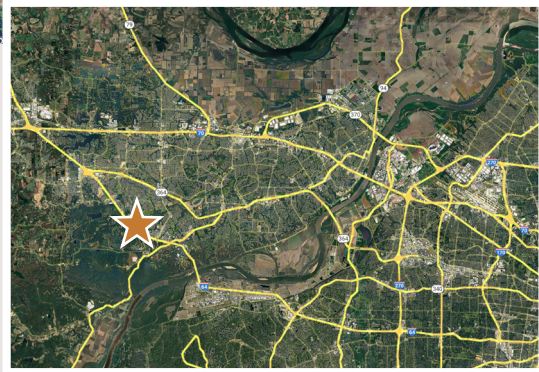




FOR SALE

7.6 Acre Development Tract

812 Corporate Centre Drive, O'Fallon, MO 63368



Joe Schneider, CCIM, SIOR

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1551 Wall Street, Suite 200
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Property Highlights

- 7.6 Acre tract in O'Fallon Corporate Centre Business Park
- Located in high-growth population area
- Level and gently sloping topography
- Public water and sewer on site
- Easy access to Interstate 64/Highway 40
- Large employers in the area include Boeing, Schneider Electric, Progress West - BJC Hospital, MasterCard International, CSI Leasing, Citi, and Nortek
- Zoned "HTCD" High Tech Corridor District in City of O'Fallon
- 2024 Real Estate Taxes: \$60.14 (based on current agricultural use)

**SALE PRICE: ~~\$1,240,000 (\$3.75/SF)~~
\$1,095,000 (\$3.31/SF)**

No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Location Aerial



Demographics

	Population	Households	Average Household Income	Number of Business	Number of Employees
1 Mile	5,255	1,909	\$161,434	182	3,312
3 Miles	33,265	12,041	\$149,884	799	15,186
5 Miles	100,467	36,291	\$144,753	2,110	33,255

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Zoning Information

Permitted Uses:

1. Agricultural uses, provided no sales are made on the property.
2. Federal, State, County, City or public utility owned and operated buildings and uses.
3. Office buildings.
4. Precision and research instruments and engineering laboratories.
5. Educational, scientific and research organizations.
6. Research and development and light manufacturing supported by research and development.
7. Educational facilities.
8. Computer programming and other software services.
9. Full-service dine-in restaurants.
10. Recreational facilities used for health, fitness and/or physical therapy/rehabilitation activities.
11. Banks, savings and loans and credit unions.
12. Buildings for the storage of documents, records, testing and research equipment, experimental models and/or other personal property related to a permitted use.
13. Administrative offices related to a permitted use.
14. Hospitals.
15. The co-location of wireless telecommunication antennas on existing wireless telecommunication support structures.
16. Disguised telecommunication facilities.
17. Mounted antenna telecommunication facilities.
18. Marijuana cultivation facility entirely within an enclosed building.
19. Marijuana-infused products manufacturing facility.
20. Marijuana testing facility.
21. Marijuana dispensary facility.
22. Electric vehicle charging lot as the primary use of a property.

Conditional Uses:

1. Airfield.
2. Bus shelters, taxi stands, and/or any other mass transit pick-up/drop-off points.
3. Wireless telecommunication facilities that include new or modified wireless telecommunication support structures.
4. Living quarters for custodians and caretakers of a building or facility that houses a permitted use.
5. Hotels and extended stay facilities.
6. Churches, synagogues and temples.
7. Daycare facilities.
8. Indoor Sales Or Service. Indoor sales and service shall be allowed as a conditional use subject to the supplemental requirements set forth elsewhere in this Section.
9. Helipads or helistops to service hospitals.

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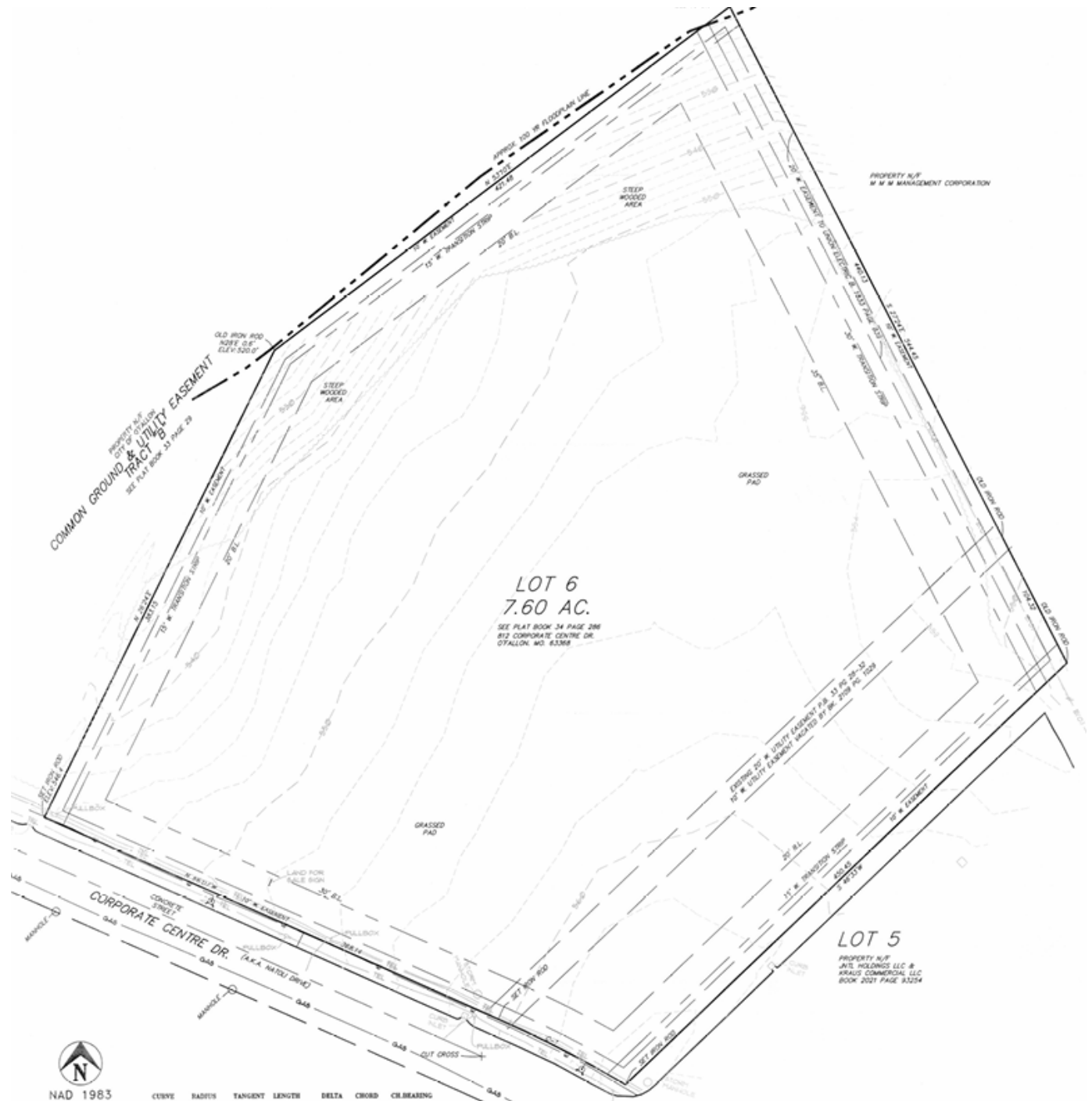
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ALTA Survey



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