

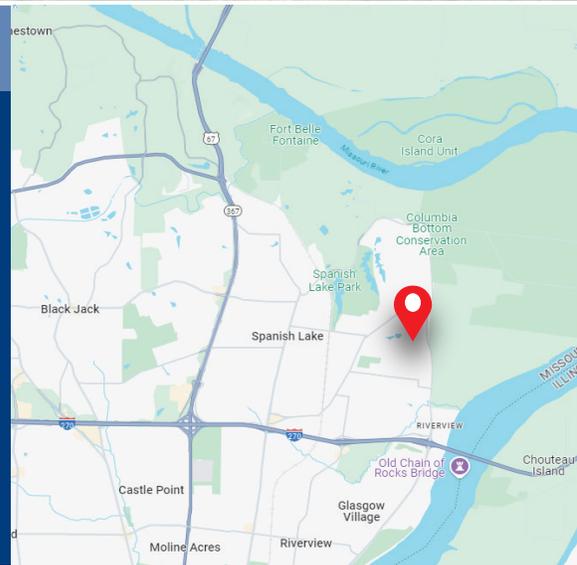
FOR SALE

21± ACRES
12129, 12111, 12107 & Riverview Dr. | St. Louis, MO 63138



PROPERTY HIGHLIGHTS

- 21± Acres Total
- 3 Sites: 12129 Riverview Drive: 19± Acres
12111 Riverview Drive: 1± Acre
12107 Riverview Drive: 3,719± SF Home
- Across from new 425± Acre Saint Louis Zoo WildCare Park Development
- A mile from proposed \$325 million Marina and Entertainment District
- A mile from Columbia Bottom Conservation Area
- Less than 2 miles from I-270
- **SALE PRICE: \$1,800,000**



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NEW DEVELOPEMENT ADJACENT TO LISTING PROPERTIES

Saint Louis Zoo WildCare Park

Saint Louis Zoo WildCare Park is a world-class safari park and conservation center set to open in 2027 on 425-acres near the confluence of the Mississippi and Missouri Rivers.

Planned Guest Experiences

- Woodland and Savanna Safaris
- Zoo Museum
- Nature Play Area
- Observation Tower
- Walking Safari
- Public Giraffe Feeding



1 12129 RIVERVIEW DRIVE

- 19± Acres
- Site approved for approx. 50 houses
- Developable land; 2 curb cuts, electric & water available
- Zoned and permitted for Single-Family residential development



2 12111 RIVERVIEW DRIVE

- 1± Acre
- Adjacent to residence
- Flat land



3 12107 RIVERVIEW DRIVE

- 3,719± SF residence adjacent to land
- Recently appraised
- Strong value-add opportunity
- 3 bed, 3 bath
- Incredible sunroom
- Two garages; one with water, ideal for small business owner
- Exceptionally Well-Maintained Home
- New roofs on both structures
- Functioning well on-site