 ACS - US Census



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