

FOR SALE



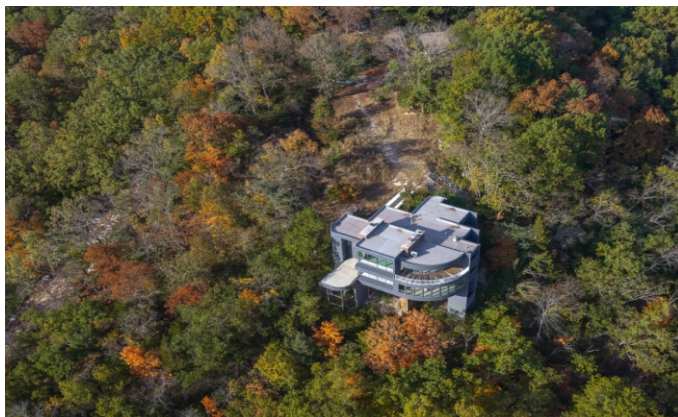
**COLDWELL BANKER**  
REALTY - GUNDAKER

# 800 HOLLAND RD

BALLWIN, MO 63021

828 Forest Circle Trail Rd & 829 Forest Circle Trail Rd

***ELEVATED LIVING ABOVE CASTLEWOOD STATE PARK  
A RARE 14.61-ACRE PRIVATE ESTATE AWAITS***



FOR MORE INFORMATION PLEASE CONTACT:

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## **800 HOLLAND RD**

**BALLWIN, MO 63021**

**828 Forest Circle Trail Rd & 829 Forest Circle Trail Rd**

Discover a one-of-a-kind opportunity to own a private 14.61-acre estate nestled high in the hills above Castlewood State Park—all within the boundaries of Ballwin County. This expansive and secluded property offers a unique blend of privacy, accessibility, and untapped potential.

Previously operated as a behavioral health center, the compound includes two separate buildings, both of which are already partially renovated, providing a blank canvas for your vision. Whether you're dreaming of a multi-generational family retreat, a corporate wellness or retreat center, or a luxury medical or hospice facility, the possibilities are truly endless.



### **Property features**

- 14.61 acres of wooded, serene landscape with breathtaking panoramic views
- Three separate parcels of land (ideal for development, resale, or privacy)
- Two structures, including one in mid-renovation
- Currently zoned as R651 (Medical Use) zoning, previously zoned as R1. Potential to adapt for a wide range of residential, hospitality, medical, or institutional uses
- Utilities and infrastructure in place from prior use

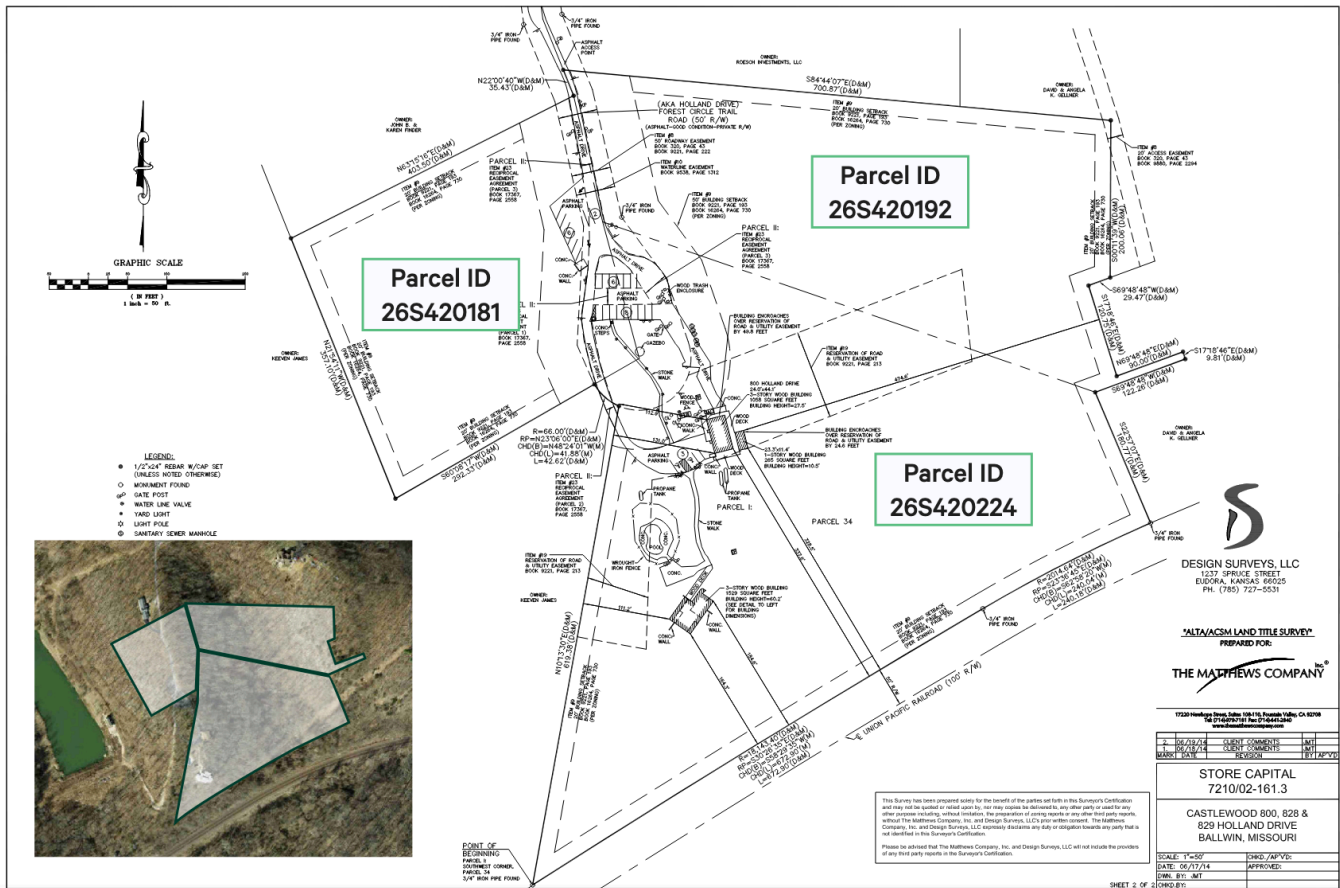
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# Three Parcels. Endless Potential. One Unmatched Opportunity

