

**GUTERMUTH ROAD  
DEVELOPMENT  
SITE**



**CALEB ANTHONIS**

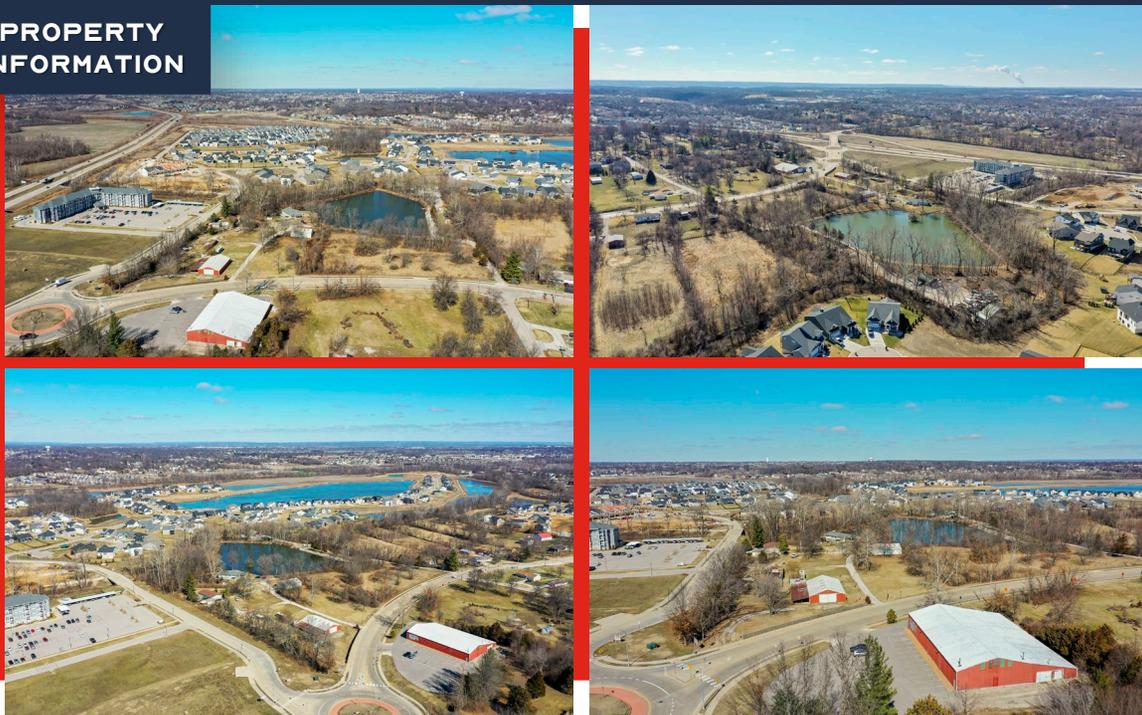
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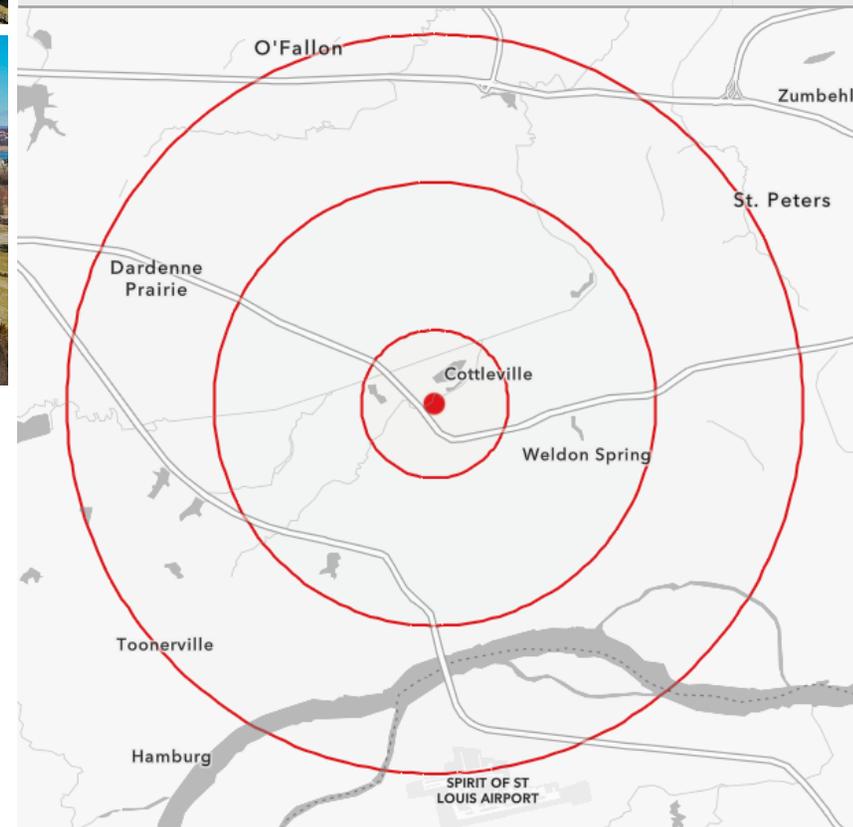
**5335 GUTERMUTH ROAD  
ST. CHARLES, MO 63304  
13.28 ACRES | CONTACT BROKER FOR PRICING**

### PROPERTY INFORMATION



- ±13.28-ACRE DEVELOPMENT ASSEMBLAGE ADJACENT TO COTTLEVILLE (UNINCORPORATED ST. CHARLES COUNTY)
- IMMEDIATELY ADJACENT TO THE COTTLEVILLE RESIDENTIAL GROWTH CORRIDOR
- LOCATED JUST SOUTH OF HIGHWAY 364 IN UNINCORPORATED ST. CHARLES COUNTY
- SEWER AND WATER AVAILABLE TO SITE
- SURROUNDED BY ESTABLISHED AND EXPANDING RESIDENTIAL SUBDIVISIONS
- ONE OF THE LAST LARGER CONTIGUOUS DEVELOPMENT TRACTS REMAINING IN THIS SUBMARKET

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION 	4,99	59,687	163,811
HOUSEHOLDS 	1,693	21,898	59,123
AVERAGE HH INCOME 	\$158,976	\$153,802	\$136,218



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