

DEVELOPMENT OPPORTUNITY - FOR SALE

TIMBERLAKE & I-64/40

14550 SOUTH OUTER 40 ROAD | CHESTERFIELD, MO 63017

CONTACT

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ELLEN MANNION

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PROPERTY DESCRIPTION

- Prime development opportunity for sale on the I-64/40 corridor
- Zoned "PC" Planned Commercial, with permitted use including nursing home, medical, office, retail and more
- Located at the southeast intersection of Timberlake Manor Parkway & I-64/40
- Rare Opportunity in Chesterfield with direct Highway 64/40 visibility and access
- Total lot size 8.71 acres, with up to approximately 4 acres of developable ground
- Traffic count over 135,500 vehicles per day on I-64/40
- For Sale: \$2,750,000 (\$7.25 psf)



	2022	1 MILE	3 MILE	5 MILE	2022 MEDIAN	1 MILE	3 MILE	5 MILE
POPULATION		6,476	54,740	132,343	HOUSEHOLD \$	\$137,030	\$122,701	\$110,255



13075 Manchester Road, Suite 250
 St. Louis, MO 63131
 p: 314.621.1414 | www.balkebrown.com

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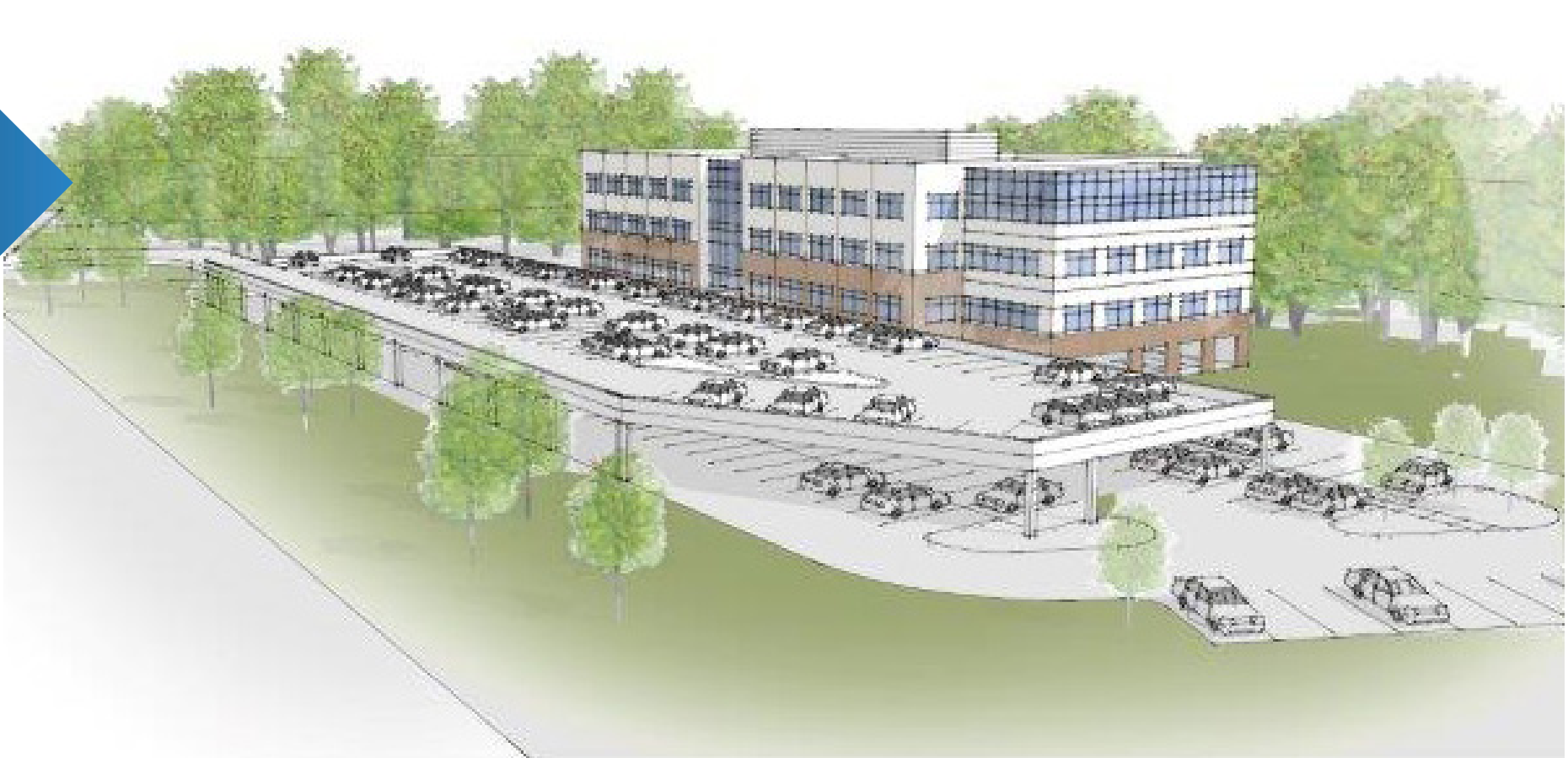
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CONCEPTUAL RENDERING FOR OFFICE/MEDICAL DEVELOPMENT



