

UP TO 15.7 ACRES PRIME DEVELOPMENT LAND

River Valley Drive

SITE

Westport Commerce Center

**15722 & 15723  
RIVER VALLEY DRIVE**

MARYLAND HEIGHTS, MO 63043





# PROPERTY HIGHLIGHTS



PROXIMITY TO THE INTERSECTION OF HWY 141 & HWY 364



## TOTAL SIZE

15.7 Acres (Can Be Divided)



## NU - NON URBAN

Zoning (Non-ag Use Will Require Rezoning)



## ALL UTILITIES

At or Near Site



## 500 YEAR

Flood Level Protected

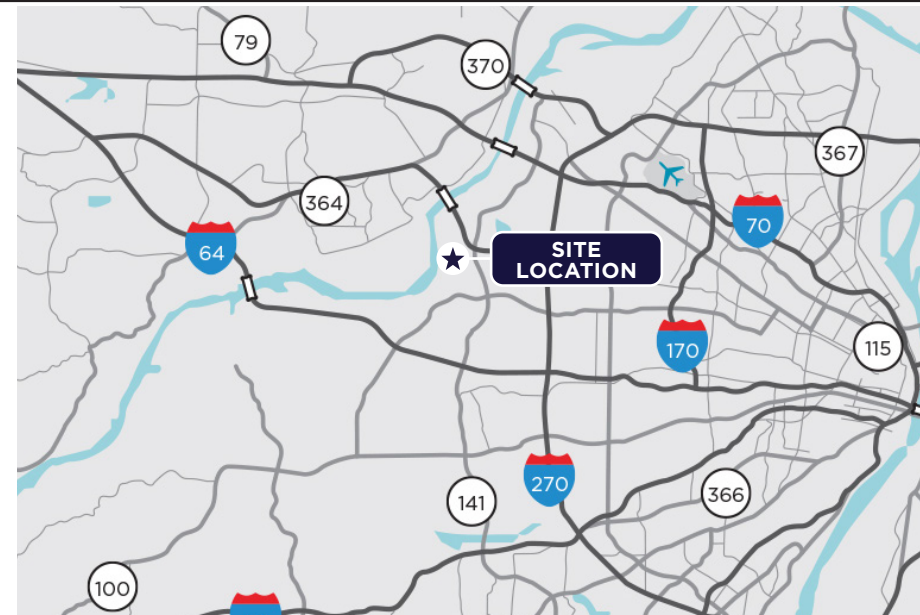


## ASKING SALE PRICES

15.7 ACRES - \$1,799,000 (\$2.63/SF)

12.2 ACRES - \$1,461,000 (\$2.75/SF)

3.5 ACRES - \$609,840 (\$4.00/SF)

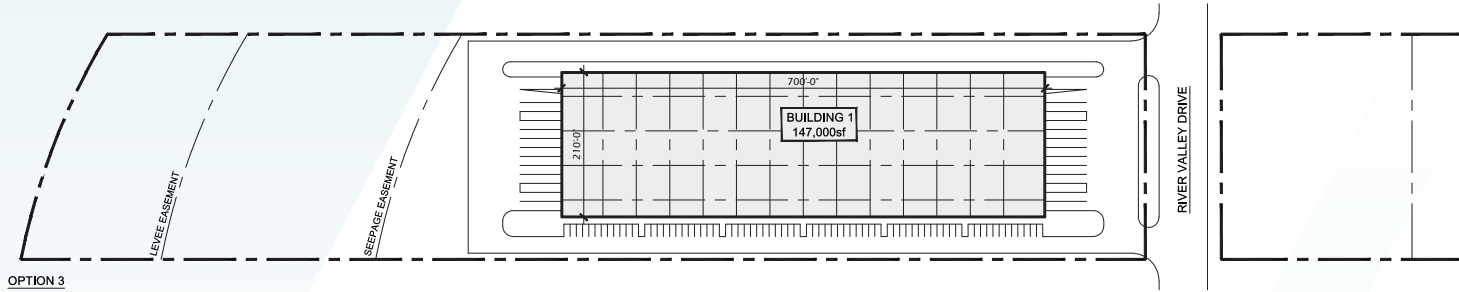
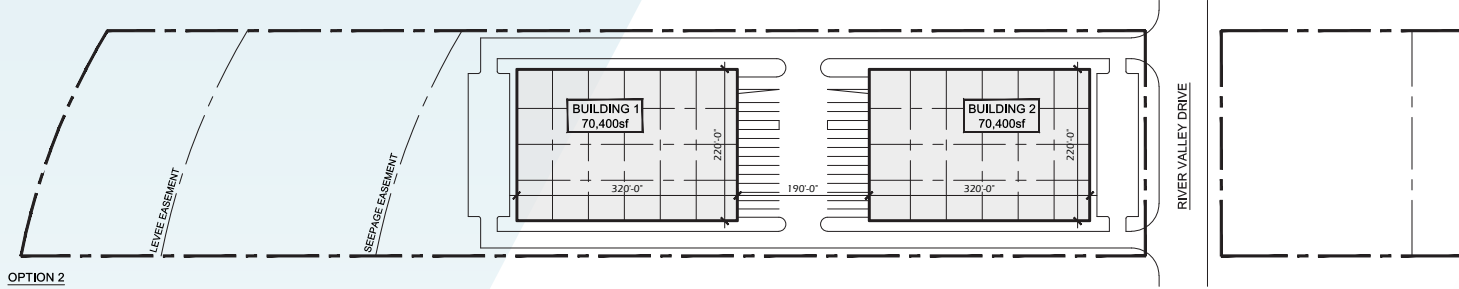
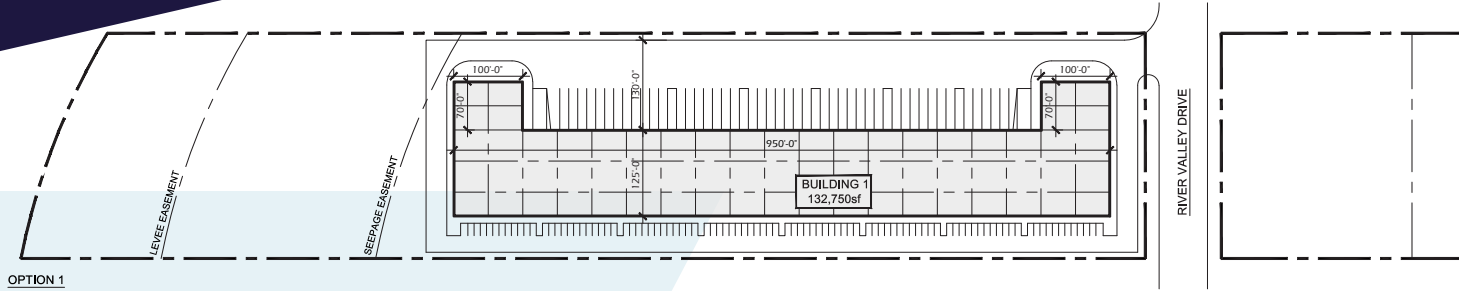