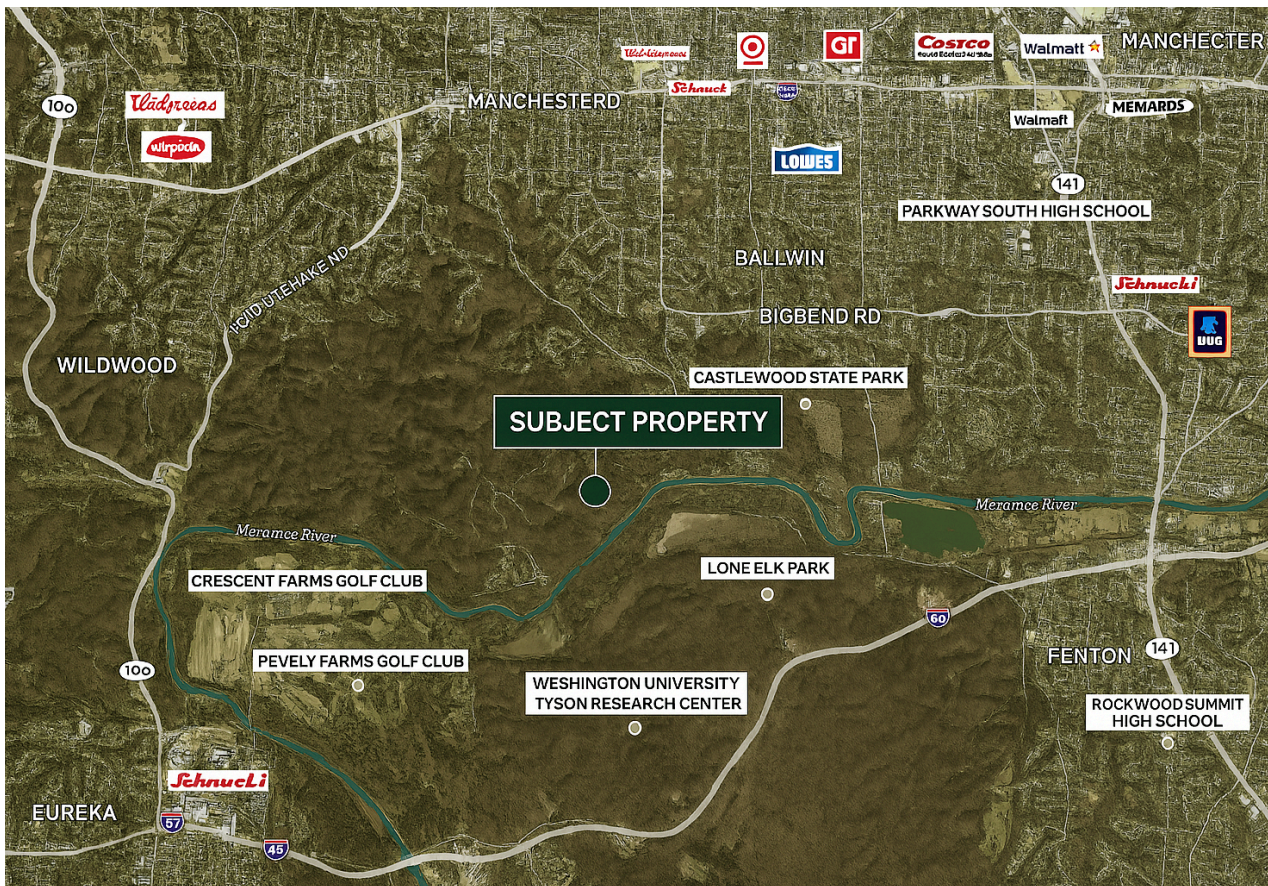
Holland Road Survey - 14.62 Acres



Property Type	Office	Sub Type	Medical Office
Square Footage	8,355	Tenancy	Vacant
Year Built	1977	Buildings	2
Stories	2	Acreage	14.610
Zoning	R651		



## Where Serenity Meets Possibility – Your Private Hilltop Retreat in Ballwin



### Location Highlights

- Elevated setting with 180° sweeping views of Castlewood State Park
- Secluded and peaceful, surrounded by nature and wildlife
- Located within top-rated Ballwin schools, just minutes from shopping, dining, and major highways
- Convenient access to county amenities while still offering complete privacy

**Ready to explore the opportunity? Contact us today to schedule a private tour and start shaping the future of this exceptional property.**

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