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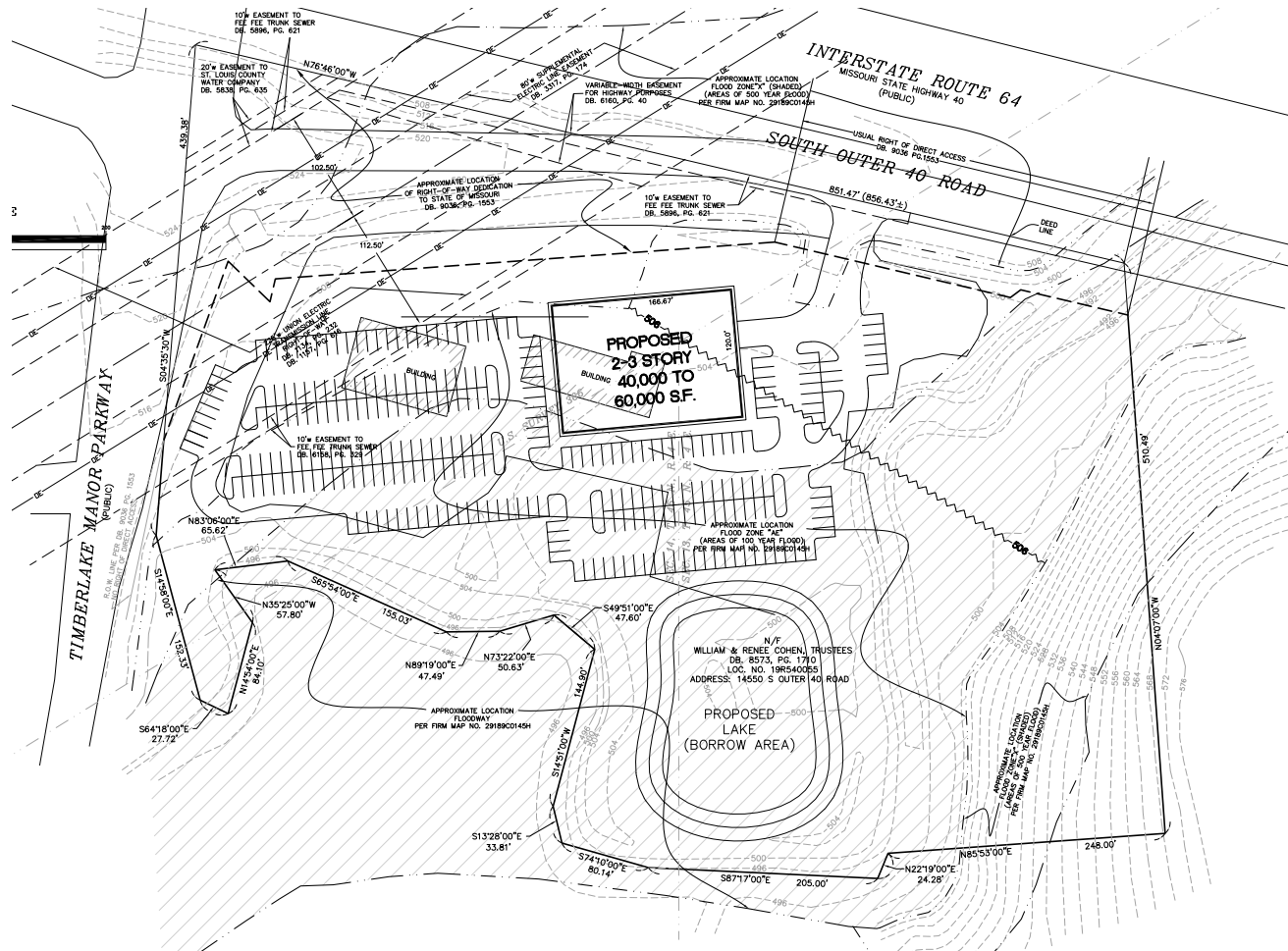
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CONCEPTUAL SITE PLAN FOR OFFICE/MEDICAL DEVELOPMENT



PERMITTED USES INCLUDE:

- Nursing Home
- Office
- Medical
- Financial Institution
- Retail
- Educational Facility
- Religious Facility
- Daycare



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