# 15722 & 15723

RIVER VALLEY DRIVE



# CONCEPTUAL PLANS



River Valley Dr.  
Maryland Heights, Missouri

Prelim. Site Plan

05.30.2023

SCALE: 1" = 150' (11x17)

GAP0211



A1

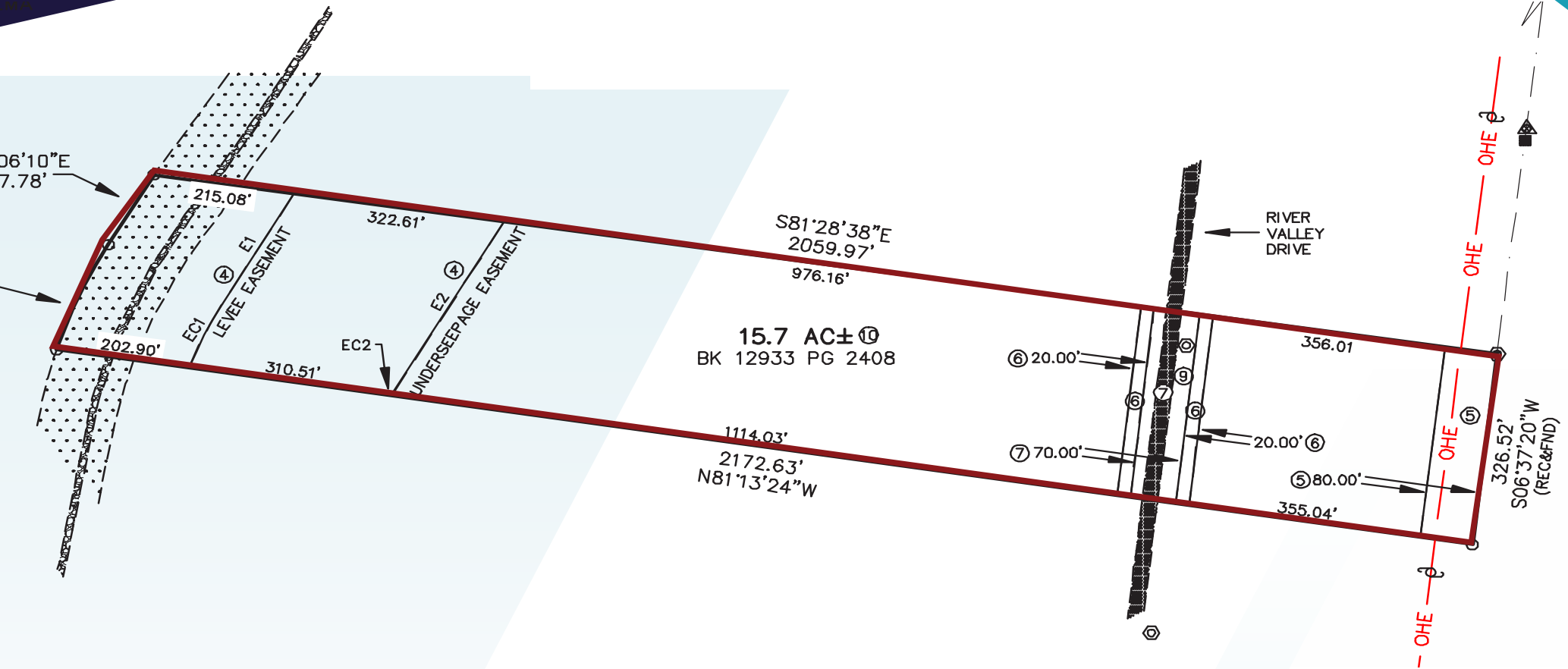
**ARCO**

**GMA**  
ARCHITECTS

**15722 & 15723**  
RIVER VALLEY DRIVE

 **CUSHMAN & WAKEFIELD**

# SURVEY



**15722 & 15723**  
RIVER VALLEY DRIVE







# AREA DEVELOPMENTS

## 15722 & 15723 RIVER VALLEY DRIVE



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.